



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: CV15-056
Date Received: September 25, 2015
Application Accepted By: JB, TD, MM, SP Fee: \$1,600
Comments: Assigned to Michael Maret; 614-645-2749; mj Maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 566 W. Rich St Zip 43215
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: 010-029301
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): EF
Recognized Civic Association or Area Commission: FRANKLINTON EF Review Bd
Proposed use or reason for Council Variance request: ART gallery + warehousing
Acreage: 0.17

APPLICANT: Name G. Scott Guiler
Address 7903 Jefferson Dr. City/State Canal Winchester, OH Zip 43110
Phone # 614-715-0774 Fax # 614-252-6191 Email: scottopro@gmail.com

PROPERTY OWNER(S): Name G. Scott Guiler
Address 7903 Jefferson Dr. City/State Canal Winchester, OH Zip 43110
Phone # 614-715-0774 Fax # 614-252-6191 Email: scottopro@gmail.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name Connie Klema, Attorney Carol Guiler, Agent (address same as above - 7903 Jefferson Dr., etc.)
Address PO Box 991 City/State Columbus, OH Zip 43062
Phone # 614-374-8488 Fax # _____ Email: cklemaattorney@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE agent - Carol Guiler

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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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STATEMENT OF HARDSHIP

CV15-056

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:

The building houses two tenants whose businesses were birthed from an attitude of social conscience, and awareness of the plights of others, both in the immediate area, as well as around the world.

One woman seeks to train and employ women who have been "rescued from the streets", (homelessness, human trafficking, etc.). Her goal is to give them an alternative, long-term source of income by teaching them to assemble, package and ship jewelry. The other woman buys products from independent third-world country artisans and brings them to her shop to sell locally and also through catalogue and/or online sales. Her goal is to provide an avenue of distribution and, therefore, an ongoing source of income for these artists. Due to the nature of their business activities, both require that some of their product be stored on the premises until it is sold. This "warehousing" is very limited, yet vitally needed for the continuation of their businesses. Both women seek to display their goods to the local public by means of occasional art shows featuring the products they distribute. In order for these ethically minded businesses to survive, the limited storage of their product ("warehousing") and the art shows are an absolute necessity.

It is also important to note that these uses are approved for the adjacent areas of Franklinton. But we are on the border of the Dodge park area which is why it is necessary for us to seek a variation in order for women of Ethical Arts, LLC to continue their business activities in this building. Granting of this variance will not have any adverse affects on the surrounding properties or neighborhood at large.

Signature of Applicant *J. Scott Lind*

Date 9-25-15

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Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: CV15-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME G. Scott Guiler
of (1) MAILING ADDRESS 7903 Jefferson Dr Canal Winchester Oh 43110

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) September 25, 2015
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) G. Scott Guiler wife: Carol Guiler
7903 Jefferson Dr
Canal Winchester Oh 43110

APPLICANT'S NAME AND PHONE # (same as listed on front application) G. Scott Guiler Ohio 43110
7903 Jefferson Dr Canal Winchester

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) 4417 FRANKLINTON Area Comm.
TRENT SMITH P.O. Box 23315
Jackie Koeman Col. Oh
43223

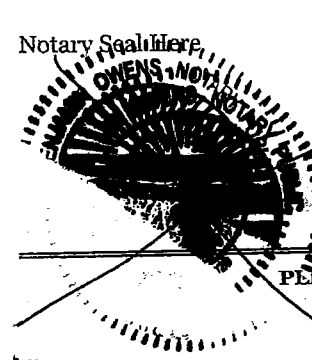
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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 G. Scott Guiler

Sworn to before me and signed in my presence this 24 day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC Benjamin Owens My Commission Expires Mar 16 2022



This Affidavit is valid for _____ months after the date of notarization.

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Franklinton Area Commission
Trent Smith, Chairman Planning Com
PO Box 23315
Columbus, OH 43223

Pilot Dogs, Inc.
c/o Jay Gray
625 W. Town St.
Columbus, OH 43215

Doy Services, Inc.
600 W. Town St.
Columbus, OH 43215

JTS Investment Properties, LLC
610 W. Town St.
Columbus, OH 43215

Weeks Engineered Plastics
c/o Bruce Weeks
201 S. Gift St.
Columbus, OH 43215

Carl Newman
196 S. Gift St.
Columbus, OH 43215

Rich Gift LLC
218 S. Gift St.
Columbus, OH 43215

City of Columbus, OH
c/o Land Bank
50 W. Gay St., 4th Floor
Columbus, OH 43215

First Source LLC
1400 Dublin Rd.
Columbus, OH 43215

Angelo & Carole A Cordi
2383 Queen Ann Ct.
Columbus, OH 43235-1817

Linda J. Torres & Jay T. Stuckman
c/o Linda Janera Torres
186 S. Gift St.
Columbus, OH 43215

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 # CV15-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) G. Scott Guiler
of (COMPLETE ADDRESS) 7903 Jefferson Dr, Canal Winchester Oh 43110

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. <u>G. Scott Guiler</u> <u>7903 Jefferson Dr,</u> <u>Canal Winchester Oh 43110</u>	2.
3.	4.

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

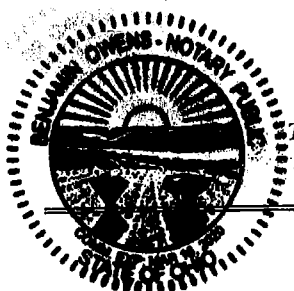
SIGNATURE OF AFFIANT G. Scott Guiler

Sworn to before me and signed in my presence this 24 day of September, in the year 2015

Benjamin A.
SIGNATURE OF NOTARY PUBLIC

mar 16 2020
My Commission Expires

Notary Seal Here



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

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566 W. RICH ST.

CV15-056

LEGAL DESCRIPTION

BEING AN ENTIRE INTEREST:

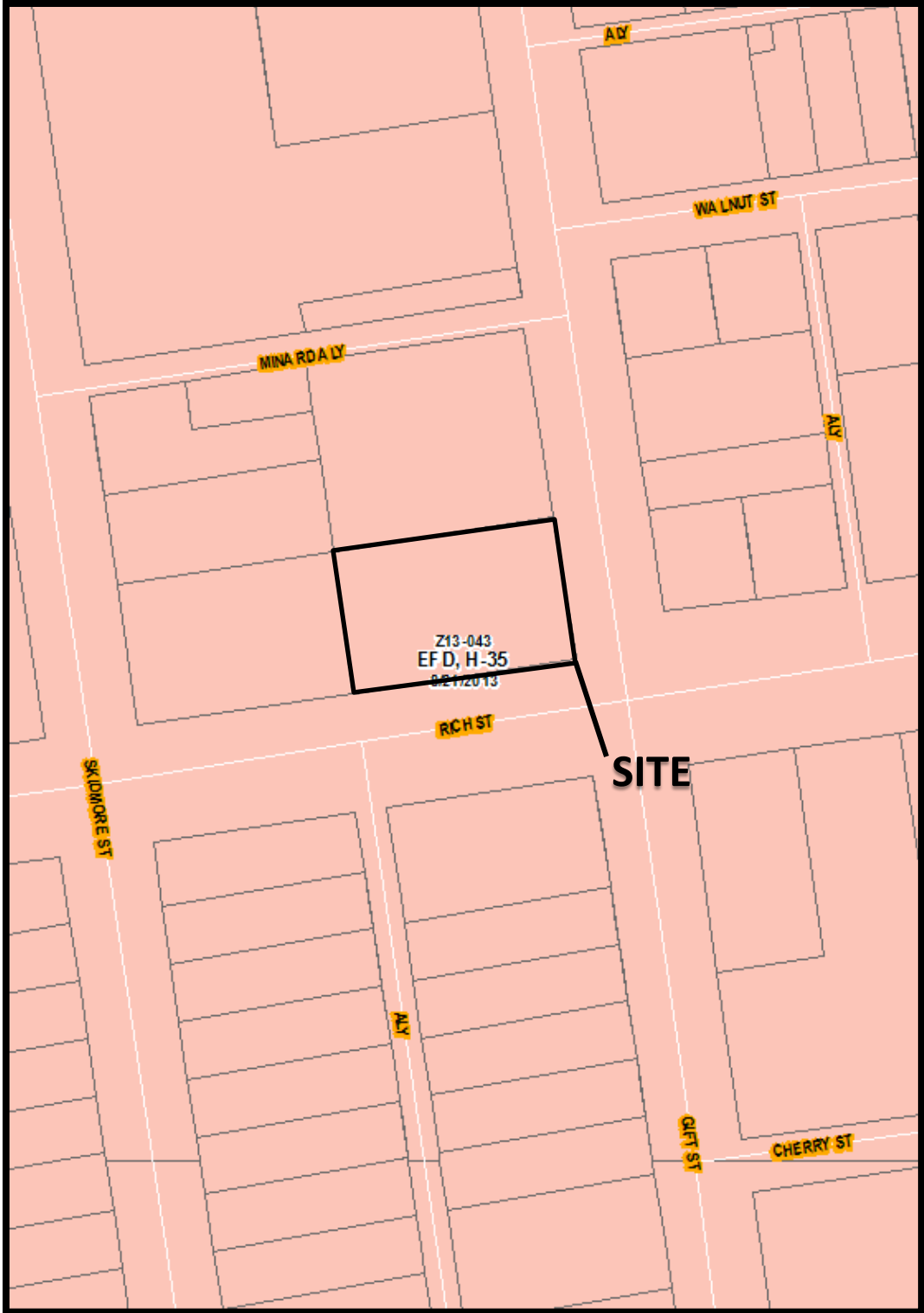
Situated in the County of Franklin, State of Ohio and City of Columbus and bounded and described as follows:

Being Lot Number Thirty-One (31) of SULLIVANT'S SECOND ADDITION to said City, except a strip 35.22 feet off of the south side thereof, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 74, Recorder's Office, Franklin county, Ohio.

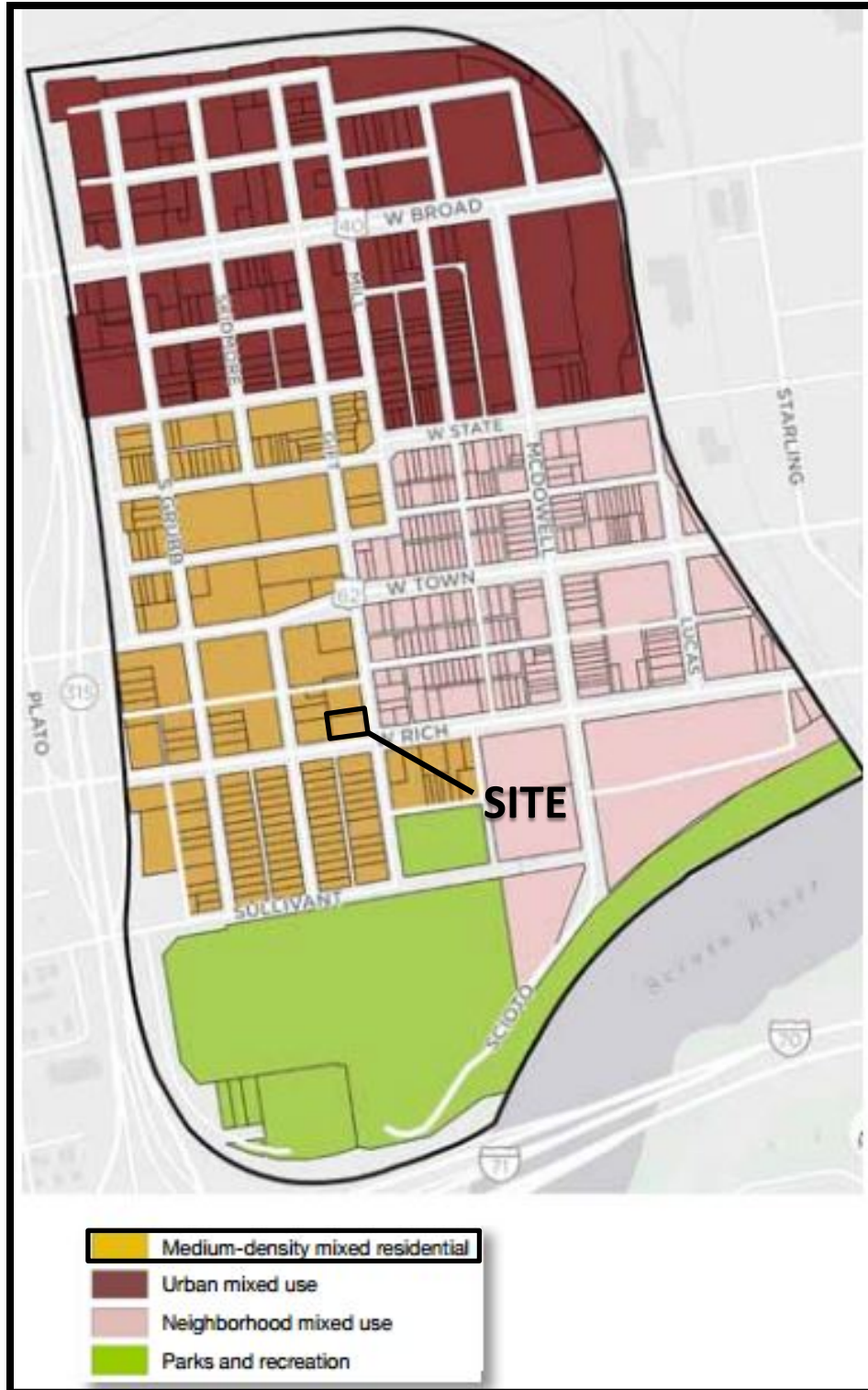
Known as 566 W. Rich Street, Columbus, OH

Last Deed Reference: Deed Book Volume 2418, H08, Franklin County Recorder's Office.

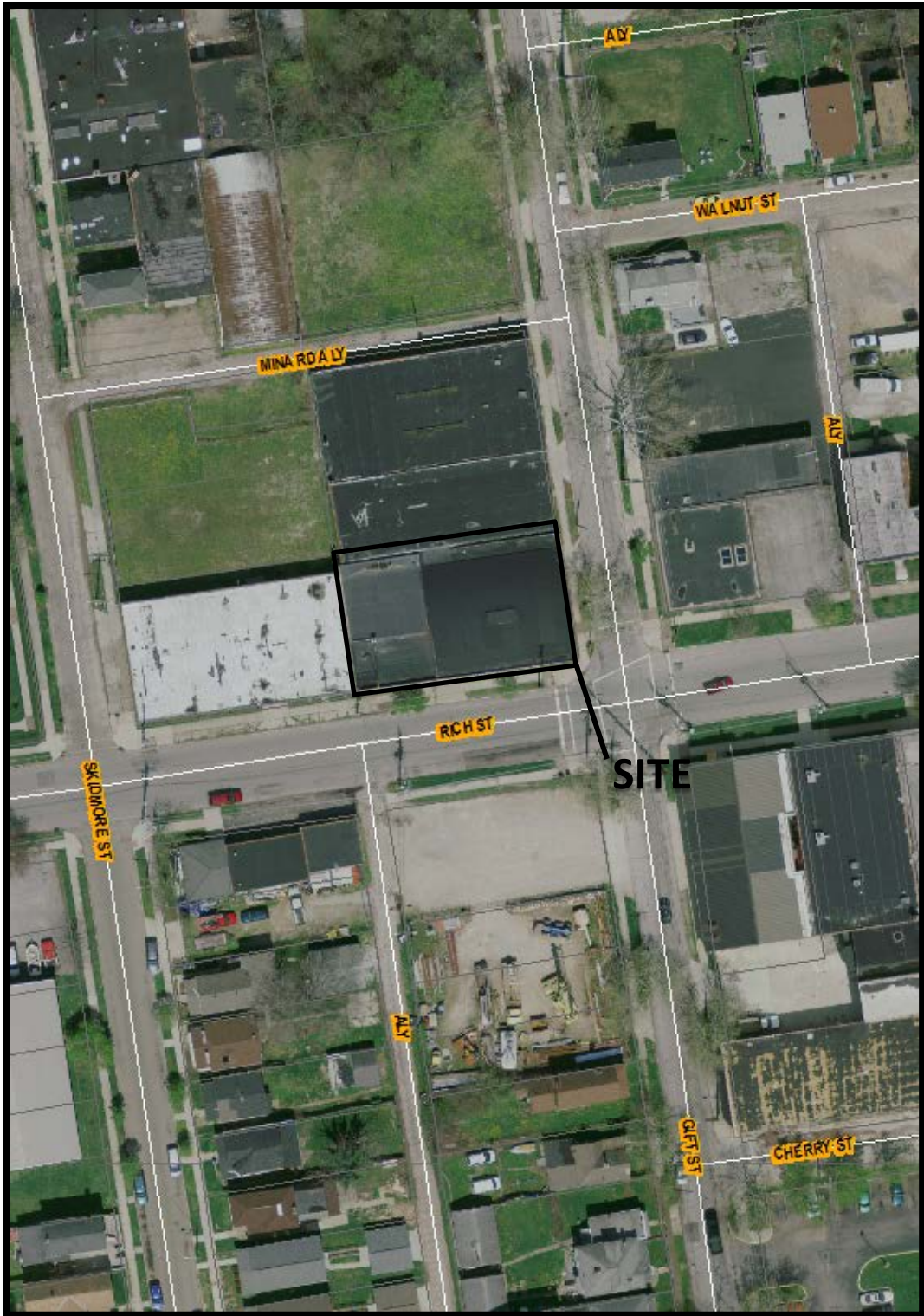
Parcel No. 010-029301



CV15-056
566 West Rich Street
Approximately 0.17 acres



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566 West Rich Street
Approximately 0.17 acres



CV15-056
566 West Rich Street
Approximately 0.17 acres