

Date 6/29/10 Application # CV10-027

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Brewery Received By: D. Hitt

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 1000 South Front 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 010-039662

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) M

Recognized Civic Association or Area Commission Brewery District Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: dwelling units in M district, development standards

Proposed Height District: 35' Acreage .2+/- acres

(Columbus City Code Section 3309.14)

APPLICANT: Name 1000 S. Front LLC

Address 22 E. Gay St., Suite 800 City Columbus Zip 43215

PROPERTY OWNER(S) Name Same as applicant

Address _____ City _____ Zip _____

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT Attorney Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409

Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature 1000 S. Front LLC By: David Hodge

Property Owner Signature 1000 S. Front LLC By: David Hodge

Attorney / Agent Signature David Hodge

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.



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: 010039662

Zoning Number: 1000

Street Name: S FRONT ST

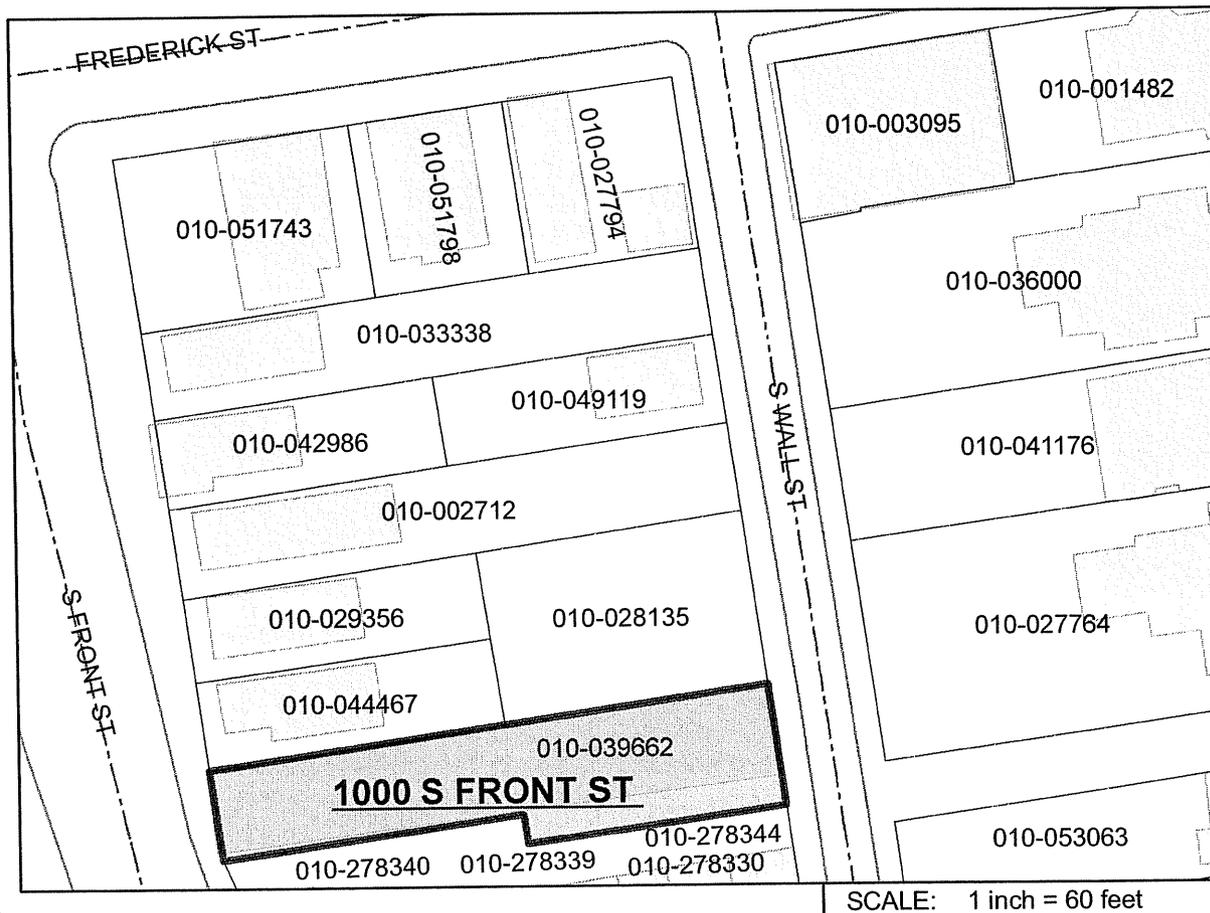
Lot Number: 25

Subdivision: MICHALLE

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: *Adyana Umariani*

Date: 6/21/2010



SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 5777



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



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:

Please see attached statement.

Signature of Applicant _____ Date _____

Statement of Hardship

1000 South Front Street

The applicant is requesting a series of variances to provide for a conversion of the existing building on the property to six (6) residential dwelling units and to provide parking in conjunction with the residential use of the building. These variances are necessary to provide for this type of infill redevelopment and conversion since the Columbus Zoning Code does not provide a zoning classification that would accommodate this type of development. The variances requested are:

Section 3312.21, Landscaping and screening.

To eliminate interior, perimeter, and parking setback screening for a parking lot, where screening is required to meet certain specifications provided in this section.

Section 3321.01, Dumpster area.

To not screen the dumpster along Wall Street, where this section requires dumpsters to be screened on all sides.

Section 3321.05, Vision clearance.

To eliminate vision clearance at Wall Street and the parking lot access, where this section requires a certain vision clearance specification in these areas.

Section 3363.01, M-manufacturing districts.

To permit six (6) dwelling units in the M, Manufacturing zoning classification, where this section limits dwelling unit use to either a resident security person, or dwellings within buildings for human care.

Section 3372.604, Setback requirements.

To reduce the five (5) foot parking setback to zero on all sides and to permit parking to the side of a building, where this section requires a parking lot setback of five (5) feet and requires parking to be located behind the principal building.

3372.607, Landscaping and screening.

To permit a dumpster to be located at the side of a building and to eliminate screening along Wall Street where this section requires the dumpster to be located behind the principal building and requires it to be screened from public view.

The grant 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. The applicant respectfully requests the grant of these variances to accommodate this appropriate reconstruction and conversion.

1000 S. Front LLC

Signature of Applicant: By: David Hodge

Date: June 29, 2010



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1000 S. Front Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 6/29/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) 1000 S. Front LLC
22 E. Gay St., Suite 800
Columbus, OH 43215

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

1000 S. Front LLC
227-0600

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

(5) Brewery District Commission
c/o Mr. James Goodman
109 N. Front St., Columbus, OH 43215

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)

SIGNATURE OF AFFIANT

(8) David Hodge
Subscribed to me in my presence and before me this 29th day of JUNE, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Patrick Timmons
9/4/2010

My Commission Expires:



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-11

**APPLICANT/PROPERTY
OWNER**

1000 S. Front LLC
22 E. Gay St., Suite 800
Columbus, OH 43215

ATTORNEY

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

**AREA COMMISSION /
CIVIC ASSOCIATION**

Brewery District Commission
c/o Mr. James Goodman
109 N. Front St.
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Columbus Jack Homes LLC
441 E. Mound St.
Columbus, OH 43215

Joshua Baldwin
987 S. Wall St.
Columbus, OH 43206

John Neal
984 S. Front St.
Columbus, OH 43206

Kenneth & Kristina Wilkinson
986 S. Front St.
Columbus, OH 43206

923 Properties Ltd.
923 E. Broad St.
Columbus, OH 43205

Brian Hoheisel
992 S. Front St.
Columbus, OH 43206

Sean Bates
994 Front St.
Columbus, OH 43206

Jill Weissman
995 S. Wall St.
Columbus, OH 43206

John Tobianski
999 S. Wall St.
Columbus, OH 43206

Terri Relyea
1001 S. Wall St.
Columbus, OH 43206

Michael & Laura Tobin
1003 S. Wall St.
Columbus, OH 43215

Monique Madison
44 S. Oakley Ave.
Columbus, OH 43204

JLK Real Estate LLC
29 Frederick St.
Columbus, OH 43206

Dwight L. Fullerton
975 S. High St.
Columbus, OH 43206

Jeffrey M. Davis
35 Frederick St.
Columbus, OH 43206

Karl T. Hemmelgarn
974 S. Front St.
Columbus, OH 43206

South Front Street LLC
115 Darby Lakes Dr.
Plain City, OH 43064

Anna M. Fallieras
76 Cressingham Ln.
Powell, OH 43065

Michael J. & Barbara J. Ferris
492 S. 3rd St.
Columbus, OH 43215

Arthur G. Wesner
999 S. High St.
Columbus, OH 43206

Thomas B. Reed III
9239 Lake of the Woods Dr.
Galena, OH 43021

Matthew S. Riddle
966 S. Front St.
Columbus, OH 43206

Front Door Properties LLC
1446 Eastwood Ave.
Columbus, OH 43203

Lavonda Muncy
965 S. Wall St.
Columbus, OH 43206

Kevin OBrien
204 E. Clearview Ave.
Worthington, OH 43085

Donald K. Blowers Jr. et al.
45 Frederick St.
Columbus, OH 43206

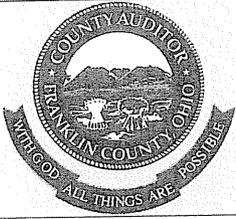
Juanita M. Barger
875 S. High St.
Columbus, OH 43206

987 South High Street LLC
987 S. High St.
Columbus, OH 43206

Pennsylvania Lines LLC
110 Franklin Rd. SE
Roanoke, VA 24042-0028

Tyler J. Thomas
923 S. Front St.
Columbus, OH 43206

Urban Restorations LLC
815 N. High St., Suite R
Columbus, OH 43215



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 6/21/10



Disclaimer

Scale = 100



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



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

APPLICATION # CV10-027

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1000 S. Front LLC 22 E. Gay St., Suite 800 Columbus, OH 43215	
Don DeVere 227-0600 Zero Columbus based employees	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT David Hodge

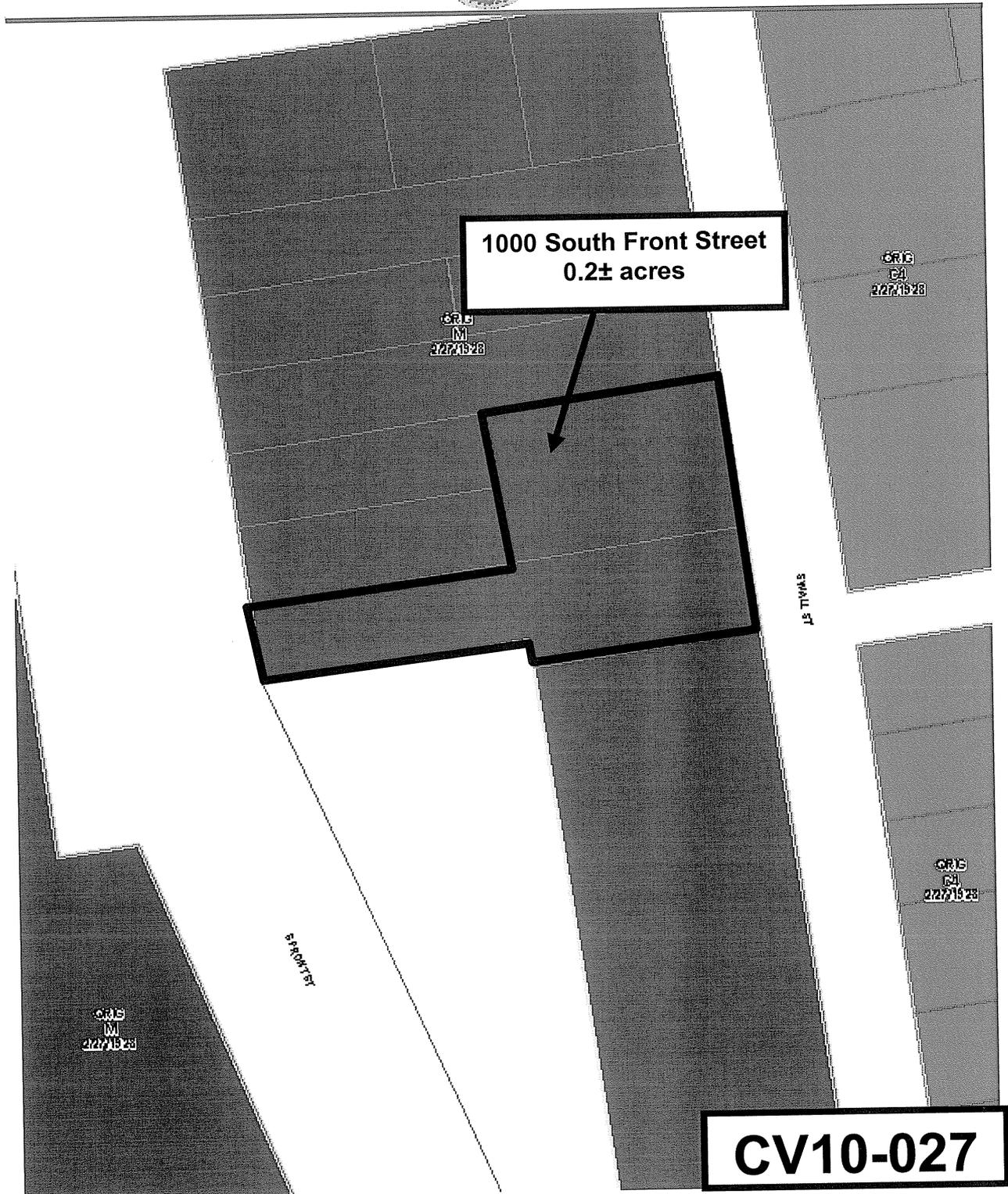
Subscribed to me in my presence and before me this 29th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC Natalie C. Patrick
My Commission Expires: 9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10



**1000 South Front Street
0.2± acres**

CRS
M
2271828

CRS
M
2271828

CRS
M
2271828

CRS
M
2271828

CV10-027



1000 South Front Street
0.2± acres

CV10-027

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES
157 CAROLYN AVENUE, COLUMBUS, OH 43224



1000 South Front Street
0.2± acres

CV10-027