

### **Council Variance Application**

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

757 Carolyn Avenue, Colu Phone: 614-645-7433 • w		
Application Number: 015-031	Date Received:	5/5/12
Application Accepted by:	Fee: <b>8</b> 274	0
Application Number: OVIS-0-51  Application Accepted by: TV ET  Comments: Assigned to Shared	Pine 645-2208, spine	Violumbus.ga
LOCATION AND ZONING REQUEST:		
Certified Address (for zoning purposes only): 662 Nort	h Hague Avenue	Zip: 43204
Is this application being annexed into the City of Columbus? Selection If the site is currently pending annexation, Applicant and adoption of the annexation petition.  570–184657  Parcel Number for Certified Address:		nissioner's
☐ Check here if listing additional parcel numbers on a M−2	ı separate page.	
Current Zoning District(s):		· · · · · · · · · · · · · · · · · · ·
Area Commission or Civic Association:	p Area Commission	
Proposed Use or reason for Councial Variance request:  Brewery with tasting room (which will in Acreage:  4.6± acres from residenta	clude retai <u>l sale) a reduction i</u> I district	n separation
APPLICANT:		
Name: Four String Brewery Co.	Phone Number:614-725-1282	Ext.:
Address: 985 West 6th Avenue	City/State:Columbus, OH	Zip: 43212
Email Address: cochran.dan@gmail.com	Fax Number:	
PROPERTY OWNER(S)  Name: Donald W Dick  Check here if listing additions	al property owners on a separate page Phone Number: 614–975–3425	Ext.:
Address: 3080 Valleyview Drive	City/State:Columbus, OH	Zip:43204
Email Address:	Fax Number:	
ATTORNEY / AGENT (Check one if applicable): X Attorney	Agent	
Name: Jeffrey L. Brown - Smith & Hale LL		Ext.:
Address: 37: West Broad Street, Suite 460 Street	City/State:Columbus, OH	Zip: 43215
Email Address: j1brown@smithandhale.com	Fax Number:	
SIGNATURES (All signatures must be provided and signed in blue APPLICANT SIGNATURE Four String Brewery C	W 1 1 1 1/1 1 X 1 L Z	
PROPERTY OWNER SIGNATURE RONALD W. Dick By	HAMAN	
ATTORNEY / AGENT SIGNATURE  My signature attests to the fact that the attached application package is concity staff review of this application is dependent upon the accuracy of the in provided by me/my firm/etc. may delay the review of this application.	mplete and accurate to the best of my knowledge. I und information provided and that any inaccurate or inade	derstand that the equate information

#### Statement of Hardship

To permit a brewery (Section 3367.01, M-2, Manufacturing District) with an ancillary tasting room (which will include retail sales) and a reduction in the distance from a residential zoning district. (Section 3363.19 Location requirement) The brewery needs a new location to serve its expanding customer base. The existing warehouse building is zoned M-2, Manufacturing, which permits only less objectionable uses. The City Codes classifies brewery as a more objectionable use which requires 600 feet separation from a residential zoning district. There is residential to the north, east and south within 600 feet but the predominate use in the area is one of the City's manufacturing district (reduction from 600 feet to zero).

Breweries now include tasting rooms to increase the interest in their products. The applicant wants to include a tasting room on site with the brewery. Customers will be able to buy brewery products in the tasting room.

The granting of these variances 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.

Signature of Applicant &

Date 5 5 15

fourstring-cv-hardship.ste (nct) 5/5/15 S:Docs



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AFFIDAVIT (See instruction sheet)	Application Number: CV 15-13	
STATE OF OHIO		
COUNTY OF FRANKLIN  Being first duly cautioned and sworn (1) NAME	Jeffrey L. Brown	
	LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215	
	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		
	662 North Hague Avenue	
for which application for a rezoning, variance, speci	cial permit or graphics plan was filed with the Department of Building and	
Zoning Services, on (3)	515116	
(THIS LINE TO BE FILLED OUT BY CITY STAFF)		
SUBJECT PROPERTY OWNERS NAME	(4) Donald W. Dick	
AND MAILING ADDRESS	3080 Valleyview Drive	
	Columbus, OH 43204	
APPLICANT'S NAME AND PHONE #	Four String Brewery Co.	
(same as listed on front application)	6140725-1282	
,	Creater Willton Anna Coming	
AREA COMMISSION OR CIVIC GROUP	(5) Greater Hilltop Area Commission	
AREA COMMISSION ZONING CHAIR	Greg Large P.O. Box 28052	
OR CONTACT PERSON AND ADDRESS		
and that the attached do current (() is a list of the	Columbus, OH 43228	
	ames and complete mailing addresses, including zip codes, as shown on County Treasurer's Mailing List, of all the owners of record of property	
	roperty for which the application was filed, and all of the owners of any property	
	in the event the applicant or the property owner owns the property contiguous to	
the subject property (7)	and event the appareum of the property owner owns the property contiguous to	
(7) Check have if listing additional manner of		
(7) Check here if listing additional property was	ers on a separate page.	
	MM A M	
(8) SIGNATURE OF AFFIANT	#CKG VIV	
Sworn to before me and signed in my presence this	day of May in the year 2015	
Sworn to brack the and signed in my presence this	day of, in the year	
I tollaro G	<u>9/4/45</u>	
(8) SIGNATURE OF NOTARY PUBLIC	My Commission Expires	
Natalie C. Timmons		
* Notary Public, State of Ohio		
My Commission Expires 09-04-2015  This Affidant expires	s six (6) months after the date of notarization.	
AND OF THE CALL	· · · · · · · · · · · · · · · · · · ·	

#### **APPLICANT**

#### PROPERTY OWNER

#### **ATTORNEY**

Four String Brewery Co. 985 West Sixth Street Columbus, OH 43212

Donald Dick 3080 Valleyview Drive Columbus, OH 43204 Jeffrey L. Brown Smith & Hale LLC 37 West Broad Street, Suite 460 Columbus, OH 43215

#### **AREA COMMISSION**

Greater Hilltop Area Commission c/o Mr. Greg Large P.O. Box 28052 Columbus, OH 43228

## SURROUNDING PROPERTY OWNERS

BBI Realty Inc. 601 North Hague Avenue Columbus, OH 43204

Ballantyne Family Ltd. et al. 1119 Regency Drive Columbus, OH 43220 VM Real Estate Co. LLC 4220 Stellar Drive Hilliard, OH 43026

2700 Harrison Avenue Holdings LLC 2700 Harrison Avenue Columbus, OH 43204

Alfred Nickles Bakery Inc. 26 Main Street North Navarre, OH 44662 John S & Linda F Slane 680 North Hague Avenue Columbus, OH 43204

Home Connections Group LLC P.O. Box 1024 Powell, OH 43065

Paul L & Linda L Johnson 677 North Hague Avenue Columbus, OH 43204 Three Cousins L P 601 North Hague Avenue Columbus, OH 43204

Boss Excavating & Grading Inc. 5379 Franklin Street Hilliard, OH 43026



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#### 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. STATE OF OHIO COUNTY OF FRANKLIN Jeffrey L. Brown Being first duly cautioned and sworn (NAME)

Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215 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 Four String Brewery Co. Donald W. Dick 985 West 6th Avenue 3080 Valleyview Drive Columbus, OH 43212 Columbus, OH 43204 9 Columbus based employees 614-975-3425 Dan Cochran - 614-725-1282 3. Check here if listing additional property owners on a separate page. SIGNATURE OF AFFIANT Sworn to before me and signed in my pre-Notary Seal Hereons Notary Public, State of Ohio SIGNATURE OF NOTARY PUBLIC My Commission Expire My Commission Expires 09-04-2015

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



## CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE:

4/30/15



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



الأنبيات المبيلة يفهد هي الانتساطة

## City of Columbus Zoning Plat



## **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: 570184657

**Zoning Number: 662** 

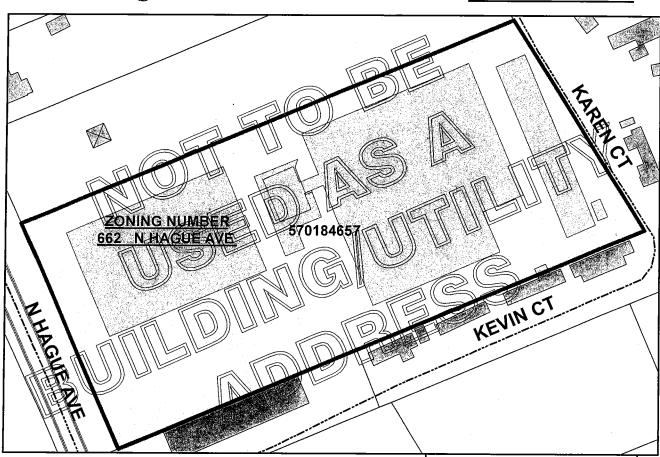
**Street Name: N HAGUE AVE** 

Lot Number: N/A

Subdivision: N/A

Requested By: \$MITH & HALE (DAVID HODGE)

Issued By: Date: 4/30/2015





JAMES D. YOUNG, P.E., ADMINISTRATOR DIVISION OF INFRASTRUCTURE MANAGEMENT COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 32943

DESCRIPTION OF RECORD

BERM STRUITED N THE STRIF OF ONES, COUNTY OF TRAINING, TOWNSHEE OF TRAINING, AND BERM A PART OF MORE OF THE MERCEN, AND BERM A PART OF MORE OF THE MERCEN OF

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PREVIOE NAMEM 65 DOES, DOE MAN, 30 SEAL EAST, ALDING THE NAMEM LINE OF SAID 7.46 ACRE TRACT, A DESENDE OF GOLIGE FEET DO AN BOAN PAN IF THE NEST LINE OF SAID 7.46 ACRE TRACT, PASSING AN MOIN PIN ON LINE AT 25.10 FEET;

THENCE SOUTH OF DZO, OR MIK 30 SEC, WEST, AUTHO THE SOUTH LINE OF SOO 1325
WERE THANT, SHID LINE SERVAN (SOLOR ZEET SOUTHERLY AT MOVE PRIVACEL, TO THE MORTH
LINE OF SOUD LOT B. A DISTANCE OF SOLOR FEET TO A MILL IN THE MEST LINE OF SOUD
LOTS B. MIG M. THE MEST LINE OF SOUD WALLS. NO. SOLO MICH, THE CHIERLANG OF SOUD
MINORAL MORDER AND IN THE MEST LINE OF SHOT 102/15 MORE TRACT, PARSAME AN IRON PHE
DIS LINE AT 156/LINE FEET!

HIPPORE SOUTH 23 DEG, 41 MM, 23 SEC, EAST, ALDNO THE CENTERURE OF HADIE MENU MO ALONG THE MEST UNE OF SOUR VASIE ON, 25 ON AND ALONG THE MEST UNE OF SOUR DUT OF MO ALENG THE MEST UNE OF SOUR 102.25 ALEN FRACT, A DOTAINEE OF 256.50 FEET TO THE PURCE OF ELIDINANG, COMPANION 25.35 ALENS TRACT, A DOTAINEE OF 256.50

THENCE NORTH 72º22' EAST, A DISTANCE OF 591.52 FEET TO A POINT; BECHANNIG, AT A PAWAT IN THE CENTERPLIE OF HABIE ROAD, AT THE SCIENTESST COBARD OF A A 2-278 ADER THE COMMENTS OF THE COLLINERS AND SOUTHERS BUSING LICETION AND COLLINERS AND COMPANY OF CHARLES A TOM, HOWARD OUT, AND COLLINERS AND COMPANY OF CHARLES AND COMPANY OF CHARLES AND CHARL

THENCE NORTH 27'09" WEST, A DISTANCE OF 101.40 FEET TO A POINT;

Subject to a 4d foot exception to city of columbus of record in Deed Book 3781, page 23. Thence south 72/22" west, a distance of 576.30 feet to a point in the centerine of engle arthous. THENCE SOUTH 18/31' EASY, WITH THE CENTENLINE OF HAGUE AMENUE, A DISTANCE OF 100 FEET TO THE PLACE OF BECOMING, COMMINING 1,34 ACRES OF LAND, NORE OR LESS.

HYGNE YAKANE (KIDLH AYBIES)

## GENERAL NOTES:

2. This supper does not represent and underground utilities that way after the subject parcel. 1. This survey does not represent all easements that may affect the subject parcel

# BASIS OF BEARINGS:

BEARINGS SHOWN HEREM ARE BUSED ON THE BEARING OF N. 25+170" W THE CENTEDLINE OF HADIE MACHIE, OF RECORD IN DEED BOOK 3723, 510 RECYROLER'S DIFFICE, FRANCLIN COUNTY, CHICA.

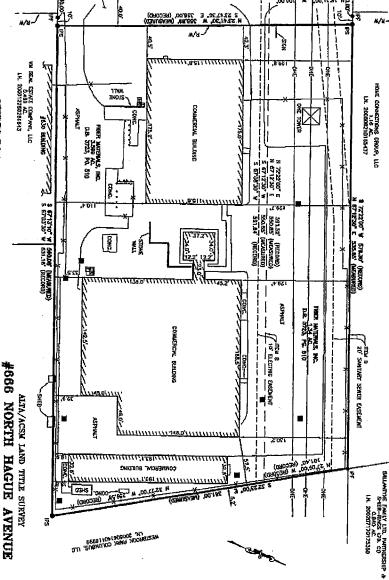
NOTES PER TITLE COMMITMENT

TEV & EASEMENT TO COLUMBIS AND SOUTHERN ONLD ELECTRIC COMPANY OF RECARD IN DEED BOOK 2540, PAGE 447 AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. THE FOLLOWING ITEMS ARE PER SCHEDULE B OF THE TITLE COMMINIENT NUMBERS CO-24777—ON WITH AN EFFECTIVE BATE OF MAY 2, 1978 AT 2110 P.M.

ITEM D EASEMENT TO THE CITY OF COLUMBIAS, ONIO OF RECORD IN DEED BOOK 3506, PAGE 706 AFTEGTS THE SUBJECT TRACTAS SHOWN HEREON.

VICINITY MAP

10" ensement of record im official record 1888/012 does aftert the subject Tract, the centerume of sad pastabat being the umderbackho cable and/or Poies as installed. ADDITIONAL EASEMENT (PROMIDED BY CLENT):





# ENCROACHMENT NOTES:

EJ ELÉCIPIC TRANSFORMER

-CHE- OVERHEAD ELÉCIPIC EINE

-X- CHAIN LINK FENCE

DE: 2351 PG: 53 0"351 PG: 53

ŦZ BOLLAND

RON PIN SET 3/4" RON PIN FOUND IN CONCRETE

THAT, EXECUTED IN TIME POUCH HE ON MHD OFFER SUBJECT THATS, EXECUTENT TO COLUMBUS AND SOUTHERN 0190 ELECTRIC POWER, MY LISTED IN TIME POUCH HER PROMODED TO UNDERSCHIED.

SHEDS ON SOUTH PROPERTY LINE ENCROWER OVER PROPERTY LINE

cott O. Drumber

TO: FIBER WATERVALS, INC. CERTIFICATION:

EGISTEREO SURVEYDA NO. 18047

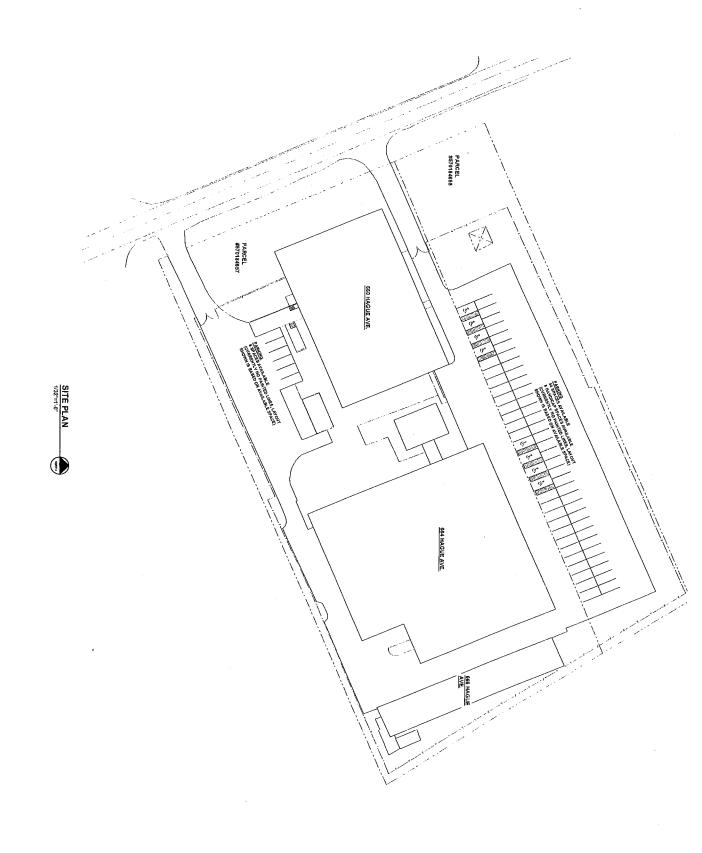
THESE IS TO SERRIFT THAT THE SAME OR BLOT AND THE STRINGT ON WHICH IT IS BASED WITH THE SOIL IN HUMBLE STANDARD BETAIL RECOGNINGHERS FOR ALTY/ACTSU LEAD THILE SHAPEYS. JOHNITE STRINGTHESS IN THE SHAPEYS. JOHNITE STRINGTHESS IN THE STRINGTHES

3/MZ

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Group, Incorporated LANDMARK SURVEY VIRGINIA MILITARY SURVEY NO. 530
TOWNSHIP OF FRANKLIN
COUNTY OF FRANKLIN, STATE OF OHIO

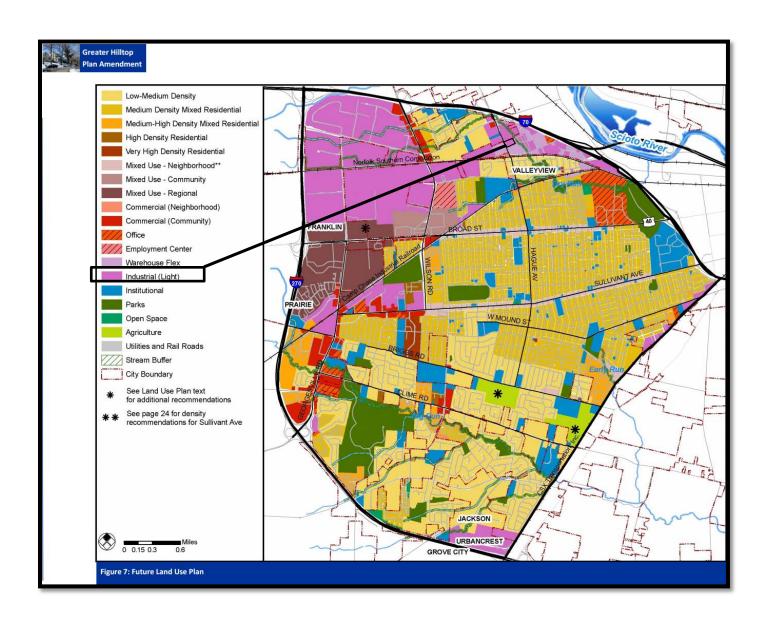
2055 WEST FIFTH AVENCE, COLUMBUS, CHIO 43212
PHONE: (614) 485-5000 FAX: (614) 485-5003



CV15-031



CV15-031 662 North Hague Avenue Approximately 4.6 acres





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