

Council Variance Application

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

OFFICE USE ONLY

Application Number: OVIS-031 Date Received: 5/5/12
Application Accepted by: TP + ET Fee: \$2240
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 662 North Hague Avenue Zip: 43204

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: 570-184657 / 570-184658

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

M-2

Current Zoning District(s): _____

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for Council Variance request:

Brewery with tasting room (which will include retail sale); a reduction in separation
4.6± acres from residential district

Acreage: _____

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

Name: Donald W Dick 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): ☒ Attorney ☐ Agent

Name: Jeffrey L. Brown - Smith & Hale LLC Phone Number: 614-221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: _____

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

APPLICANT SIGNATURE Four String Brewery Co By

PROPERTY OWNER SIGNATURE Donald W. Dick By

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

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

CV15-031

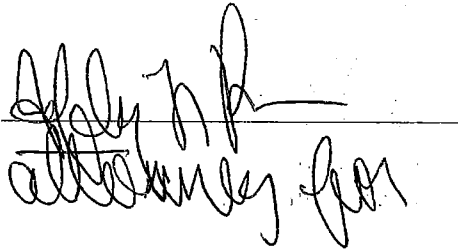
Statement of Hardship

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

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AFFIDAVIT (See instruction sheet)

Application Number: CN15-831

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 662 North Hague Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/5/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Donald W. Dick

3080 Valleyview Drive

Columbus, OH 43204

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

Four String Brewery Co.

614-725-1282

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

(5) Greater Hilltop Area Commission

Greg Large

P.O. Box 28052

Columbus, OH 43228

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.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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Please make checks payable to the Columbus City Treasurer

APPLICANT

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

PROPERTY OWNER

Donald Dick
3080 Valleyview Drive
Columbus, OH 43204

ATTORNEY

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.

APPLICATION # CV15-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 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

1. Four String Brewery Co. 985 West 6th Avenue Columbus, OH 43212 9 Columbus based employees Dan Cochran - 614-725-1282	2. Donald W. Dick 3080 Valleyview Drive Columbus, OH 43204 614-975-3425
3.	4.

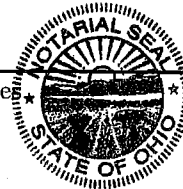
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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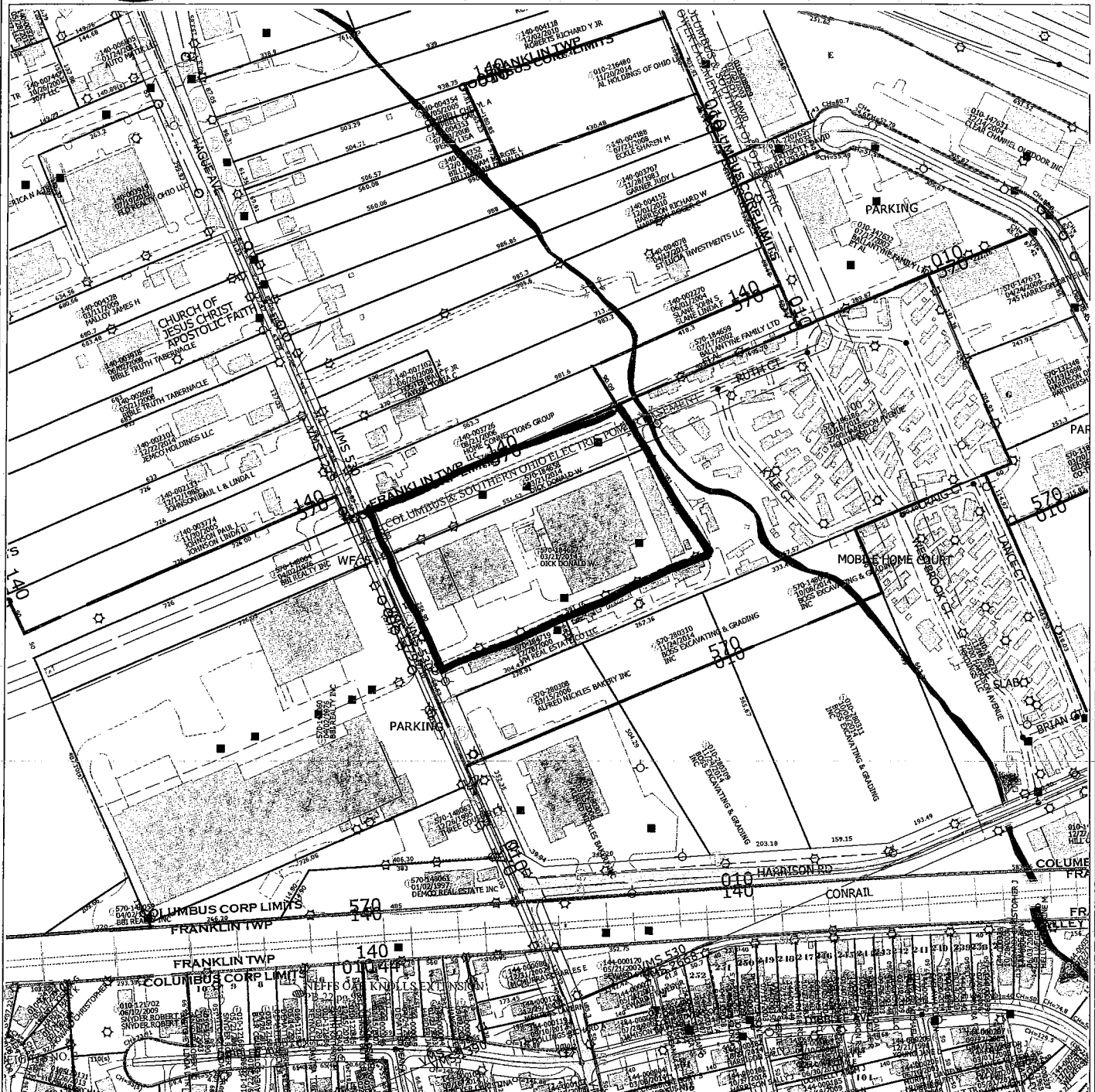
Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/30/15



Disclaimer

Scale = 300



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



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

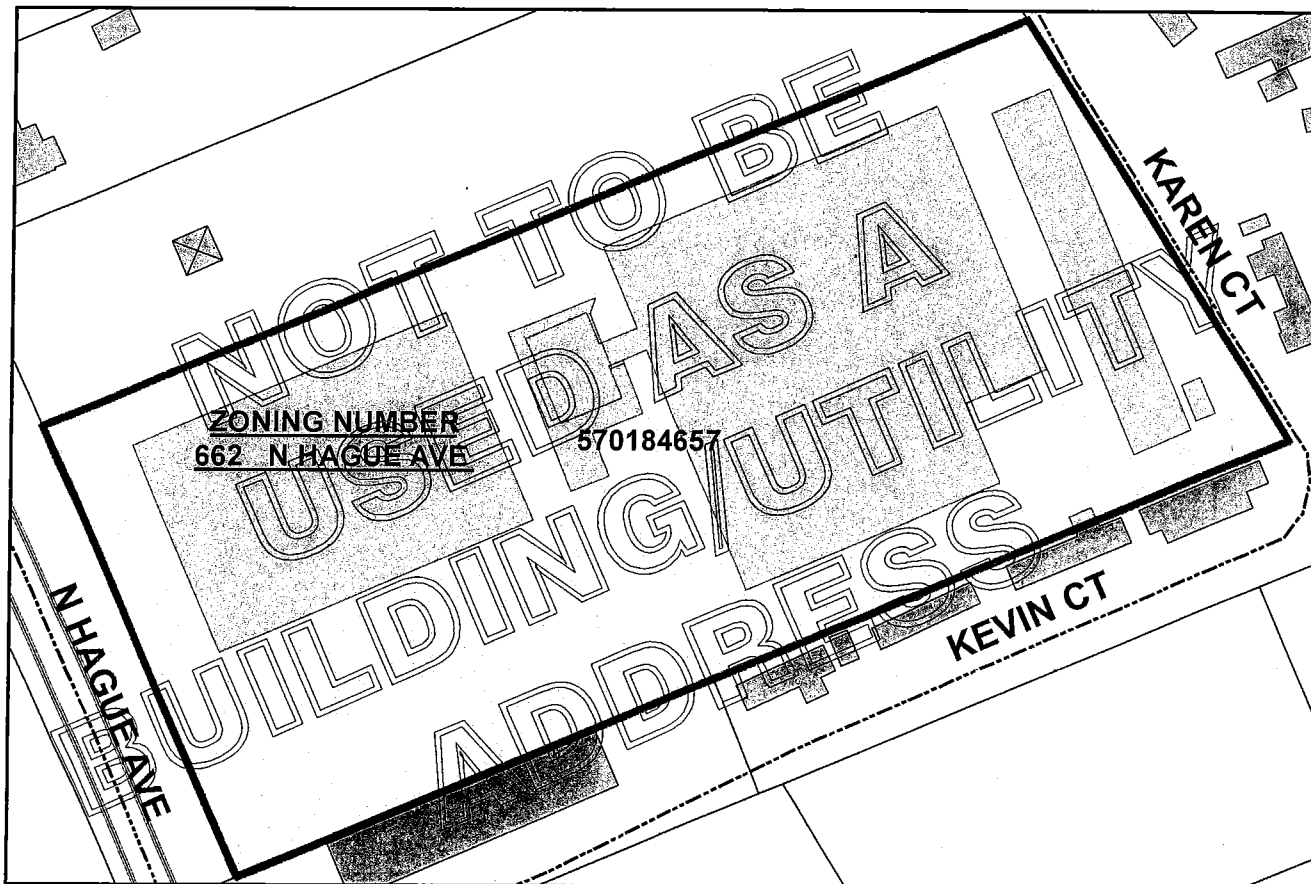
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adriana Williams*

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



CV15-031
662 North Hague Avenue
Approximately 4.6 acres

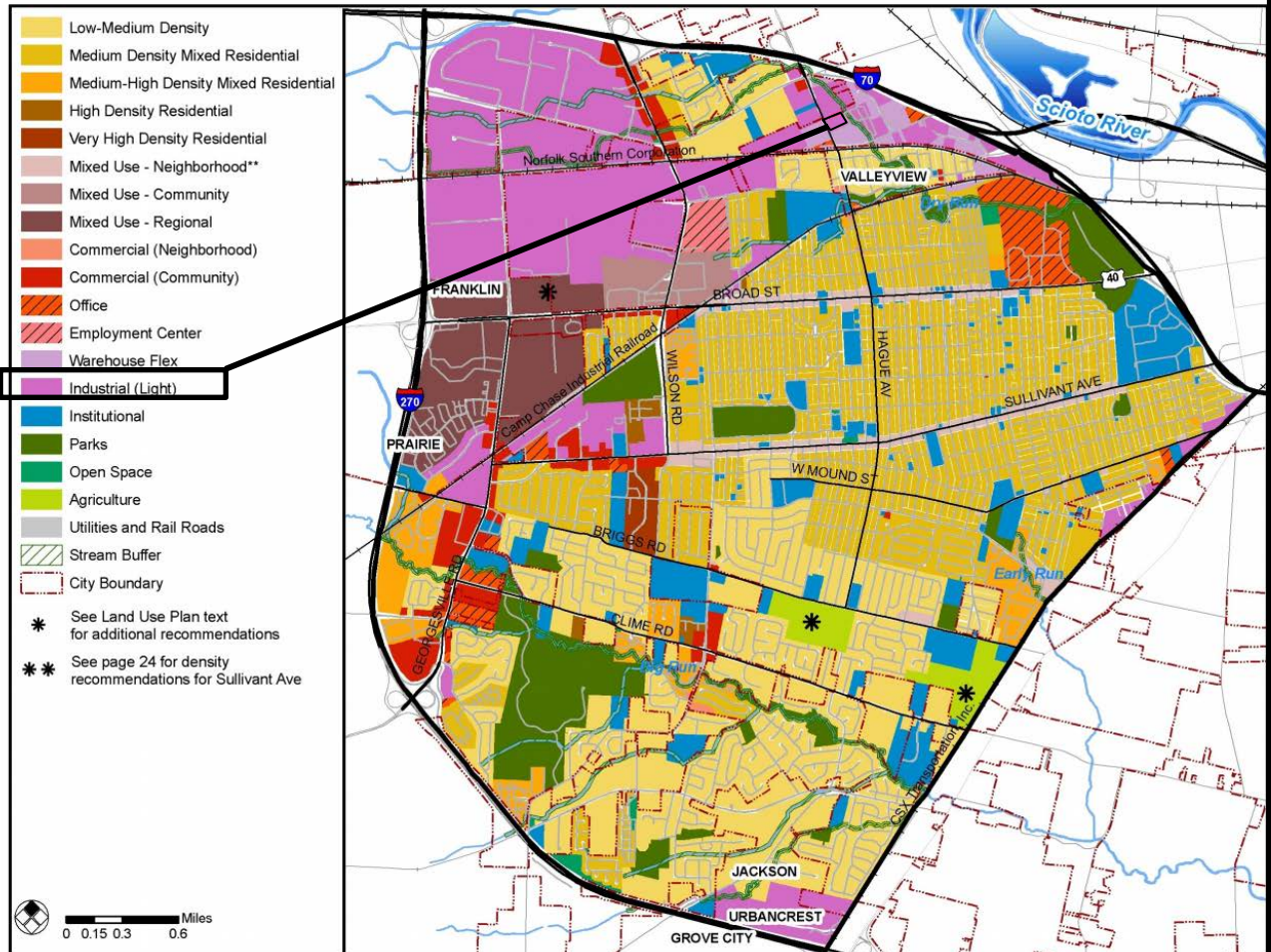


Figure 7: Future Land Use Plan

CV15-031
662 North Hague Avenue
Approximately 4.6 acres
Greater Hilltop Plan Amendment (2010)



CV15-031
662 North Hague Avenue
Approximately 4.6 acres