



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-017/14315-00000-00202
Date Received: 4/1/14
Application Accepted By: TP Fee: ~~\$140.00~~ \$320.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 50 West Gates Street Zip 43206
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-020656
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M Manufacturing
Civic Association or Area Commission: Columbus Southside Area Commission
Proposed use or reason for Council Variance request: live-work unit/artist studio
Acreage: .406

APPLICANT: Name Malcolm Cochran

Address 918 Mt. Pleasant Avenue City/State Columbus, OH Zip 43201
Phone # 614-291-6002 Fax # _____ Email: cochran.malcolm@gmail.com

PROPERTY OWNER(S): Name Tednree Enterprises LLC

Address 6728 Stone Circle Way City/State Dublin, OH Zip 43016
Phone # 614-889-0236 Fax # _____ Email: bearree@columbus.rr.com

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Malcolm Cochran
PROPERTY OWNER SIGNATURE [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 all checks payable to the Columbus City Treasurer

Revised 11/12 tmt



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV14-017

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.

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 requested as detailed below:

See attached.

Signature of Applicant

Michael B. Coloman

Date

3.31.14

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 all checks payable to the Columbus City Treasurer

Revised 11/12 tmt

Statement of Hardship

50 West Gates is the southern portion of property that was the office and base of operations for Eastmoor Electrical Contractors, Inc., which is no longer in business. The .406-acre site is located west of South Front Street immediately north of Gates Street. Individuals familiar with this stretch of South Front Street south of Greenlawn Avenue will know it as 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. The western boundary abuts land owned by Conrail; the train tracks run along the eastern edge of the Scioto River at the bottom of a heavily treed embankment.

The property is zoned M: Manufacturing.

The owner, Ted Seckinger, was a former employee and eventual owner of Eastmoor Electrical. He and his family currently hold it as Tednree Enterprises, LLC. Robson Forensic, Inc. rented the property most recently. It is currently vacant.

Applicant proposes to convert the one-story 3264 +/- sq.ft. metal garage and parts of the adjacent open sheds on the western edge of the property to be his primary residence and art studio. He has developed conceptual plans for the conversion with input from architect Jonathan Barnes (JBAD), Columbus, and contractor Vincent Vacheresse, the Vacheresse Group, Chillicothe. Applicant proposes no change to the footprint of the building. Applicant is aware that an environmental assessment of the property will be required for the project to proceed.

It is pertinent to point out that the applicant's studio does not function as a retail establishment and therefore does not have traffic associated with a business dependent upon a flow of customers to the site. Its sole purpose is for creating works for exhibition or public art commissions.

Applicant currently has no plans to alter the office building on the eastern edge of the property. Future modifications would include uncovering windows that are currently blocked and upgrading the interior to make the building more attractive to potential tenants.

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 26010 +/- sq.ft. primary residence and a 2365 +/- sq.ft. studio.

Applicant is prepared to make a considerable investment to transform the site for his personal and professional use and to lay the groundwork for potential future tenants in the creative classes such as architects, graphic designers, and entrepreneurial start-up firms.

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.

A handwritten signature in black ink, appearing to read "Malcolm Cochran", followed by a horizontal line.

Malcolm Cochran
Applicant



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-017

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Malcolm Cochran

of (1) MAILING ADDRESS 918 Mt. Pleasant Ave. / Columbus, OH 43201

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Tednree Enterprises LLC

6728 Stone Circle Way

Dublin, OH 43016

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Malcolm Cochran

614-291-6002 or 614-580-3218

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Columbus Southside Commission

Curtis Davis

P.O. Box 7846 / Columbus, OH 43207

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)

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

SIGNATURE OF AFFIANT

(8) Malcolm Cochran

Subscribed to me in my presence and before me this

31

day of

March

, in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8) Jeanine Baum

4-4-17

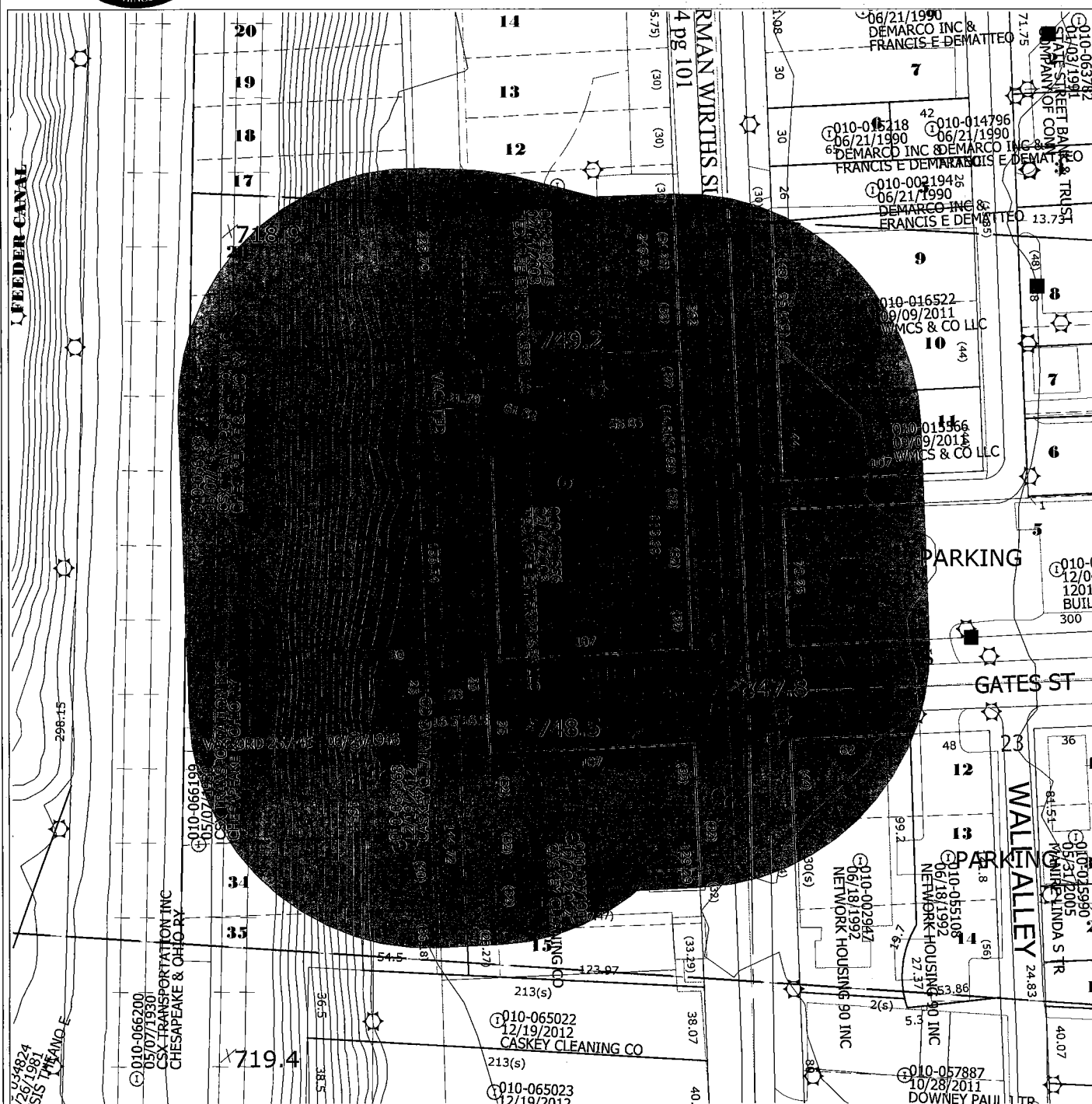


PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Revised 11/12 tmt

MAP ID: S

DATE: 3/31/14



Scale = 78'

Grid
North

Real Estate / GIS Department

report.var

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

\\ Report of parcels touching irregular area - MMPC301 ///

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 31, 2014

010-002194 * Owner: DEMARCO INC & FRANCIS E DEMATTEO
Address: 1172 S FRONT ST
Mail To: DEMARCO INC

: 1160 S FRONT ST
: COLUMBUS, OH 43206
: COLUMBUS, OH 43206

010-002947 * Owner: NETWORK HOUSING 90 INC
Address: 37 W GATES ST
Mail To: NETWORK HOUSING 90 INC
: 1680 WATERMARK DR
: COLUMBUS OH 43215

010-007190 * Owner: CASKEY CLEANING CO
Address: 47 W GATES ST
Mail To: CASKEY CLEANING COMPANY
: 47 W GATES ST
: COLUMBUS OH 43206

010-015566 * Owner: WMCS & CO LLC
Address: FRONT ST
Mail To: WMCS & CO LLC
: 6055 WHITNEY WOODS CT
: COLUMBUS OH 43213

010-016522 * Owner: WMCS & CO LLC
Address: 1182 S FRONT ST
Mail To: WMCS & CO LLC
: ATTN: WILLIAM MCMENAMY
: 6055 WHITNEY WOODS CT
: COLUMBUS OH 43213

010-020656 * Owner: TEDNREE ENTERPRISES LLC
Address: 50 W GATES PK
Mail To: TEDNREE ENTERPRISES LLC
: 6728 STONE CIRCLE WAY
: DUBLIN OH 43016

010-035708 * Owner: 1201 SOUTH HIGH MEDICAL BUILDING LLC
Address: 1201 S HIGH ST
Mail To: SCOTT W SCHIFF & ASSOC
Page 1

CN4-09

report.var
: 115 W MAIN ST STE 100
: COLUMBUS OH 43215

010-055108 * Owner: NETWORK HOUSING 90 INC
Address: W GATES ST
Mail To: ROBERT E OWENS
: 2355 ANDOVER RD
: COLUMBUS OH 43221

VAJ03_MMPC301 Page 1⁹
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 31, 2014

010-066198 * Owner: CSX TRANSPORTATION INC CHESAPEAKE & OHIO RY
Address:
Mail To: CSX TRANSPORTATION INC
: TAX DEPT
: 500 WATER ST (J-910)
: JACKSONVILLE, FL 32202

010-066199 * Owner: CSX TRANSPORTATION INC CHESAPEAKE & OHIO RY
Address:
Mail To: CSX TRANSPORTATION INC
: TAX DEPT
: 500 WATER ST (J-910)
: JACKSONVILLE, FL 32202

010-066200 * Owner: CSX TRANSPORTATION INC CHESAPEAKE & OHIO RY
Address:
Mail To: CSX TRANSPORTATION INC
: TAX DEPT
: 500 WATER ST (J-910)
: JACKSONVILLE, FL 32202

010-066515 * Owner: PENNSYLVANIA LINES LLC
Address:
Mail To: NORFOLK SOUTHERN RAILWAY
: TAX DEPARTMENT
: 110 FRANKLIN RD SE
: ROANOKE, VA 24042

010-088368 * Owner: CASKEY CLEANING CO
Address: S FRONT ST
Mail To: CASKEY CLEANING COMPANY
: 47 W GATES ST
: COLUMBUS OH 43206

010-238245 * Owner: TEDNREE ENTERPRISES LLC
Address: 1181 FRONT ST
Mail To: TEDNREE ENTERPRISES LLC
: 6728 STONE CIRCLE WAY
: DUBLIN OH 43016

VAJ03_MMPC301 Page 2⁹



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CN4-019

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 formats

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 614-291-6002	2. Tednree Enterprises LLC 6728 Stone Circle Way Dublin, OH 43016 Ted Seckinger 614-889-0326
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31 day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.

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 all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



CV14-017

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010020656

Zoning Number:

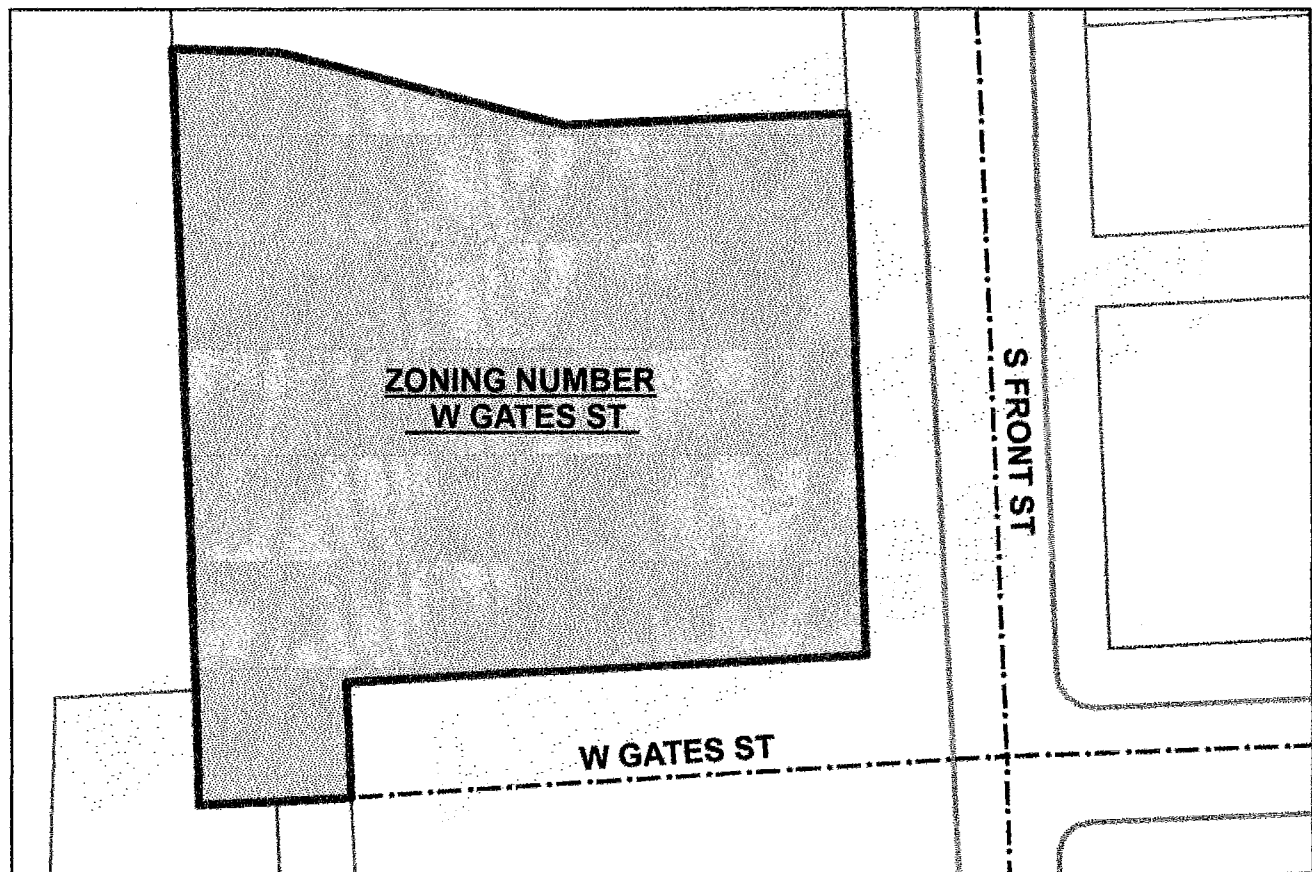
Street Name: W GATES ST

Lot Number N/A

Subdivision: N/A

Requested By: MALCOLM COCHRAN STUDIO (MALCOLM COCHRAN)

Issued By: *Patricia A. Austin* Date: 3/31/2014



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 18983



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

50 West Gates Street
Columbus, OH 43206

Legal Description .406 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 19, 20, 21, and part of Lots 22 and 23 of Plat of Subdivision #1 of the Dorthea Ambros Real Estate as said Lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 46 and a part of Second Street vacated by the City of Columbus by Ordinance 257-46 and being part of that tract conveyed to Eastmoor Electrical contractors, Inc. by deed of record in the 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:

Beginning at an iron pin found at the northwesterly corner of Gates Street (50 feet wide) and South Front Street (50 feet wide) and said iron pin being the southeasterly corner of said Lot 19;

thence with the northerly line of Gates Street, southerly line of Lot 19, South 87 degrees 45 minutes 03 seconds West, 107.00 feet to the easterly line of vacated Second Street;

thence with said easterly line, South 02 degrees 20 minutes 00 seconds East, 25.00 feet to a railroad spike found;

thence across Second Street vacated, South 87 degrees 45 minutes 03 seconds West; 33.00 feet to an iron pin found in the easterly line of CONRAIL;

thence with the westerly line of Second Street vacated and said CONRAIL, North 02 degrees 20 minutes 00 seconds West, 156.54 feet to an iron pin set;

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. North 88 degrees 06 minutes 49 seconds East, 21.79 feet to a drill hole in concrete;
2. South 75 degrees 46 minutes 59 seconds East, 61.92 feet to a P.K. nail let;
3. North 87 degrees 54 minutes 23 seconds East' 58.85 feet to a P.K. nail set in the westerly line of South Front Street;

Thence with the westerly line of South Front Street, South 02 degrees 20 minutes 00 seconds East, 113.69 feet to the place of beginning and CONTAINING 0.406 ACRES.

Iron pins set are 30" x 1" o.d. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing description is from Deed Book 3686, Page 370, the

CV14-017

westerly line of South Front Street held as South 02 degrees 20 minutes 00 seconds East.

Myers Surveying Company, Inc.

(signed)

James L. Williams, P.S.

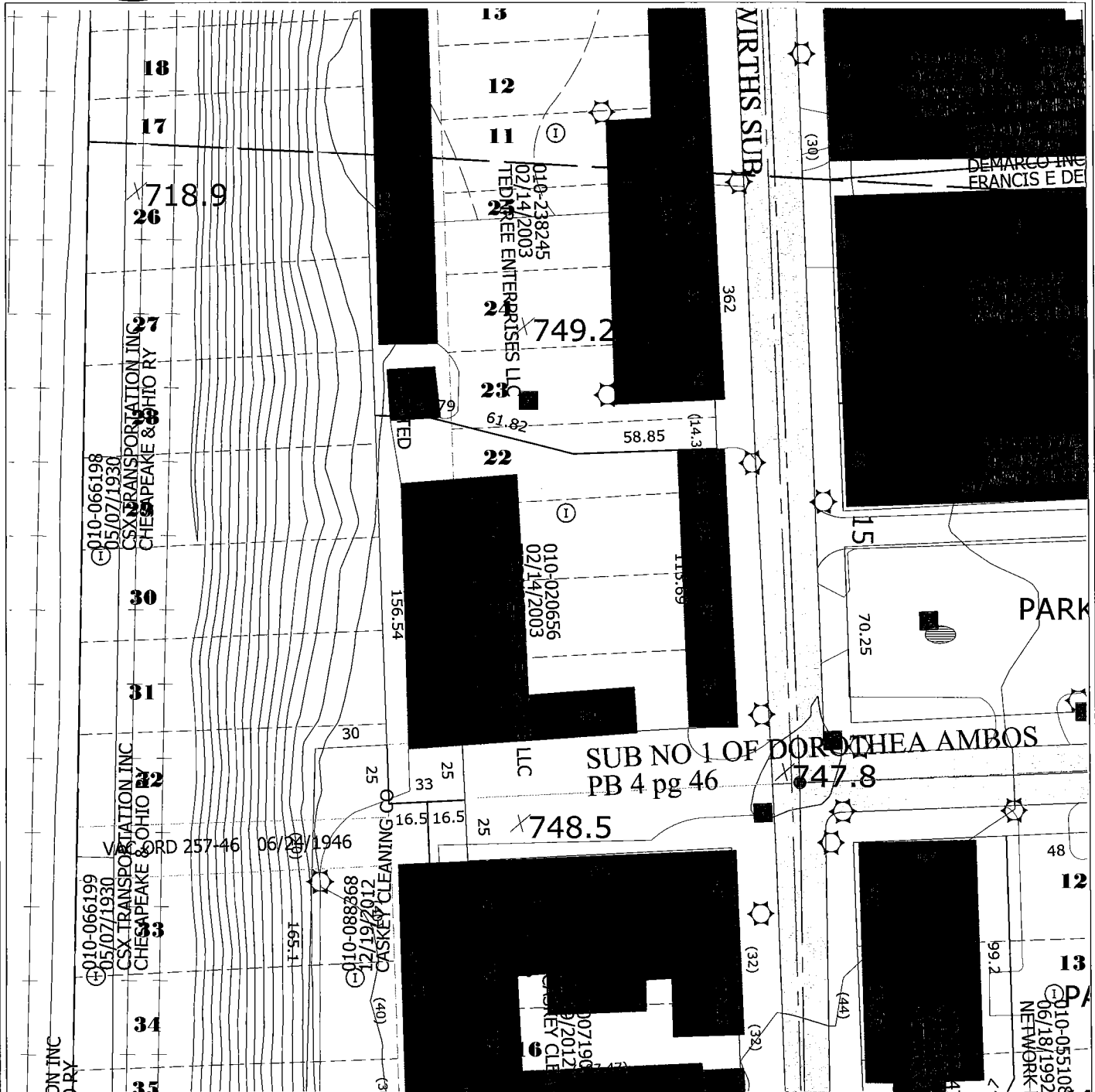
JLW/adm (13080296)



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/31/14



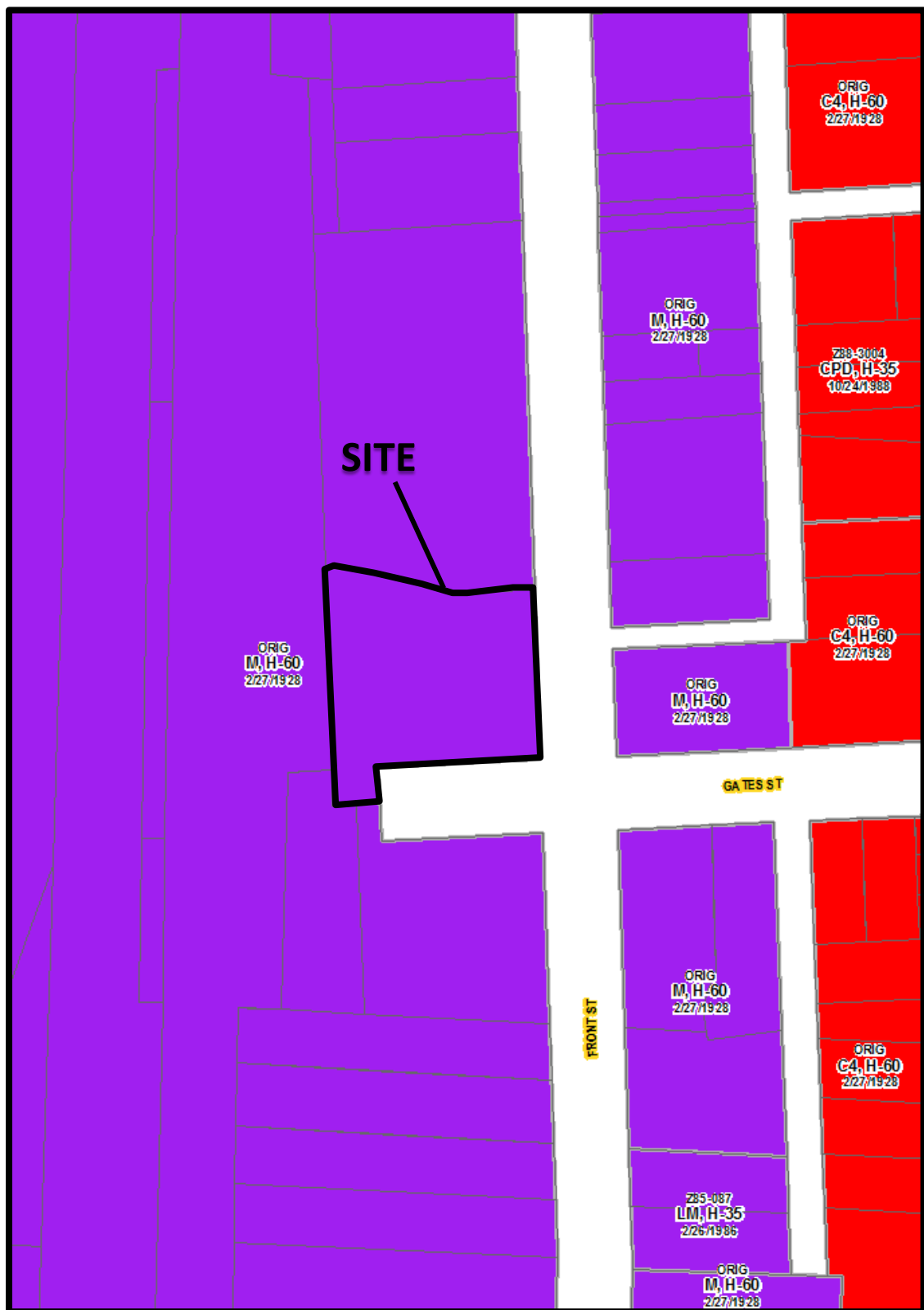
Disclaimer

Scale = 60

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



CV14-017
50 W. Gates Street
Approximately 0.406 acres



CV14-017
50 W. Gates Street
Approximately 0.406 acres