

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-078 Date Received: 11/22/16
Application Accepted by: MM + TD Fee: \$1,600
Assigned Planner: Assigned to Michael Maret; 614-645-2744; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 2365 W. Dublin-Granville Road Zip: 43235

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 610-198851

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): LC-9

Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for Council Variance request:

Microbrewery with taproom

Acreage: 367

APPLICANT:

Name: Bendon Precision Brewing Company LLC Phone Number: 614.949.8568 Ext.: _____

Address: 1278 London Drive City/State: Columbus, OH Zip: 43221

Email Address: jasongrable@gmail.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Michael Di Carlo Phone Number: 614.206.0572 Ext.: _____

Address: 1076 Ridge Street City/State: Columbus, OH Zip: 43215

Email Address: miked613@aol.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

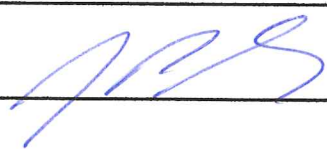
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant



Date

11/20/16

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP

City Ordinance 3356.03. This application is being filed in order to seek approval for the change of the use for the property from a flooring retail store to a microbrewery with taproom, which will not serve food. Keg distribution to local growler shops, bars, and restaurants will occur. Renovations to the property will include upgraded electrical service, ADA compliant restrooms, installation of overhead garage door, and other interior cosmetic changes. The only change to the exterior of the building will be a change in signage, but all new signage will work within the existing frames and lighting for both the monument and building signs.

All seating for the taproom (approximately 900 sf) will be contained within the building and there will not be a patio. The taproom will be closed on Monday and Tuesday, and open Wednesday and Thursday (3:30-10pm), Friday 3:30 - midnight), Saturday (noon - midnight), and Sunday (noon - 8pm).

City Ordinance 3312.49. As the business will be changing from a retail store to a microbrewery with taproom, the minimum number of parking spots will be affected. Based upon existing parking, combined with the written Parking Agreement with the owner of the adjacent property (attached), applicant believes that no variance to the required minimum number of spots for this new use will be necessary.

City Ordinance 3363.19. The District at Linworth consists of 1, 2, and 3 bedroom apartments, which are situated next to 2365 W. Dublin-Granville Road. Operation of the microbrewery and/or taproom will not endanger these residents or affect their health, safety, or comfort. There will be no noise pollution as there will be no outside aspect to the taproom and any noise caused by the production of the beer will be very minimal, mostly contained within the building, and will only occur once or twice a week for four hours. There will be no obnoxious odors for the same reasons. With the exception of additional security lighting by the rear warehouse door, there will be no change in lighting from the former use of the property.

Exhibit A – Zoning Code Section 2365 West Dublin Granville Road See attached Site Plan

3356.03 – Use Variance. To allow for a brewery with off-site distribution in the C-4 district.

3312.49 – Minimum number of required parking spaces.

Allow variance for parking that would be required as follows:

New Assembly Area	897 sf	1:175 = 6 spots
New Mercantile and Storage	3,200 sf	1:750 = 5 spots

Total Parking Required 11 parking spots

3363.19 – Location requirements. Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

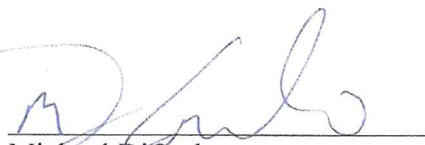
Michael DiCarlo ("Owner") does hereby permit Random Precision Brewing Company, LLC, ("RPBC") to use four (4) parking spaces located at 2355 W. Dublin Granville Road Columbus, Ohio. The purpose of this Parking Agreement is for the use of the customers of RPBC, located at 2365 W. Dublin Granville Road Columbus, Ohio.


The following terms and conditions shall apply to this Parking Agreement ("Agreement"):

Terms and Conditions:

1. **Items Left in Vehicle.** Owner shall not be responsible for damage or loss to possessions or items left in vehicles parking pursuant to this Agreement.
2. **Damage to Vehicle.** Owner shall not be responsible for damage to RPBC's customer's vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. **Termination.** Either party may terminate this Agreement by providing 30 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed below in this Agreement.
4. **Damages and Loss of Equipment.** RPBC is responsible for any and all damages beyond normal wear and tear to the parking facilities.

EXECUTED AND AGREED by the parties hereto, this the 15th day of November, 2016.


Michael DiCarlo
1076 Ridge Street
Columbus, Ohio 43215


Random Precision Brewing Company, LLC
1278 London Drive
Columbus, Ohio 43221

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV16-078

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jason Paul Grable

of (1) MAILING ADDRESS 1278 London Drive Columbus, OH 43221

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2365 W. Dublin-Granville Rd Columbus, OH 43235

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Michael DiCarlo

1076 Ridge Street

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Randon Precision Brewing Company, LLC
614.949.8568

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Northwest Civic Assoc. Rosemarie Lisho
1035 Stoney Creek Rd
Columbus, OH 43235

and that the attached document (6) is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☐ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20th day of November, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires N/A

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.



Patrick Madden 0079329

Attorney At Law

Notary Public, State of Ohio

My commission has no expiration date

Sec. 147.03 P.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Random Precision Brewing Co.
c/o Jason Grable
1278 London Drive
Columbus, Ohio 43221

Michael DiCarlo
1076 Ridge Street
Columbus, Ohio 43215

Northwest Civic Association
c/o Rosemarie Lisko
1035 Stoney Creek Road
Columbus, Ohio 43235

Valvoline, LLC
3499 Blazer Parkway
Lexington, Kentucky 40509

Douglas Millsap
Amy Millsap
2382 W. Dublin Granville Road
Columbus, Ohio 43235

District Two, LLC
3300 Riverside Drive, Suite 100
Upper Arlington, Ohio 43221

McCulloughs Tree Service, LLC
P.O. Box 1240
Zanesville, Ohio 43702

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV16-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jason Paul Grable
of (COMPLETE ADDRESS) 1278 London Drive Columbus, OH 43221
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Random Precision Brewing Company LLC 1278 London Drive Columbus, OH 43221 0 employees at this time 614.649.8568	2. Michael DiCarlo (prop. owner) 1026 Ridge Street Columbus, OH 43215 614.206.0572
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Patrick Madden 0079329
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Commencing at a point on the centerline of West Dublin-Granville Road (State Road #161), at the northeasterly corner of said 0.45 acre tract, and the northeasterly corner of a 0.091 acre tract conveyed to the city of Columbus shown of record in official record 5474, page H-19;

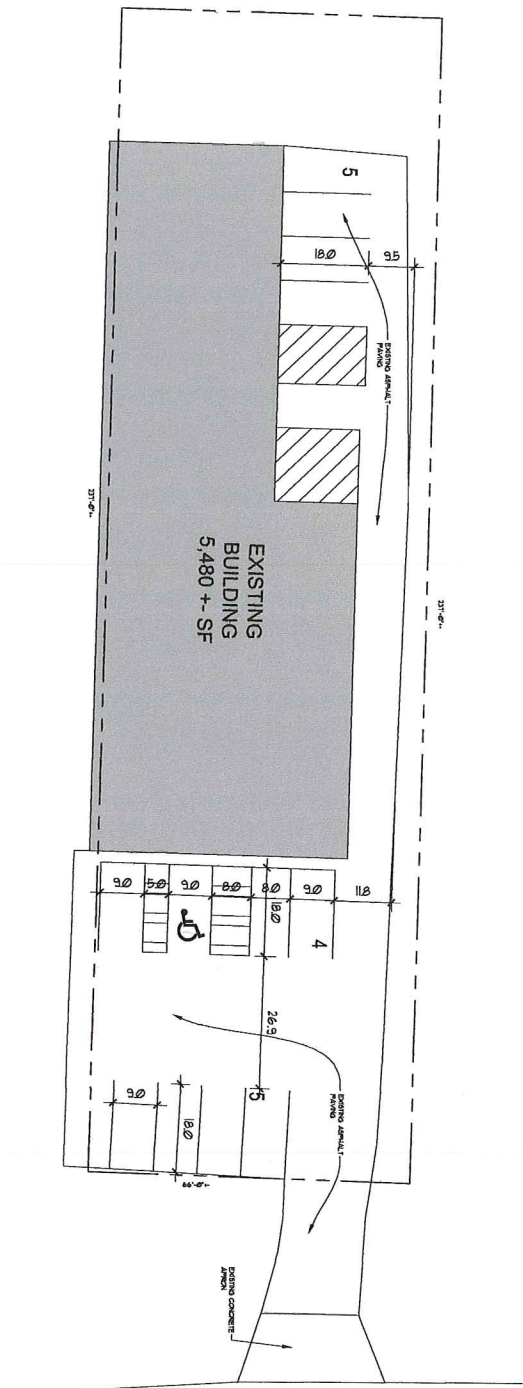
Thence, south 0 degrees 38 minutes 30 seconds west, along the easterly line of said 0.45 acre tract (easterly line of said 0.091 acre tract), a distance of 60.00 feet to an iron pin on the southeasterly right-of-way line of said West Dublin-Granville Road at the southeasterly corner of said 0.091 acre tract, and the true point of beginning of this description;

Thence, south 0 degrees 38 minutes 30 second west, along the easterly line of said 0.45 acre tract, a distance of 237.00 feet to an iron pin, at the southeasterly corner of said 0.45 acre tract;

Thence, north 89 degrees 18 minutes west, along the southerly line of said 0.45 acre tract, a distance of 66.00 feet to an iron pin at the southwesterly corner of said 0.45 acre tract;

Thence, north 0 degrees 38 minutes 30 seconds east, along the westerly line of said 0.45 acre tract, a distance of 237.00 feet to an iron pin on the southerly right-of-way line of said West Dublin-Granville Road at the southwesterly corner of said 0.091 acre tract;

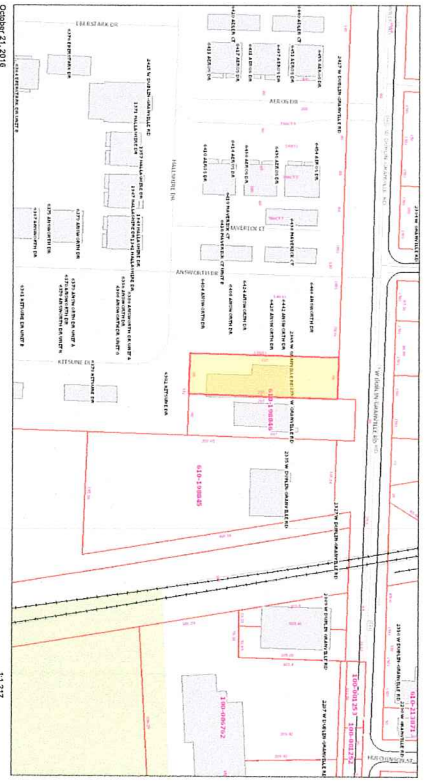
Thence, south 89 degrees 18 minutes east, across said 0.45 acre tract, and long the southerly right-of-way line of said West Dublin-Granville Road (southerly line of said 0.091 acre tract), a distance of 66.00 feet to the place of beginning, containing 0.359 acres, subject however to all highways and easements of record, and of records, easements, and restrictions in the respective utility officers.



(161) W. DUBLIN GRANVILLE RD.

SITE PLAN

Franklin County Auditors Office



October 21, 2016

0 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.125

Scale: 1" = 100' (Horizontal) 1" = 10' (Vertical)

PROJECT DESCRIPTION

EXISTING BUILDING 5,480 +/- SF. THE BUILDING IS CURRENTLY USED AS A STORAGE YARD FOR A LUMBER COMPANY. THE BUILDING IS TO BE REHABILITATED FOR THE ABOVE.

EXISTING BUILDING

4,400 S.F. (GROSS)
4,400 S.F. (NET)
1,080 S.F. (GROSS)
1,080 S.F. (NET)

EXISTING SITE

1,200 S.F. (GROSS)
1,200 S.F. (NET)

EXISTING ZONE

EXISTING ZONE: A-1

EXISTING PARKING

EXISTING PARKING: 10 SPACES

EXISTING UTILITIES

EXISTING UTILITIES: 1" WATER, 6" SEWER, 12" GAS

EXISTING LANDSCAPE

EXISTING LANDSCAPE: 10 TREES, 50 SHRUBS



JOHN S. DAVIS & ASSOCIATES, INC.
1000 N. HIGHWAY 100, SUITE 100
COLUMBUS, OHIO 43240
614.261.1234
www.jsdi.com

NOT FOR CONSTRUCTION

43235

Tenant Improvements for:
RANDOM PRECISION BREWING COMPANY
2365 W. CUBLIN GRANVILLE ROAD
Columbus, Ohio

CV16-078

SUBMIT

RANDOM PRECISION BREWING COMPANY
2365 W. CUBLIN GRANVILLE ROAD
COLUMBUS, OHIO 43235

SHEET TITLE

PRELIMINARY SITE PLANS

CONSTRUCTION

SHEET INFORMATION

PROJECT NUMBER: 161
DRAWN BY: JSDI
CHECKED BY: JSDI
DATE: 10/21/16
REVISIONS: 1
REVISIONS: 2

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

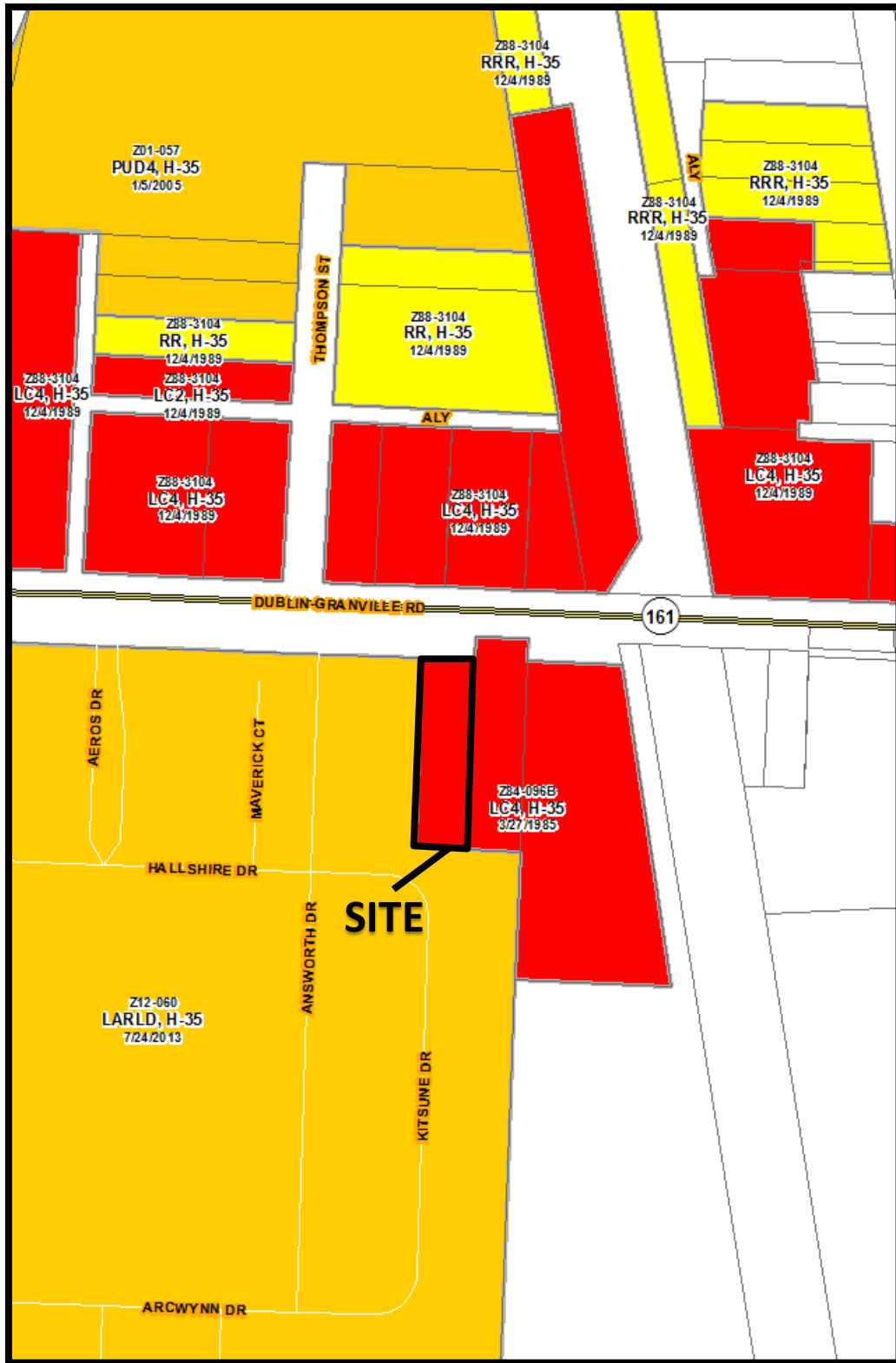
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



CV16-078
2365 West Dublin-Granville Road
Approximately 0.37 acres



CV16-078
2365 West Dublin-Granville Road
Approximately 0.37 acres