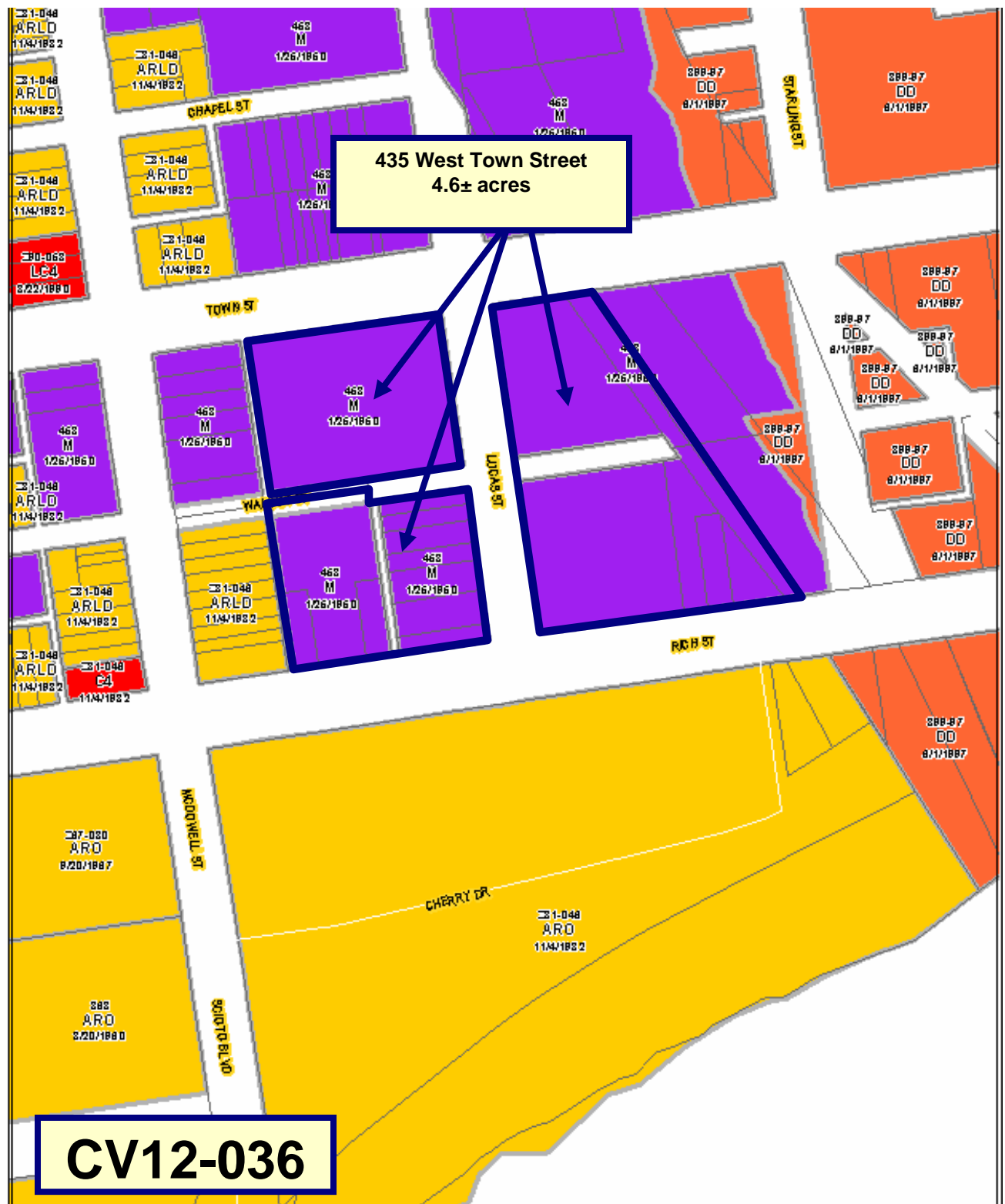


## **C V 1 2 - 0 3 6**

13.   **APPLICATION:**                   **CV12-036 (12315-00000-00445)**  
      **Location:**                   **435 WEST TOWN STREET (43222)**, being 4.6± acres located at the southeast and southwest corners of the intersection of West Town and Lucas Streets. (010-133302, Franklinton Area Commission).  
  
      **Existing Zoning:**           M, Manufacturing District.  
      **Proposed Use:**           Mixed Use Development.  
      **Applicant(s):**           Brick Investment Corp; c/o Jeffrey L. Brown, Atty; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
      **Property Owner(s):**   Brick Investment Corp et al; P.O. Box 3660; Hollywood, CA 90078  
  
      **Planner:**                 Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

The applicant is reconfiguring the mixed use project that was approved via Council variance CV04-044. That Council Variance proposed that the building abutting the railroad tracks was to be used for dwellings as well as the building at 425 W Town Street, i.e. the B&T Metals building. Other approved uses were to be located in the building at the 289 Walnut building. CV04-044 proposed no development at the northwest corner of Lucas and Rich Streets. Artist studios are currently located in the building abutting the railroad tracks and the applicant wants to develop a 12,000 sq ft bar in the northern portion of that building. The applicant now is proposing new dwellings on the vacant corner of Lucas and Rich Streets which CV04-044 showed no development on. The applicant wants to install a temporary gravel parking lot where a portion of the building at 425 W Town Street that fell down to serve the proposed bar. The applicant is also proceeding with the vacation of Lucas St to provide parking for this overall development as was shown on the site plan in the CV04-044. A New council variance is necessary to allow dwellings at the northwest corner of Lucas and Rich Streets, and for the gravel parking lot, as well as to reduce the parking for the bar and the artist studios if necessary. The site lies within the *Franklinton Plan* (2004) and *East Franklinton Overlay* (2004).





**CV12-036**



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-036  
Date Received: 7/31/12  
Application Accepted By: D Hitt Fee: \_\_\_\_\_  
Comments: 12315-00000-00445 Case Planner: Dana Hitt dahitt@columbus.gov 645-2395

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 433<sup>1/2</sup> West Rich Street Zip 43222

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: 010-133302

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

Current Zoning District(s): M

Recognized Civic Association or Area Commission: Franklinton Area Commission

Proposed use or reason for Council Variance request: permit mixed use dev. including residential with reduced dev. standards

Acreage: 4.6

**APPLICANT:** Name Brick Investment Corp.

Address P.O. Box 3660 City/State Hollywood, CA Zip 90078

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER(S):** Name Brick Investment Corp. et al.

Address P.O. Box 3660 City/State Hollywood, CA Zip 90078

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

### ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Brick Investment Corp. By: [Signature]

PROPERTY OWNER SIGNATURE Brick Investment Corp. et al. By: [Signature]

ATTORNEY / AGENT SIGNATURE [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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

JOSEPH W. TFSTA  
FRANKLIN COUNTY AUDITOR

MAP AREA:

DATE: NOV 23, 2004

PARCEL ID : 010-008163  
OWNER'S NAME : BMT FLOOR CO  
MAIL ADDRESS : B & T METALS CO 425 W TOWN ST PO BOX 1796 COLUMBUS OH 43215-4035  
SITE ADDRESS : 435 W TOWN ST  
TAX DESIGNATION : CITY OF COLUMBUS  
DESCRIPTION : 435 W TOWN ST SULLIVAN'S WESTERN LOT 283 4 5 6

TRANSFER DATE : 09/30/1910  
PRICE : 0  
AUDITOR'S MAP : F01E 010.00

LAND APPRAISAL : 107200 BUILDING APPRAISAL : 197600 TOTAL APPRAISAL : 304800

## CITY OF COLUMBUS DIVISION OF ENGINEERING AND CONSTRUCTION



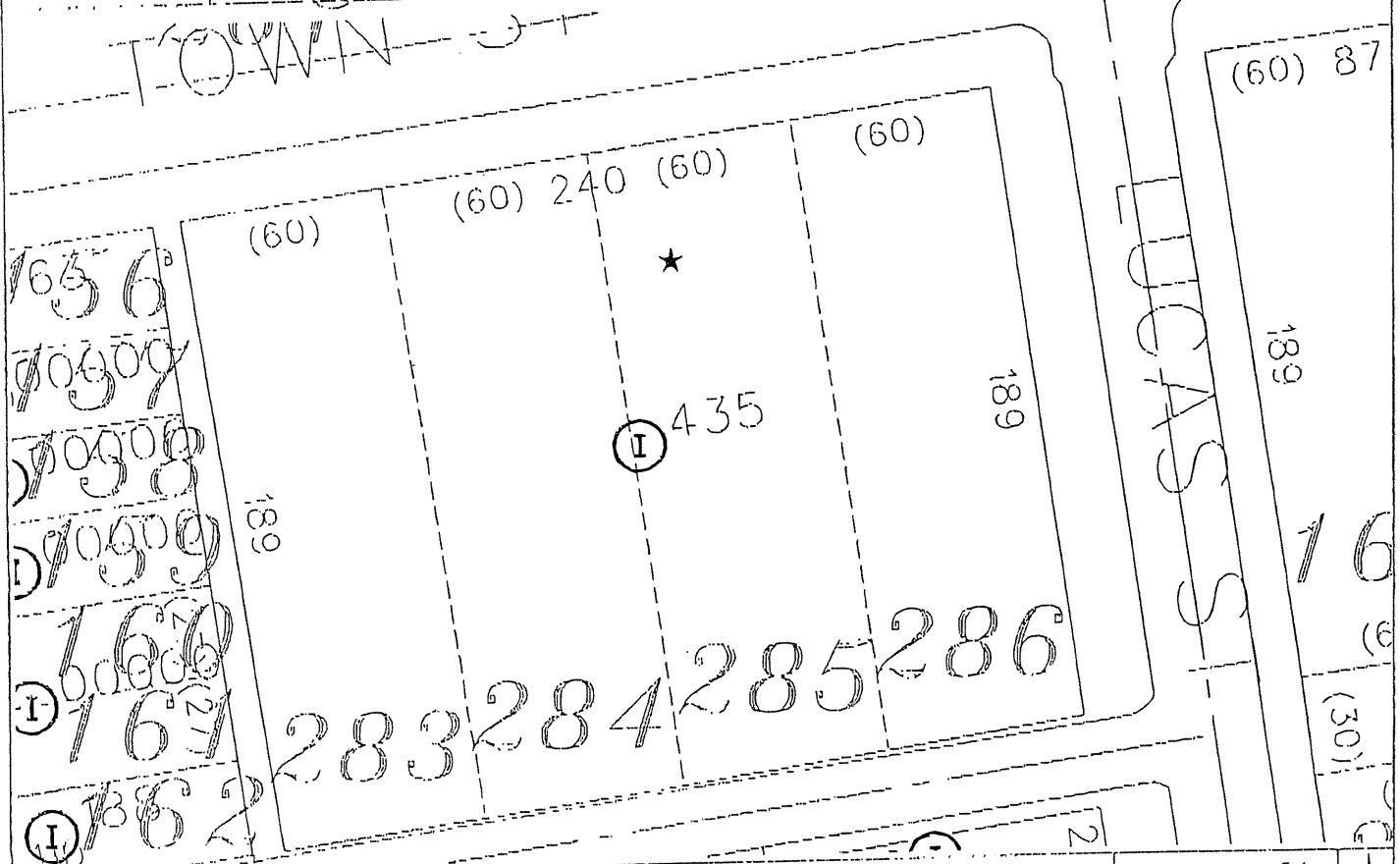
ZONING NUMBER  
BY AUTHORIZED SIGNATURE THE FOLLOWING NUMBER  
435 W. TOWN STREET

HAS BEEN ISSUED FOR THE RECORDING OF PROPERTY  
THIS NUMBER IS NOT A CERTIFIED ADDRESS AND HAS  
NOT BEEN ISSUED FOR THE SCHEDULING OF PERMITS

ISSUED TO: SMITH & HALE  
STRUCTURE: NOT APPLICABLE

435 W TOWN ST  
SULLIVAN'S WESTERN  
LOT 283 4 5 6

*Angelo Whisman* AMW



DISCLAIMER

SCALE 1" = 54'

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.

NORTH  
GIS  
10TH FLOOR

GIS DIVISION





**Additional Parcel Numbers**

010-013303  
010-055290  
010-055289  
010-055288  
010-008463  
010-054429  
010-007172  
010-030985  
010-024893  
010-002843  
010-000483  
010-094092  
010-039255  
010-048007  
010-049699

Additional Property Owner

Manhattan Project LLC  
P.O. Box 3660  
Hollywood, CA 90078

brick-propowner-app.mis (nct)  
7/30/12 F:Docs





## 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](http://www.columbus.gov)

### 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:**

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Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**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**

**Statement of Hardship**

435 <sup>Town</sup>  
~~398~~ West Rich Street

The applicant is requesting this council variance to permit a mixed-use development consisting of residential, restaurant, and retail space. The property is zoned in the M, Manufacturing district, which permits both the restaurant and retail uses, however does not permit the residential use necessitating this council variance request. The variances requested are as follows:

C.C. 3363.01, M-manufacturing districts.

To allow residential use where this section permits only limited types of residential uses.

C.C. 3312.49, Minimum number of parking spaces required.

To allow a reduction in the parking requirement where 65 dwelling units, 12,000 square feet of restaurant space, and 1085 square feet of retail would require 263 parking spaces and the applicant will be providing 18

C.C. 3312.43, Required surface for parking.

To permit a gravel surface parking lot where this provision requires a hard surface lot.

C.C. 3372.406(H), East Franklinton Overlay Design Standards.

To permit the Lucas Street frontage of the gravel surface parking lot to not be screened or landscaped, where this section provides certain specified requirements for screening and landscaping.

The grant of these variances will assist in bringing to fruition the long-planned improvement of these properties. This request is consistent with the development patterns of this neighborhood and is necessary because no zoning district would allow for this type of mixed-use infill development. The grant of these variances will not adversely affect the surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. Rather, if granted, these variances will foster a vast improvement for these properties and the neighborhood in general.

Brick Investment Corp.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_



## 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](http://www.columbus.gov)

### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-036

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC  
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, OH 43215

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 338 West Rich Street  
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) 7/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Brick Investment Corp et al  
P.O. Box 3660  
Hollywood, CA 90078

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

Brick Investment Corp.

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

(5) Franklinton Area Commission  
Matt Egner  
165 Westpark Avenue, Columbus, OH 43222

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)

Subscribed to me in my presence and before me this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires: \_\_\_\_\_

Notary Seal Here

**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

Revised 02/14/11

**APPLICANT/  
PROPERTY OWNERS**

Brick Investment Corp.  
P.O. Box 3660  
Hollywood, CA 90078

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**AREA COMMISSION**

Franklinton Area Commission  
c/o Mr. Matt Egner  
165 Westpark Avenue  
Columbus, OH 43222

**PROPERTY OWNER**

Manhattan Project LLC  
P.O. Box 3660  
Hollywood, CA 90078

**SURROUNDING PROPERTY  
OWNERS**

456 West Town LLC  
1145 Goodale Boulevard  
Columbus, OH 43212

Columbus Metropolitan Housing Authority  
880 East 11<sup>th</sup> Avenue  
Columbus, OH 43211

Harper Enterprises Inc.  
2176 Oakmont Road  
Columbus, OH 43221

CSX Transportation Inc.  
500 Water Street (J-910)  
Jacksonville, FL 32202

Pennsylvania Lines LLC  
110 Franklin Road SE  
Roanoke, VA 24042

Ryder Dane LLC  
1515 West Lane Ave., Ste. 106  
Columbus, OH 43221

Eagle Peak LLC  
2176 Oakmont Road  
Columbus, OH 43221

Christopher Sherman  
188 McDowell Street  
Columbus, OH 43215

Brian Portez  
1006 Oregon Avenue  
Columbus, OH 43201

Urban Smart Growth-Franklinton  
P.O. Box 3660  
Hollywood, CA 90078



## 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](http://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 # CV12-036

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 725, 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 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. Brick Investment Corp. P.O. Box 3660 Hollywood, CA 90078 no Columbus based employees	2. Manhattan Project LLC P.O. Box 3660 Hollywood, CA 90078 no Columbus based employees
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<sup>st</sup> day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

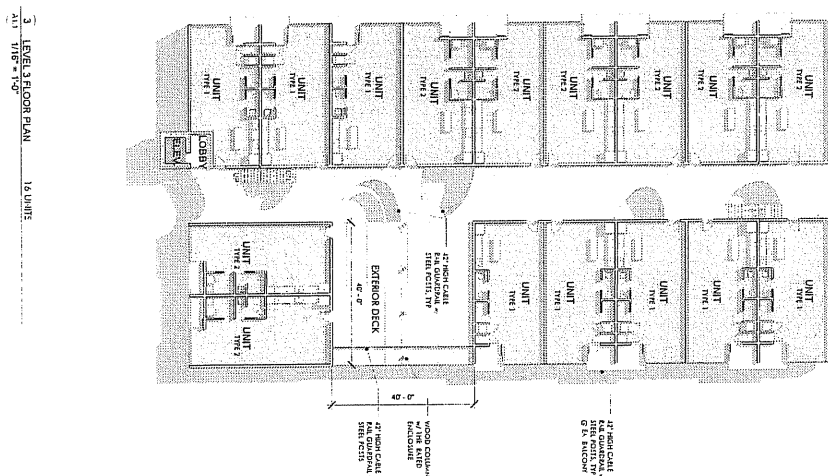


Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

**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

07.36.3617



**NOTE:**  
REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION REGARDING SITE INFORMATION, STRUCTURAL SYSTEM, MECHANICAL, ELECTRICAL, AND FIRE SUPPRESSION SYSTEMS, INTERIOR & EXTERIOR FINISHES, AND MATERIAL / SYSTEM ALTERNATES.



07/30/2013

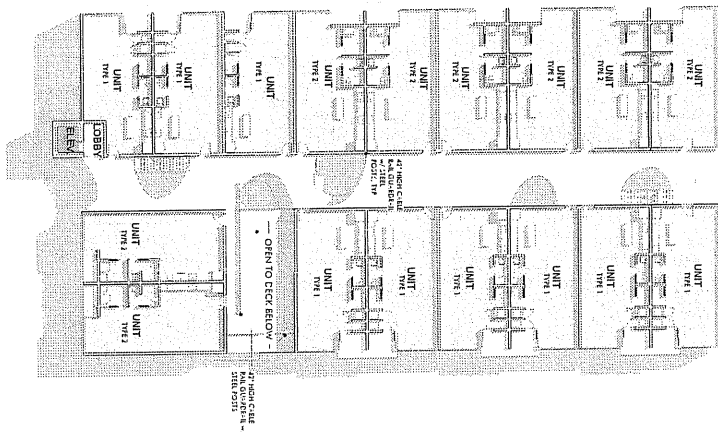
# PLANS FRANKLINTON

WEST MAIN STREET

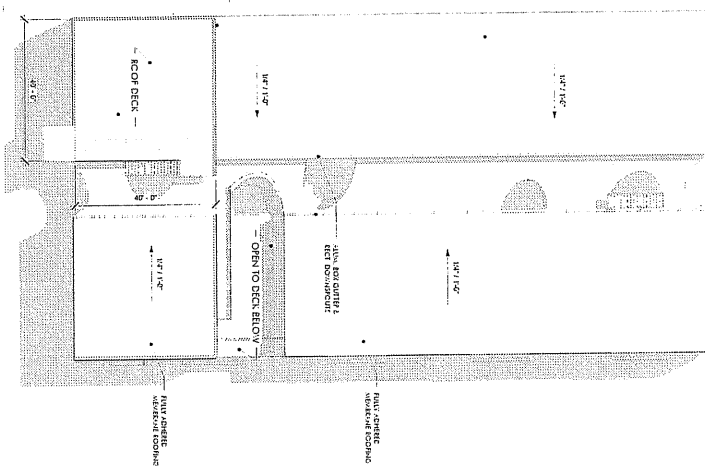
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 PLOT: 04/20/2013  
 PLOT: 04/20/2013

A1.2

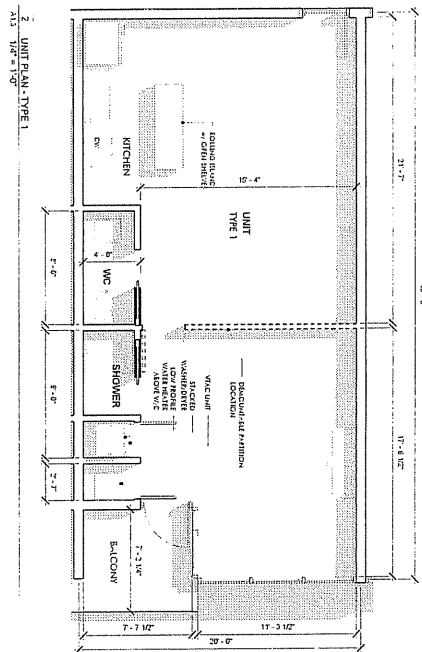
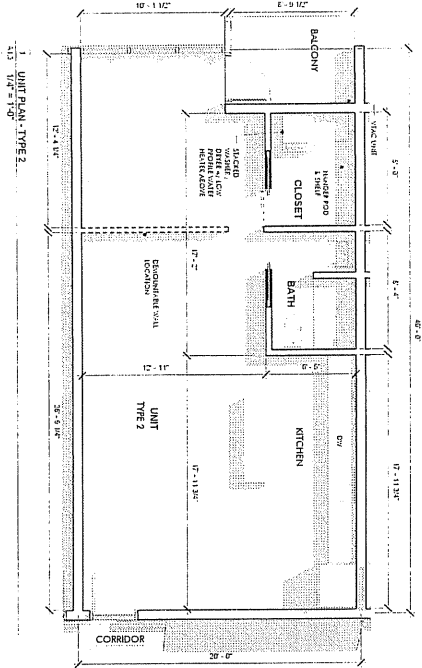
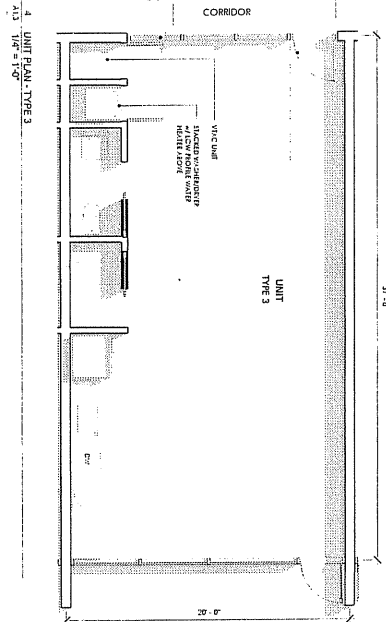
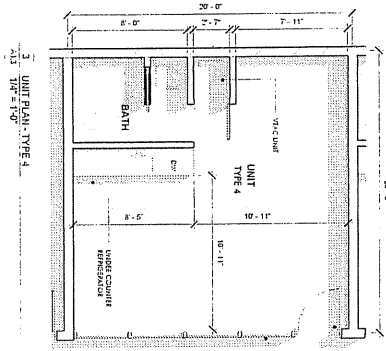
1 LEVEL 1 FLOOR PLAN  
 1/8" = 1'-0"



2 ROOF LEVEL  
 1/8" = 1'-0"



NOTE:  
REFER TO PROJECT MANUAL FOR ADDITIONAL  
INFORMATION REGARDING SITE INFORMATION,  
STRUCTURAL SYSTEM, MECHANICAL, ELECTRICAL,  
PLUMBING AND FIRE SUPPRESSION SYSTEMS, INTERIOR  
FINISHES, AND MATERIALS / SYSTEMS SELECTIONS.

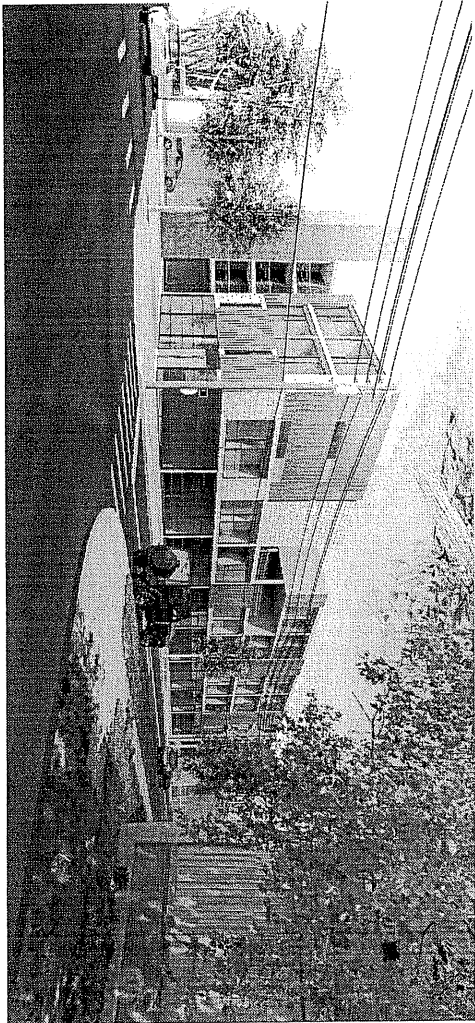


PLANS  
FRANKLINTON  
WEST RICH STREET

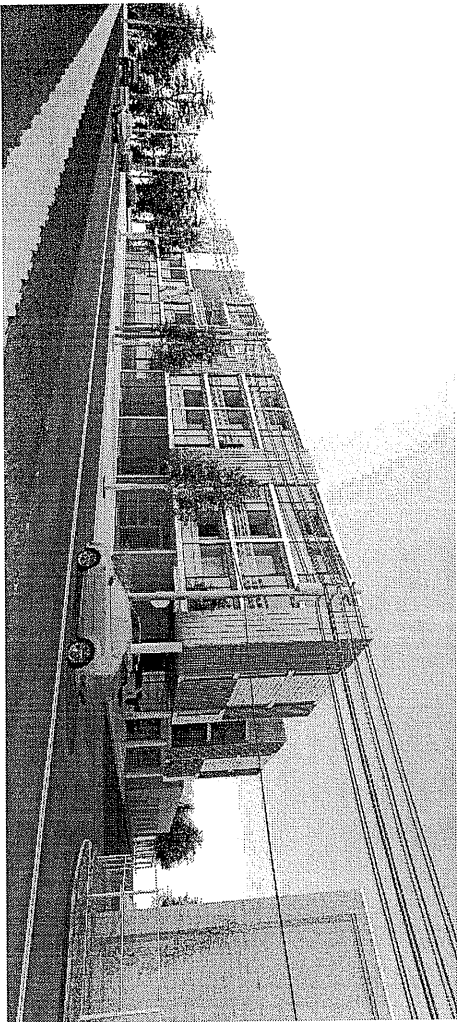
PROJECT NAME  
NO. 141231-011  
COLUMBUS OH 43215  
Drawing kept in project folder

DISCLAIMER: NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OF THE DIMENSIONS OR BUILDING FEATURES SHOWN. USERS OF THIS DRAWING ASSUME ALL RESPONSIBILITY FOR VERIFYING ITS ACCURACY.

NOTE:  
REFER TO PROJECT MANUAL FOR ADDITIONAL  
INFORMATION REGARDING SITE INFORMATION,  
STRUCTURAL SYSTEM, MECHANICAL, ELECTRICAL,  
PLUMBING AND FIRE SUPPRESSION SYSTEMS, INTERIOR &  
EXTERIOR FINISHES, AND MATERIAL SYSTEM ALTERNATIVES.



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST

## RENDERINGS FRANKLINTON

WEST FRONT STREET

STREET NAME  
STREET LIGHTING  
CONSTRUCTION OF 4200  
P.O. BOX 111111  
P.O. BOX 111111

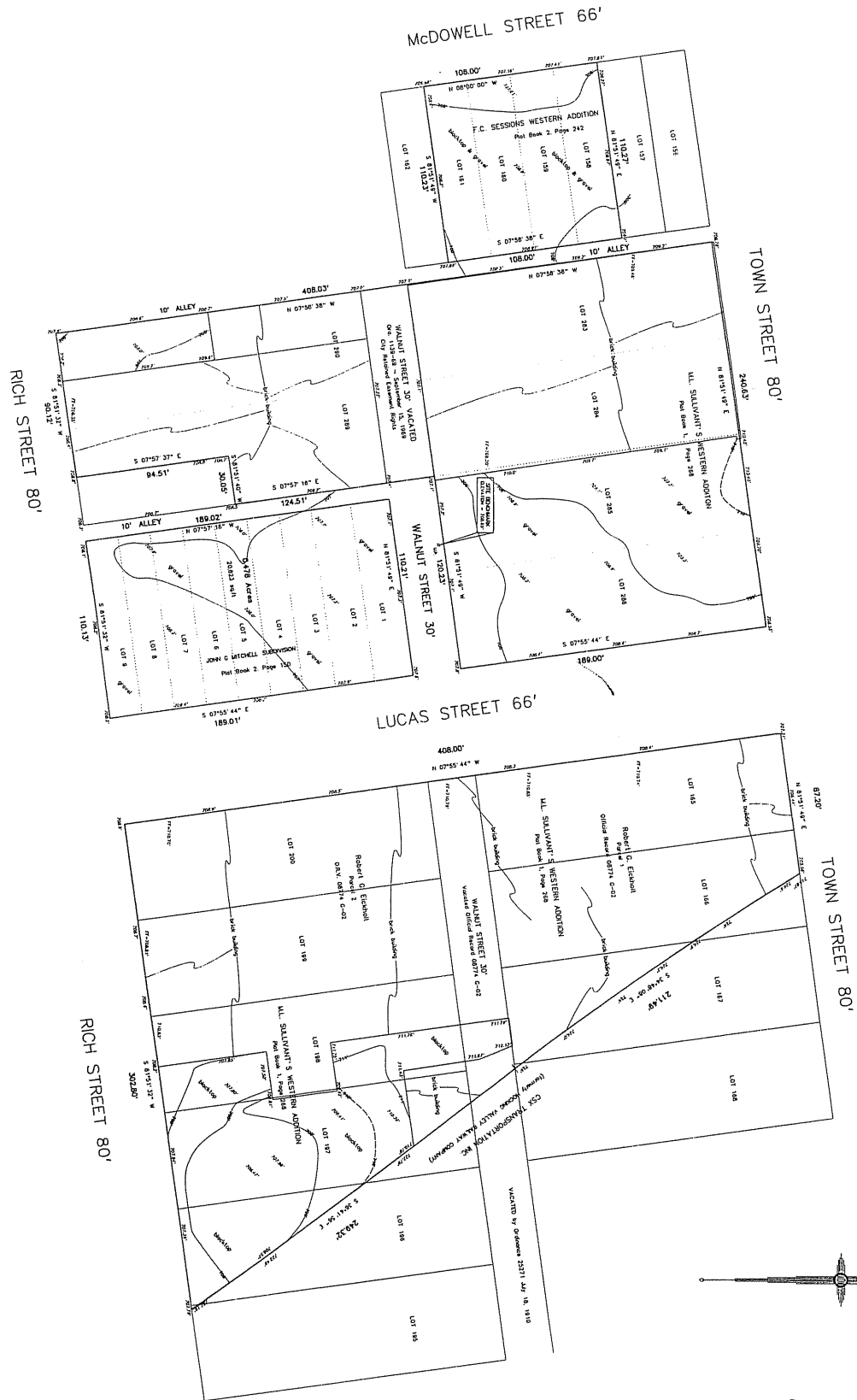
A2.1

07.20.2017

A Survey of Lots 293-298, 290, part of Lot 289 M.L. Sullivan's Western Addition Plat Book 1, Page 288 and Lots 1-9 in John C. Kitchell Subdivision Plat Book 2, Page 150 and M.L. Sullivan's Western Addition Plat Book 2, Page 242 and part of Vacated Walnut Street in the City of Columbus, County of Franklin, State of Ohio

PANDEY ENVIRONMENTAL, LLC

for:



**BENCHMARK**

Official survey was by 2012. MONITOR AND N. CORNER, CORNER OF THE INTERSECTION OF TOWN STREET AND RICH STREET. THE BENCHMARK WAS SET BY THE SURVEYOR IN THE YEAR 2012. THE BENCHMARK WAS SET BY THE SURVEYOR IN THE YEAR 2012. THE BENCHMARK WAS SET BY THE SURVEYOR IN THE YEAR 2012.

**Utility Warning**

THE UNDERSIGNED HAS BEEN ADVISED BY THE UTILITY COMPANIES THAT THERE ARE UTILITIES LOCATED IN THE AREA OF THIS SURVEY. THE UTILITY COMPANIES HAVE BEEN ADVISED OF THE LOCATION OF THE UTILITIES AND HAVE AGREED TO BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES. THE UTILITY COMPANIES HAVE BEEN ADVISED OF THE LOCATION OF THE UTILITIES AND HAVE AGREED TO BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.

**OHIO**

Utilities Protection  
Commission

We hereby certify the foregoing Topographic Survey was prepared by the undersigned and the measurements were made in May 2012 and the map was reduced to the scale of 1" = 30'.

By: *Joseph P. Myers*  
Joseph P. Myers, Professional Surveyor No. 7281



**myersSurveying**

2700 E. Main St., Suite 200, Columbus, OH 43204-1577  
614-291-1577  
myerssurveying.com

**Legend**

1	1" = 30'	2	2" = 30'	3	3" = 30'	4	4" = 30'	5	5" = 30'	6	6" = 30'	7	7" = 30'	8	8" = 30'	9	9" = 30'	10	10" = 30'	11	11" = 30'	12	12" = 30'	13	13" = 30'	14	14" = 30'	15	15" = 30'	16	16" = 30'	17	17" = 30'	18	18" = 30'	19	19" = 30'	20	20" = 30'	21	21" = 30'	22	22" = 30'	23	23" = 30'	24	24" = 30'	25	25" = 30'	26	26" = 30'	27	27" = 30'	28	28" = 30'	29	29" = 30'	30	30" = 30'	31	31" = 30'	32	32" = 30'	33	33" = 30'	34	34" = 30'	35	35" = 30'	36	36" = 30'	37	37" = 30'	38	38" = 30'	39	39" = 30'	40	40" = 30'	41	41" = 30'	42	42" = 30'	43	43" = 30'	44	44" = 30'	45	45" = 30'	46	46" = 30'	47	47" = 30'	48	48" = 30'	49	49" = 30'	50	50" = 30'	51	51" = 30'	52	52" = 30'	53	53" = 30'	54	54" = 30'	55	55" = 30'	56	56" = 30'	57	57" = 30'	58	58" = 30'	59	59" = 30'	60	60" = 30'	61	61" = 30'	62	62" = 30'	63	63" = 30'	64	64" = 30'	65	65" = 30'	66	66" = 30'	67	67" = 30'	68	68" = 30'	69	69" = 30'	70	70" = 30'	71	71" = 30'	72	72" = 30'	73	73" = 30'	74	74" = 30'	75	75" = 30'	76	76" = 30'	77	77" = 30'	78	78" = 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