

Date 6/28/10 Application # CUIO-023

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



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: _____ Received By: DH

PAYED
JUN 28 2010

LOCATION AND ZONING REQUEST BUILDING & ZONING SERVICES

Certified Address (for Zoning Purposes) 1254 COURTLAND AVE Zip 43201

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 010-061575-00

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

Current Zoning District (s) C-3, R-4

Recognized Civic Association or Area Commission UNIVERSITY AREA COMMISSION

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

Proposed Use or reason for Council Variance request: TO ALLOW HONEY-WINE MAKING

Proposed Height District: H-35 Acreage 6.14 ACRES

(Columbus City Code Section 3309.14)

APPLICANT: Name BROTHERS DRAKE, LTD

Address 206 OAK ST City COLUMBUS Zip 43235

PROPERTY OWNER(S) Name SILKMAN PROPERTIES LTD

Address 22 E GAY ST City COLUMBUS Zip 43215

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

ATTORNEY / AGENT Attorney Agent

Name N/A
Address _____ City _____ Zip _____
Phone # _____ Fax # _____
Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature _____

Property Owner Signature _____

Attorney / Agent 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.



BROTHERS DRAKE FINE MEADS

Brothers Drake, Ltd.
206 Oak Street, Columbus, OH 43235
www.brothersdrake.com
614/388-8765
info@brothersdrake.com

Statement of Hardship

Council Variance for 1254 Courtland Ave, Columbus, OH 43201

Requested by: J. Woody Drake, Owner, for
Brothers Drake, LTD.

Variance to CH 3356.03

To the University Area Commission Planning Committee, and To Whom It May Concern:

Brothers Drake, LTD, Central Ohio's first and only Craft Meadery, would like to assume a long-term lease on the property at 1254 Courtland Ave, Columbus, OH 43201. We have talked to Ricky Day, the owner of the Property, and he is interested in assisting us in this endeavor as well. We currently make and sell our mead (wine made from honey) at our licensed, bonded and insured facility on the North Side of Columbus. In 3 years of operations we have outgrown this location. I have lived in Weinland Park for almost 7 years now, and I am a member of the Weinland Park Civic Association. I would very much like to work where I live, so my business can benefit my neighborhood. We currently employ one resident of the University Area (myself), and intend, within 2 years, to hire 2 more, and within 3 years about 7 total employees. These people would be hired (as much as humanly possible) from the local community. We hope to be able to partner with Middlewest Spirits and other local businesses to enhance this part of the neighborhood, bringing commerce and tax revenue to an otherwise empty building. There are currently about 40 parking spots available in the lot attached to the building, and Mr. Day is willing to include in any lease whatever proportion of those that the city may require for our business. Also, the parking lot is surrounded by a tall decorative metal fence that would prevent our patrons from entering the neighbors' yards uninvited.

Our business, while a manufacturing concern, creates no noise to speak of, and no odor at all. The property would house our business offices, tasting room, product development and manufacturing/warehousing facilities. As I had a career in the arts, we would also operate an art gallery in the space, bringing in more people to the neighborhood from the Short North galleries. As I understand the current zoning, all of this is included in C-3 except the manufacturing of the mead, and so it is for this specific favor that we ask. We are aware that, due to the vagaries of zoning, a small part (about 500 ft²) of this building about (9000 ft² total) is zoned residential (R-4). This part of the building has no shower or kitchen, and is set up for an office and a bathroom. We will use it as such.

We currently are open from 6-9 PM Thursday and Friday and 12-6 PM Saturday, and closed Sunday, but at this location our hours of operation would follow the community around us, probably staying open later on Gallery Hop nights and for any community events in the area, but mostly be open by 11AM Monday thru Saturday and closed by 10PM and all day Sunday.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 6/23/10



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.



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: 010061575

Zoning Number: 1254

Street Name: COURTLAND AVE

Lot Number: 3-5

Subdivision: GOODWIN HRS PARCELS

Requested By: BROTHERS DRAKE, LTD (J.W.DRAKE)

Issued By: *Patricia Austin*

Date: 6/23/2010



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 5778



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

APPLICANT

BROTHERS DRAKE, LTD
206 Oak St
Columbus, OH 43201

PROPERTY OWNER
STICKMEN PROPERTIES LTD
c/o Virginia Branham
22 E. Gay St.
Columbus Ohio, 43215

AREA COMMISSION
UNIVERSITY AREA
COMMISSION
c/o Ron Hupman, Zoning Chair
1298 Hunter Ave
Columbus, Ohio 43201

SURROUNDING PROPERTY
OWNERS

RADAR OF HURON LTD
22 e. Gay St Ste 800
Columbus, Ohio 43215

KENNETH J. KAZMER
1272 Courtland Ave.
Columbus, Ohio 43201

TRUSTEES OF THE PILGRIM
HOLINESS CHURCH
46 E. 5th Ave.
Columbus, Ohio 43201

MINHOF REALTY CORP
3401 Old Maids Ln. SW
Pataskala, Ohio 43062

SMITH& HIGH LLC
c/o Virginia Branham
22 E. Gay St. Ste 800
Columbus, Ohio 43215

PETER AVANDOPOULOS
760 Wall St.
Columbus, Ohio 43215

LAWRENCE E WURDLOW
48 E. 5TH Ave.
Columbus, Ohio 43201

GEORGE STEFANDIS
40 E. 5th Ave.
Columbus, Ohio 43201

JAMES A REISER
1276 N High St. #101
Columbus, Ohio 43201

JESSA & MICHEAL GODDARD
1276 N. High St #106
Columbus, Ohio 43201

BRADLEY J. BOOSE
1276 N. High St #203
Columbus, Ohio 43201

PRABHU & THARINDA
ALAHAKOON
1276 N. High St. #204
Columbus, Ohio 43201

CAROLYN M STYER
1276 N. High St #207
Columbus, Ohio 43201

ASHLEY B. SALTZMAN
1276 N. High St. #302
Columbus, Ohio 43201

ASHLEY B SALTZMAN
1276 N. High St. #302
Columbus Ohio, 43201

ANTHONY JAMES MOLCHEN
1276 n. High St. #306
Columbus, Ohio 43201

YORK ON HIGH LLC
c/o Joseph Armeni
453 W 3rd Ave
Columbus, Ohio 43201

HIGH STREET CONDOS, LLC
c/o Jennifer Mitchell
5595 Meadow Grove Dr.
Grove City, OH 43213

VELIKO VENTURES LLC
1077 Mount Pleasant Ave
Columbus, Ohio 43201

SUNRISE MANAGEMENT INC
2621 Sandover Rd
Columbus, Ohio 43220

THOMAS DEARING
BRUCE WINLAND
1231 Indianola Ave.
Columbus, Ohio 43201

OHIO BELL TELEPHONE CO
Room 36-M-01
1 SBC Center
St. Louis, MO 63101

MARTIN BURMASTER
1268-1270 Courtland Ave
Columbus, Ohio, 43201



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 # CV10-023

Being first duly cautioned and sworn (NAME) J. W. DRAKE
of (COMPLETE ADDRESS) 1363 N 4TH ST, 43201
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

Brothers Drake, Ltd.
206 Oak Street
Columbus, OH 43235

1 COLUMBUS-BASED EMPLOYEE
J. WOODY DRAKE
(614) 886-0225

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

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 28th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 02-06-2015

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



Notary Seal Here
Elizabeth A. Cooper
Notary Public, State of Ohio
My Commission Expires 02-06-2015



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME J. WOODY DRAKE
of (1) MAILING ADDRESS 1363 N. 4TH ST, COLUMBUS, OH 43201

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 1254 N. COURTLAND
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) 6/28/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) SILKMAN PROPERTIES, LTD
40 VIRGINIA BRANHAM
226 GAY ST
COLUMBUS, OH 43215

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

BROTHERS DRAKE, LTD
(614) 886-0223

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

(5) UNIVERSITY AREA COMMISSION
RON HUPMAN
1298 HUNTERAVE, COLUMBUS 43201

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) [Signature]
Subscribed to me in my presence and before me this 28th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
My Commission Expires: 02-06-2015



Elizabeth A. Cooper
Notary Public, State of Ohio
My Commission Expires 02-06-2015



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:

STATEMENT IS ATTACHED.

Signature of Applicant

Date

6-28-10



