

Statement of Hardship

1160 West Broad Street

The applicant, Anthony-Thomas Candy Company, seeks the grant of a series of variances to primarily legitimize existing property conditions. The variances requests are to C.C. 3372.604(B) Setback requirements, 3372.605 Building design standards, 3372.607 Landscaping and screening, and 3312.21 Landscaping and screening, as addressed hereafter.

C.C. 3372.604(B) Setback requirements.

This section requires the minimum setback for parking lots to be five feet and further requires parking lots to be located behind the principal building. The application requests a variance to this section to permit a parking setback of zero and to permit parking to the side of the principal building, both to legitimize existing conditions.

C.C. 3372.605 Building design standards.

This section provides for a host of specific building design criteria, which would be primarily applicable for a new build situation. The property at 1160 West Broad Street has an existing structure that does not comply with these building design standards. A variance is requested to legitimize the existing design of the building currently on the property.

C.C. 3372.607 Landscaping and screening.

This section provides certain specifications related to parking lot screening, fencing, dumpster location and screening, the location of mechanical equipment, and plant species, where the applicant seeks a variance to not comply with these requirements because of the fact that the property is developed and the existing development does not comply with these requirements. The grant of this variance will legitimize existing conditions of the property.


C.C. 3312.21 Landscaping and screening.

This section provides certain specifications for interior parking lot landscaping, parking setback and perimeter landscaping, and landscaping maintenance. The applicant requests this variance since the property is already developed and does not comply with these requirements. The grant of this variance will legitimize existing property conditions.

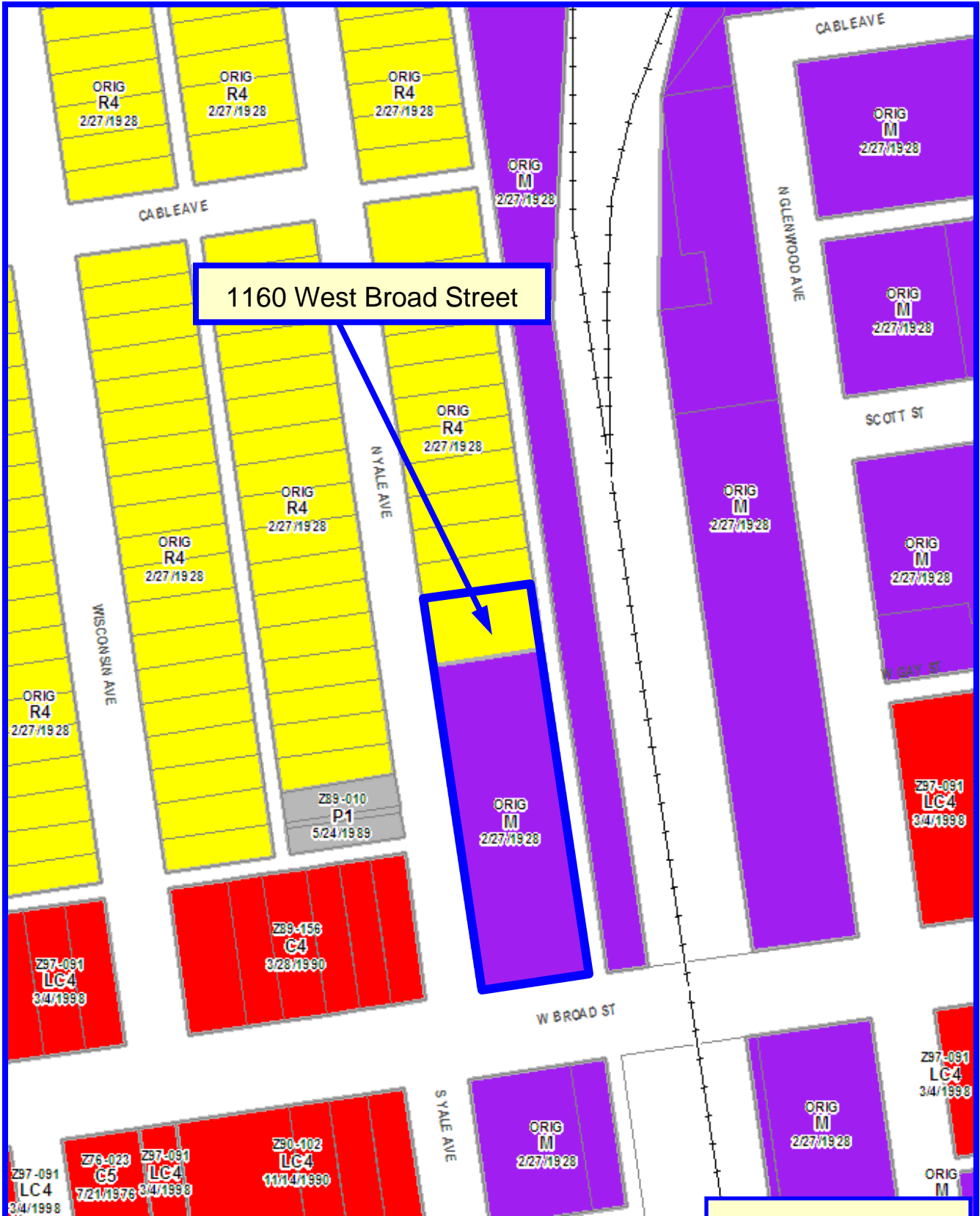
These variance requests are reasonable and will permit the continuance of existing property conditions. The grant of the requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, welfare of the City of

Columbus. These are reasonable variance requests and the applicant respectfully requests that they be granted.

Anthony-Thomas Candy Company

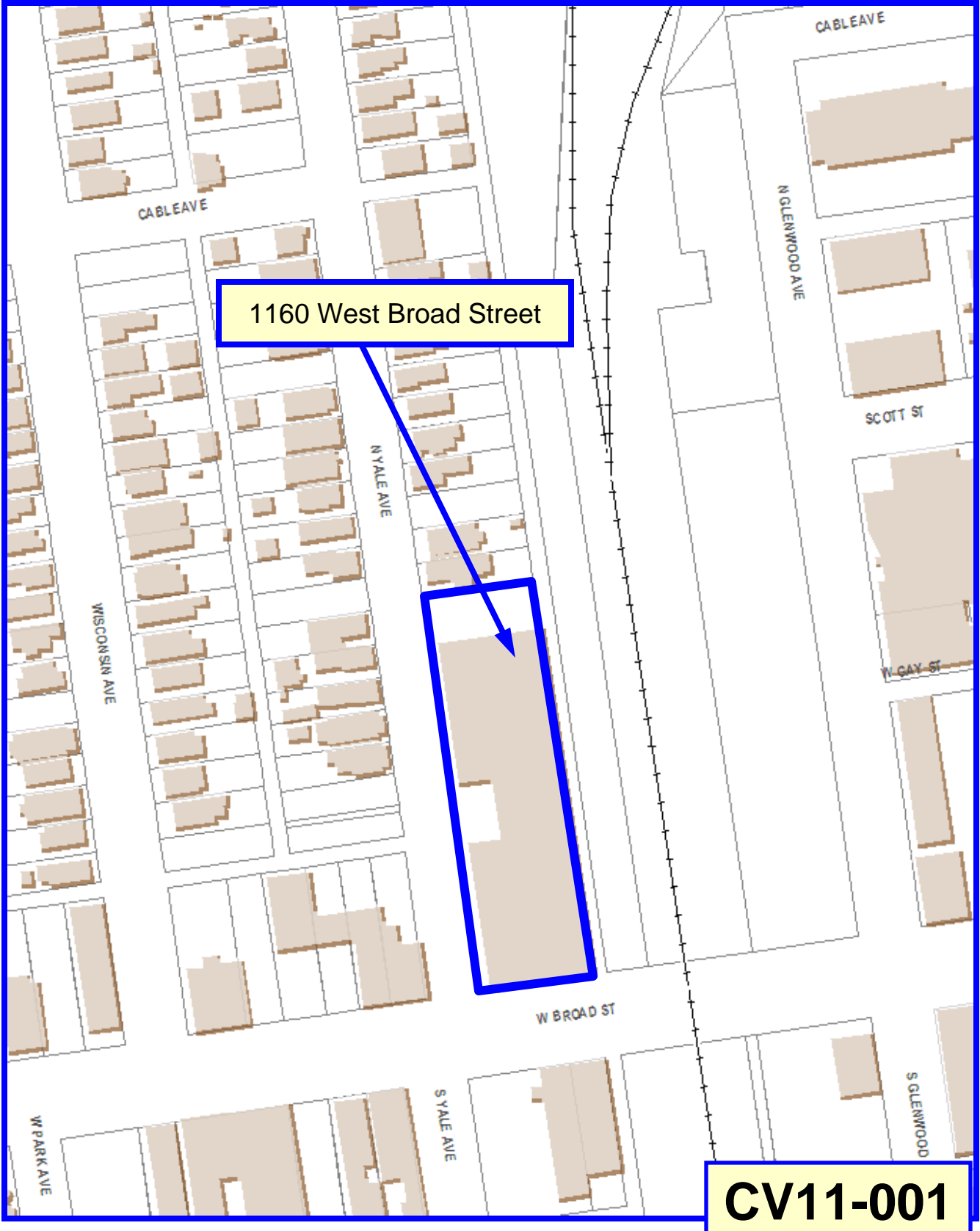
Signature of Applicant: By: 

Date: 1/3/11



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CV11-001



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-----Original Message-----

From: cjstewart [mailto:cjstewart@aol.com]

Sent: Thursday, February 10, 2011 10:50 AM

To: Pine, Shannon L.

Subject: Re: Franklinton Area Commission Recommendations

The Franklinton Area Commission voted on February 8, 2011 to support the 1160 West Broad Street zoning and Council Variance request.

Minutes of the meeting follow:

Franklinton Area Commission

Minutes

February 8, 2011

Present: Judy Box, Allan Brown, Brenda Dutton, Pauline Edwards, Matthew Egner, Jennifer Flynn, David Hooie, Rebecca Hunley, Philip Johnson, Joanne Ranft, Tom Rathbun, Jim Sweeney, Bruce Warner, Chris Winchester, and Donna Woods

Absent: Adrienne Corbett, Sherry Koch, and Carol Stewart

Vice Chair Matt Egner called the meeting to order.

Jeff Brown, attorney from Smith and Hale representing Lower Lights Christian Health Center, requested FAC support of the LLCHC council variance to change the zoning of the parking lot and north portion of the Anthony Thomas Warehouse from residential to match the zoning on the rest of the warehouse. **Judy Box made a motion to support LLCHC's request for a council variance. Pauline Edwards seconded the motion. David Hooie and Donna Woods abstained from the voting. All other commissioners present voted in favor of the motion. The motion passed.**

Matt Egner adjourned the meeting. The next FAC meeting will be on March 8, 2011 at 6:30 p.m. in the Franklinton Branch of the Columbus Public Library.

Submitted February 8, 2011

Donna Woods, FAC Secretary



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 # CV11-001

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

Anthony Thomas Candy Company 1777 Arlingate Ln. Columbus, OH 43228	

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 4th day
of January, in the year 2011
SIGNATURE OF NOTARY PUBLIC Natalie C Timmons
My Commission Expires: 9/4/15

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



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