

OFFICE USE ONLY

Application Number: CV17-023 Date Received: 3/29/17

Application Accepted by: MM + JD Fee: \$320

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1181 South Front Street Zip: 43206

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: 010-238245-00

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

Current Zoning District(s): M Manufacturing

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for Council Variance request: Artist's residence & studio; rental apartment

Acreage: .77

APPLICANT:

Name: Malcolm Cochran Phone Number: 614-291-6002 Ext.: _____

Address: 918 Mt. Pleasant Avenue City/State: Columbus, OH Zip: 43201

Email Address: cochran.malcolm@gmail.com Fax Number: _____

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

Name: Malcolm Cochran, LLC Phone Number: 614-291-6002 Ext.: _____

Address: 918 Mt. Pleasant Avenue City/State: Columbus, OH Zip: 43201

Email Address: cochran.malcolm@gmail.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 Malcolm Cochran

PROPERTY OWNER SIGNATURE Malcolm Cochran

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.

Malcolm Cochran Studio, LLC

918 Mt. Pleasant Avenue Columbus, OH 43201 P: 614.291.6002 C: 614-580-3218 E: cochran.malcolm@gmail.com

Statement of Hardship / 1181 South Front Street 43206

The applicant has recently purchased two contiguous parcels on South Front Street. 1181 South Front is the northern portion of property that was the office and base of operations for Eastmoor Electrical Contractors, Inc., which is no longer in business. The .77-acre site is a compound of one-story buildings and sheds between Caskey Cleaners to the south and the former site of Borchers Carpet Cleaning to the north, now vacant. The western boundary abuts the railroad right-of-way.

The property is zoned M: Manufacturing.

Applicant proposes to convert the three-part main building for

- his sculpture studio (3850 SF)
- his primary residence (2160 SF)
- a rental apartment (1028 SF)

Applicant has developed conceptual designs for this renovation with Jonathan Barnes Architecture & Design (JBAD), Columbus, and contractor Wade Hungerford, MCR Services, Inc, Columbus. These entail no change to the footprint of the building.

An environmental assessment of the property was completed as part of the due diligence to purchase the property. The findings certify that residential use is permissible on this parcel.

Applicant requests the following variance:

Use variance to **Section 3363.01** — M: Manufacturing Districts of the Columbus City Codes which prohibits residential use other than for a security person associated with a Manufacturing District use — to allow a 2160 +/- SF. primary residence and a 1028 +/- SF rental apartment.

Applicant is prepared to make a considerable investment to transform the site for his personal and professional use and is in discussion with potential tenants for the contiguous property, 50 W. Gates Street. These include an artist establishing a ceramic tile business and a non-profit outdoor recreation organization seeking a location to consolidate its offices and storage of kayaks and other recreational rental equipment.

While the adjacent properties are commercial uses, the neighborhood to the east, south and north is mixed use (a chiropractic office, dog grooming and day care, insurance companies) and residential, including on West Gates Street east of South Front Street, West Mohler Street, and the Brewer's Gate Townhomes on South Front Street north of Greenlawn Avenue.

Malcolm Cochran
Applicant

CV17-023

AFFIDAVIT (See instruction sheet)

Application Number: CV17-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Malcolm Cochran
of (1) MAILING ADDRESS 918 Mt. Pleasant Avenue Columbus, OH 43201

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 _____

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3129117

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Malcolm Cochran Studio, LLC
AND MAILING ADDRESS 918 Mt. Pleasant Avenue
Columbus, OH 43201

APPLICANT'S NAME AND PHONE # (4) Malcolm Cochran
(same as listed on front application) 614-291-6002 / 614-580-3218

AREA COMMISSION OR CIVIC GROUP (5) Columbus Southside Area Commission
AREA COMMISSION ZONING CHAIR Curtis Davis
OR CONTACT PERSON AND ADDRESS PO Box 7846 Columbus, OH 43210

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 Malcolm Cochran

Sworn to before me and signed in my presence this 29 day of March, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 2-24-2018

Notary Seal Here

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



MALCOLM COCHRAN
918 MT. PLEASANT AVE.
COLUMBUS, OH 43201

Malcolm Cochran Studio, LLC
918 MT. PLEASANT AVE.
COLUMBUS, OH 43201

CURTIS DAVIS
Columbus Southside Area Commission
PO BOX 7846
COLUMBUS, OH 43210

DEMARCO INC
1160 S FRONT ST
COLUMBUS, OH 43206

PROPERTIES INC
5321 TLC CIROIRATE BLVD
BATON ROUGE, LA 70808

WMCS & CO, LLC
6055 WHITNEY WOODS CT
COLUMBUS, OH 43213

1201 S HIGH LLC
157 E DESHER AVE
COLUMBUS, OH 43206

NORFOLK SOUTHERN RAILWAY
TAX DEPARTMENT
3 COMMERCIAL PL / BOX 209
NORFOLK, VA 23510-2108

CASKEY CLEANING COMPANY
47 W GATES ST
COLUMBUS OH 43206

JULIA DELIA
144 E. MITHOFF ST.
COLUMBUS, OH 43206

GERMAN VILLAGE HOLDINGS
769 S. 3rd ST.
COLUMBUS, OH 43206

NATHAN E. SOCKMAN &
MATTHEW C. PURDY
PO BOX 745
GAMBIER OH 43022

JAMES T EIGENSEE
1241 HHOPE AVE
COLUMBUS, OH 43212

ANOTHER LLC
1 MIRANOVA PL. / APT. 2400
COLUMBUS, OH 43215

GERMAN VILLAGE HOLDINGS
769 S. 3RD ST.
COLUMBUS, OH 43215

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 # CV17-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Malcolm Cochran
of (COMPLETE ADDRESS) 918 Mt. Pleasant Avenue Columbus, OH 43201

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. Malcolm Cochran 918 Mt. Pleasant Avenue Columbus, OH 43201	2.
3.	4.

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

SIGNATURE OF AFFIANT *Malcolm Cochran*

Sworn to before me and signed in my presence this 29 day of March, in the year 2017

Ryan W. Owen
SIGNATURE OF NOTARY PUBLIC

2-24-2018
My Commission Expires

Notary Seal Here



Legal Description of Subject Property

Exhibit A

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Lots 22 and 23 and all of Lots 24 and 25 of the Plat of Subdivision, #1 of the Dorthea Ambos Real Estate as said Lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 46 and all of Lots 11, 12, 13 and 14 of HERMAN WIRTH'S SUBDIVISION of Herman W. Jaeger's Homestead of record in Plat Book 4, Page 101 and a part of a vacated 20 foot alley and a part of vacated Second Street vacated by the City of Columbus by Ordinance 257-46 and being part of the tract conveyed to Eastmoor Electrical Contractors, Inc. by deed of record in Deed Book 3686, Page 370, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Commencing at an iron pin found at the northwesterly corner of South Front Street (50 feet wide) and Gates Street (50 feet wide) at the southeasterly corner of Lot 19 of said Dorthea Ambos Real Estate Subdivision #1;

Thence with the westerly line of South Front Street, North 02° 20' 00" West, 113.69 feet to a P.K. nail set at THE POINT OF BEGINNING of the following herein described tract;

Thence across said Lots 22 and 23 and part of vacated Second Street and across said Eastmoor Electric Contractors, Inc. tract the following three (3) courses:

- (1) South 87° 54' 23" West, 58.85 feet to a P.K. nail set;
- (2) North 75° 46' 59" West, 61.92 feet to a drill hole set in concrete;
- (3) South 88° 06' 49" West, 21.79 feet to an iron pin set in the Westerly line of vacated Second Street, vacated by the City of Columbus by Ordinance 257-46 and in the easterly line of CONRAIL;

Thence with said easterly line and the westerly line of vacated Second Street, North 02° 20' 00" West, 228.79 feet to an iron point found at the southwestly corner of the BancOhio National Bank, Trustee tract (Official Record Volume 24493 G-20) and in the centerline of a vacated 20 foot alley (Ordinance 257-46);

Thence with said centerline and the southerly line of said BancOhio National Bank, Trustee tract, North 87° 03' 59" East, 140.00 feet to an iron pin found in the Westerly line of South Front Street;

Thence with said westerly line, South 02° 20' 00" East, 248.31 feet to the place of beginning and CONTAINING 0.774 ACRES.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings for the foregoing description is from Deed Book 3686, Page 370, the westerly line of South Front Street held as South 02° 20' 00" East.

Parcel ID: 010-238245-00

Commonly Known As: 1181 S. Front St., Columbus, OH 43206

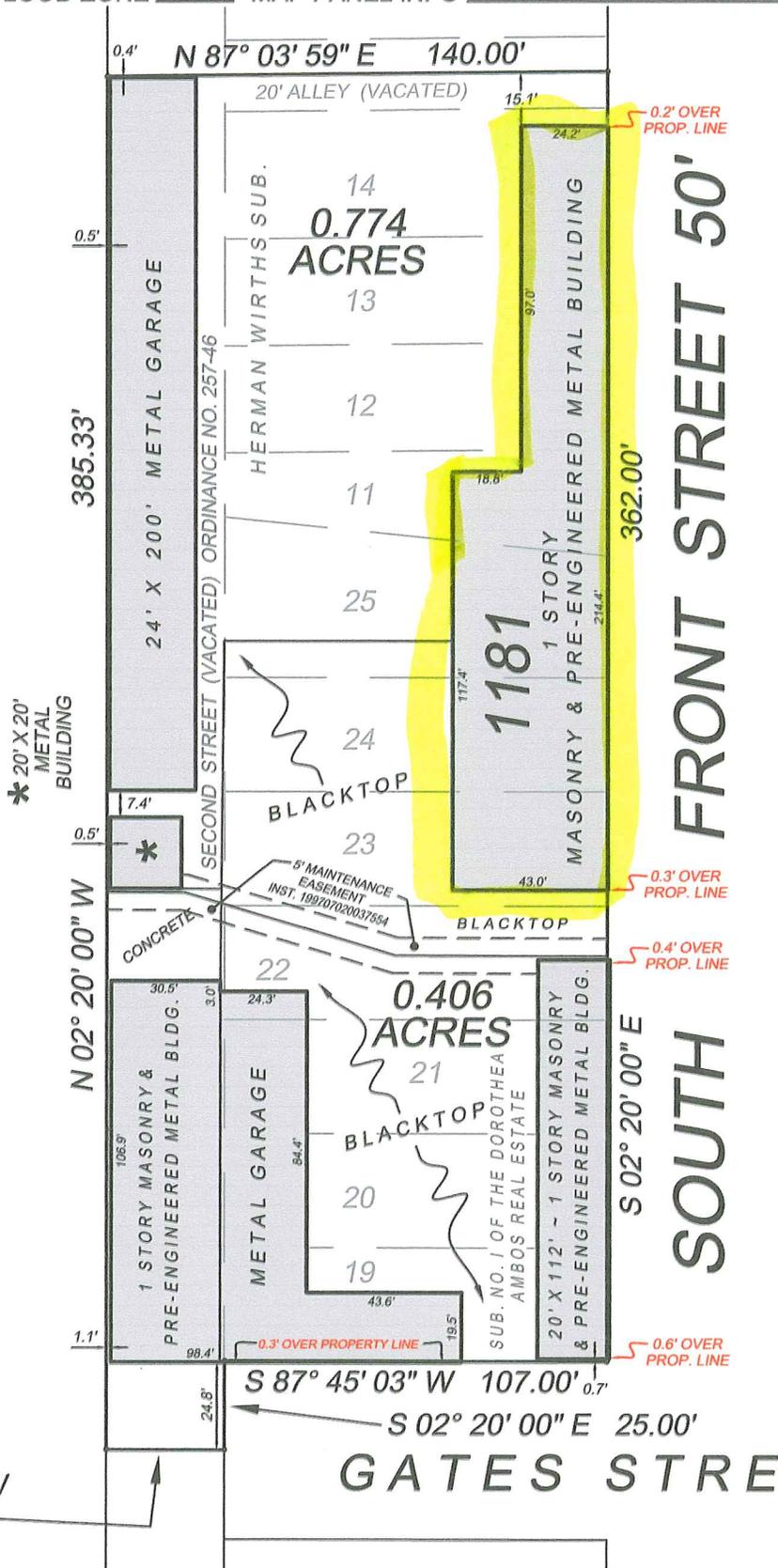
TITLE AGENCY LANDSEL TITLE AGENCY LENDER FAHEY BANK BUYER COCHRAN

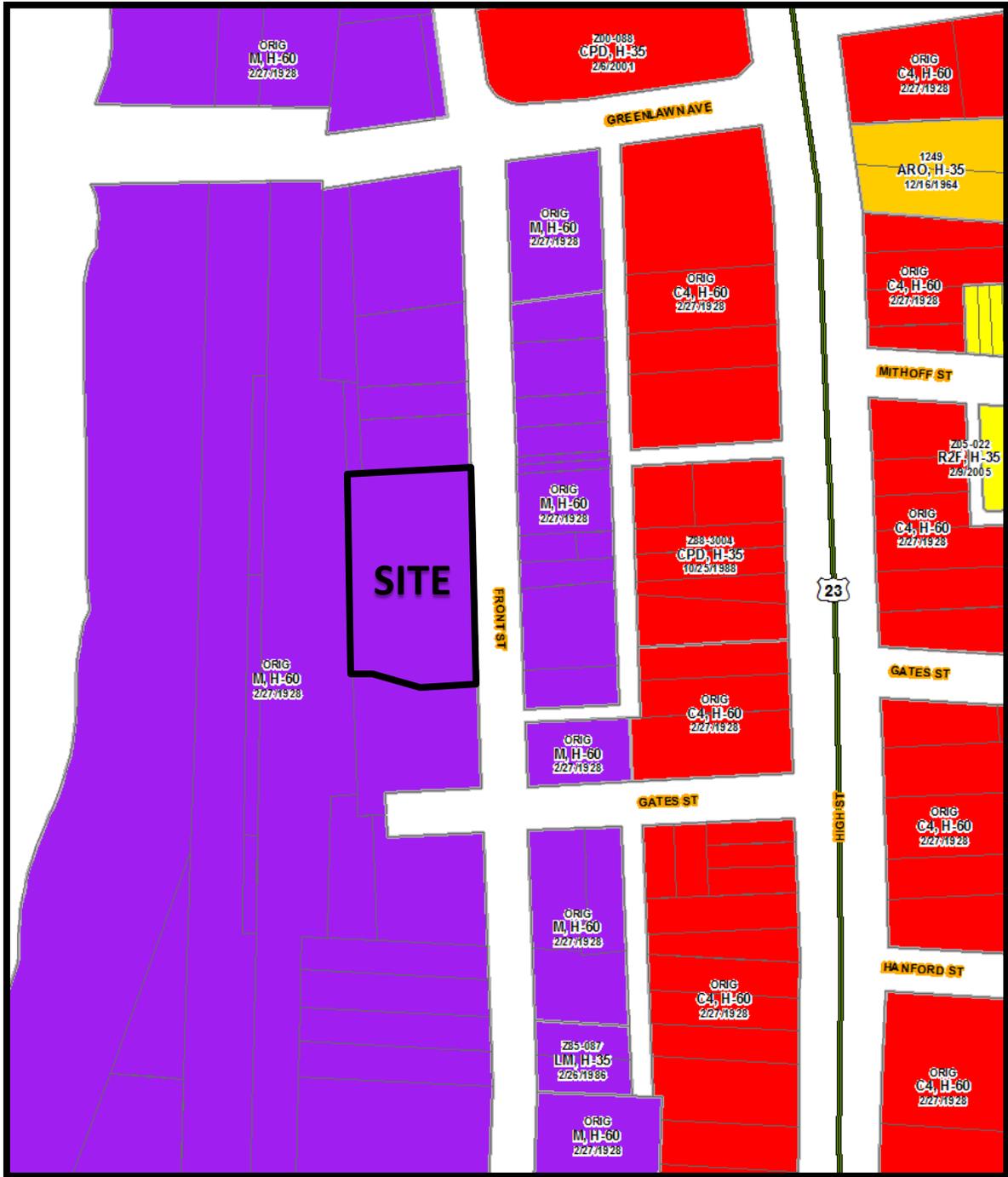
LEGAL DESC. 1.180 ACRES ~ LOTS 19 - 25 OF SUB. NO. 1 OF THE DOROTHEA AMBOS REAL ESTATE, ALL OF LOTS 11 - 14 OF HERMAN WIRTHS SUB., PT OF SECOND STREET & 20' ALLEY (VAC.) INST. 200302140046829

CITY/TWP. COLUMBUS COUNTY FRANKLIN DRN. SJH CK. SS DRAWING SCALE 1" = 50'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0328K & 0336K MAP DATE 6-17-08

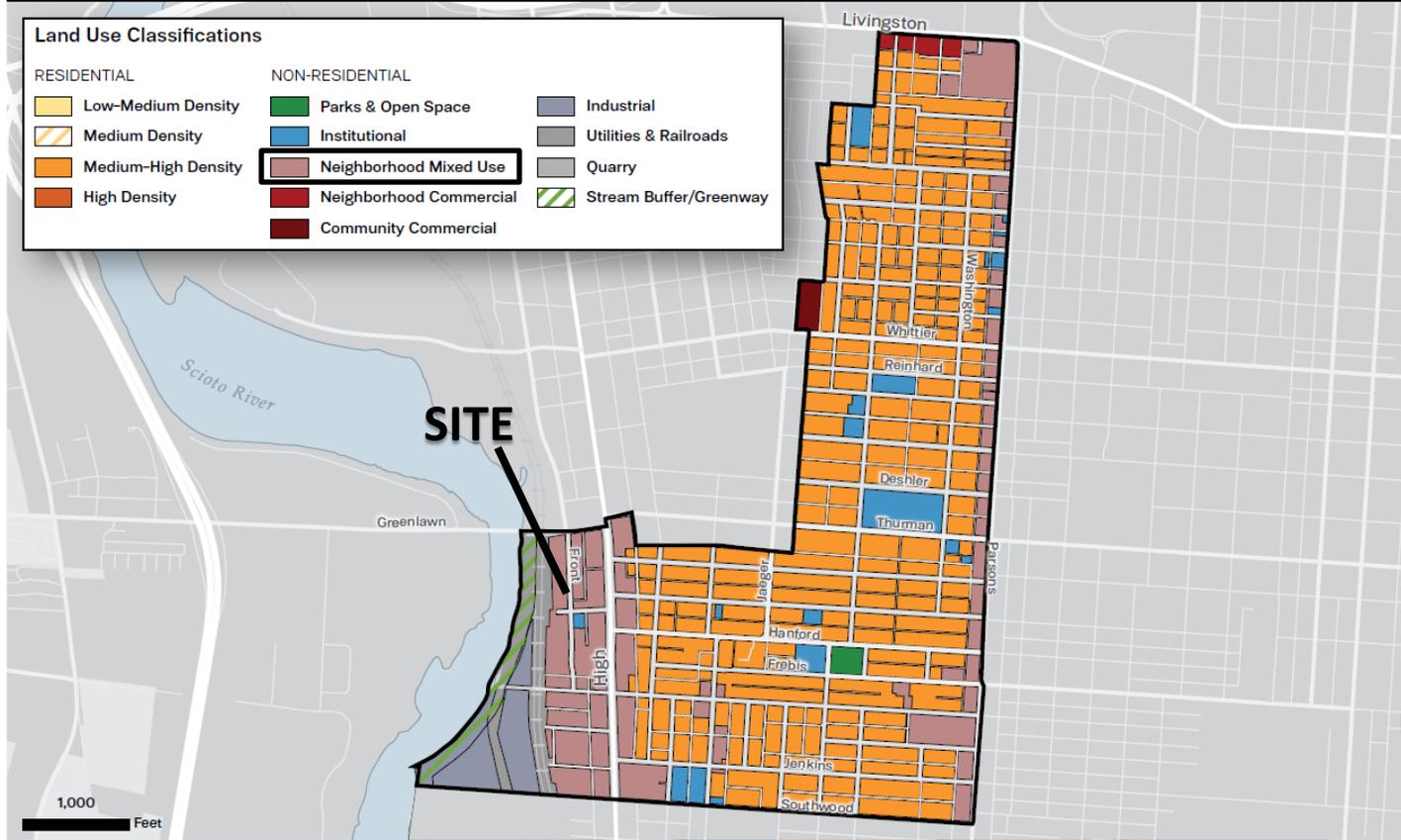
CONSOLIDATED RAIL CORPORATION



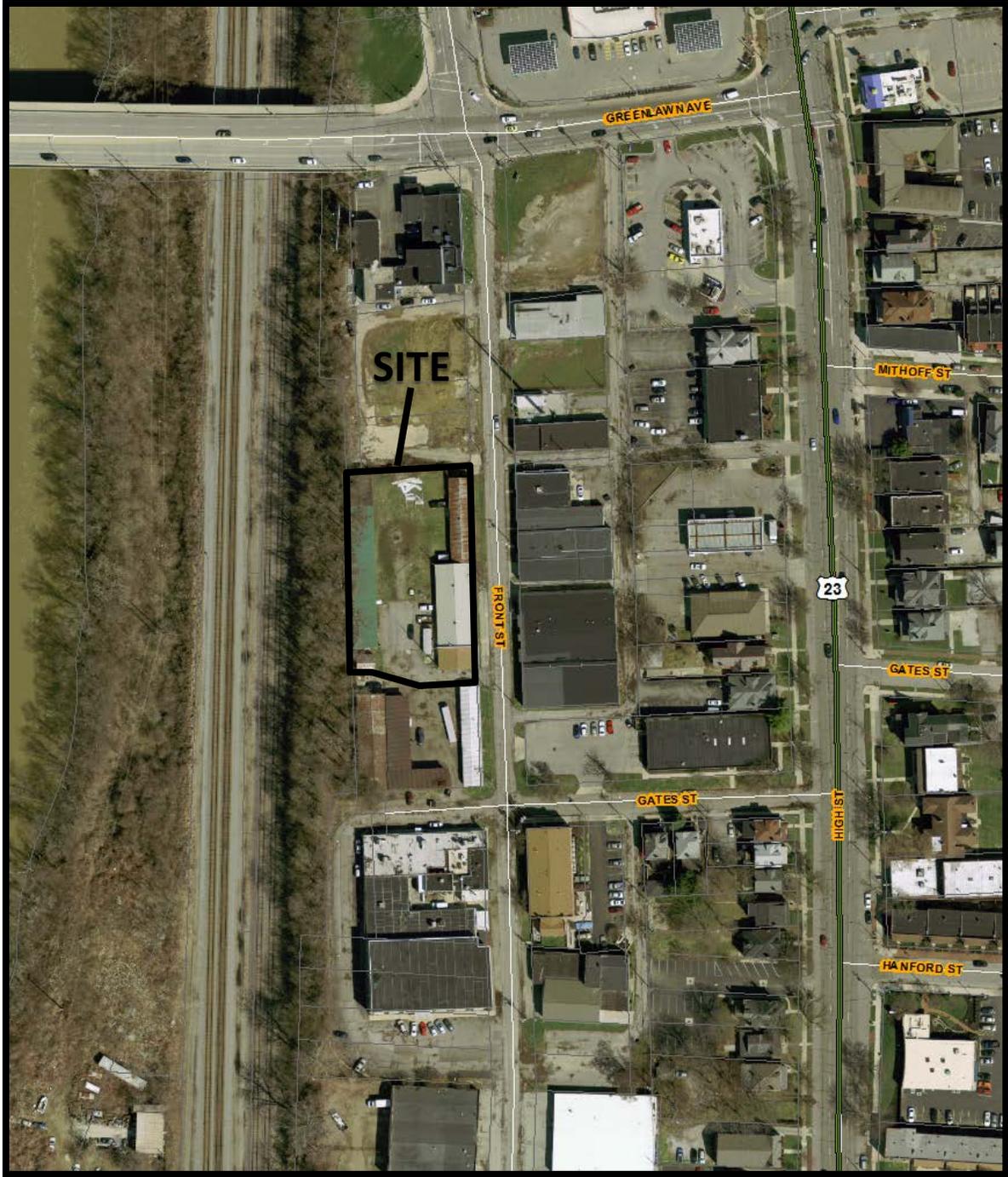


CV17-023
 1181 South Front Street
 Approximately 0.77 Acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV17-023
1181 South Front Street
Approximately 0.77 Acres



CV17-023
1181 South Front Street
Approximately 0.77 Acres