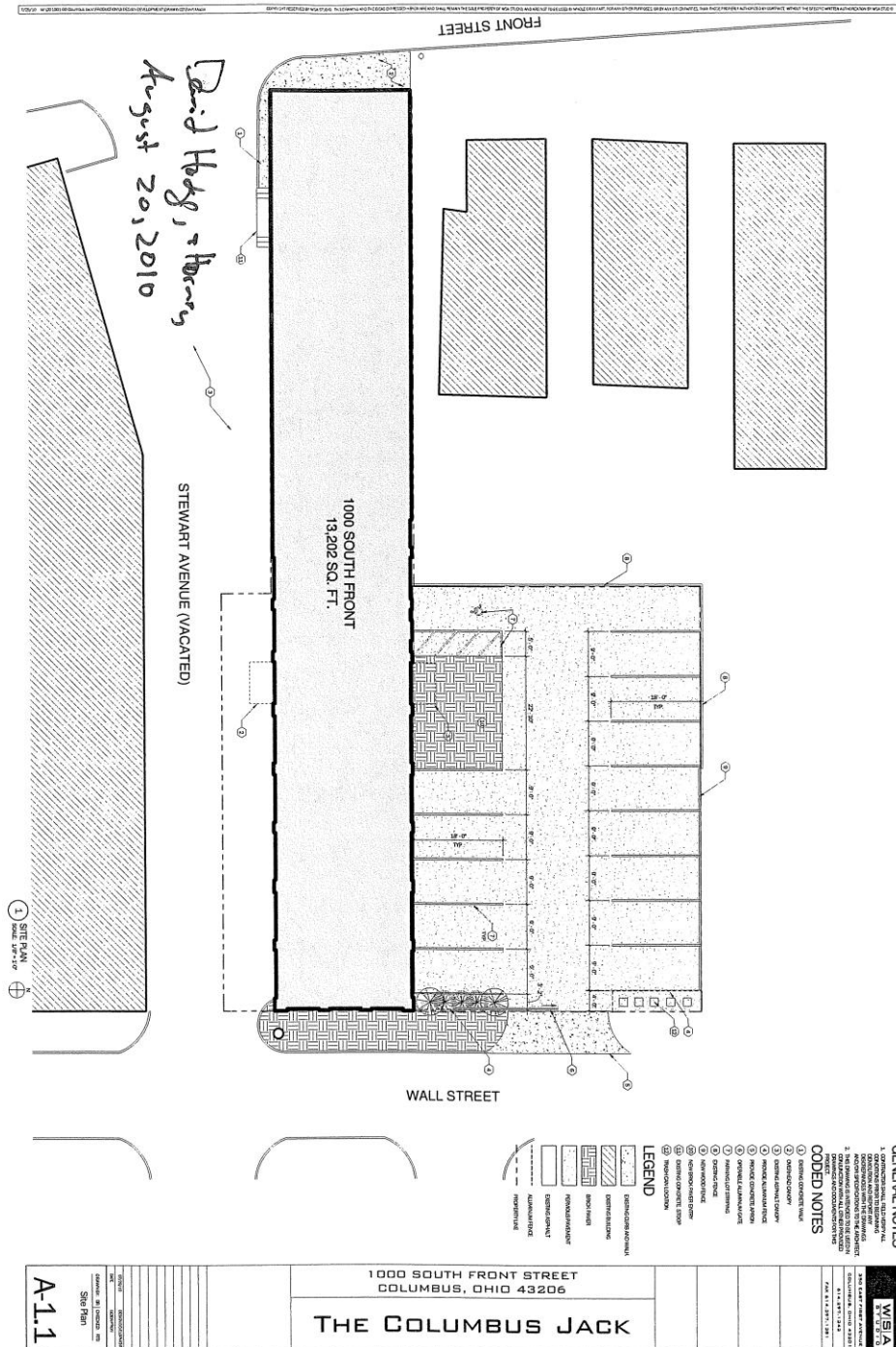


CV10-027

Don Pitt



CV10-027

**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 for offices and six (6) residential dwelling units and to provide parking in conjunction with the residential and office use of the building. These variances are necessary to provide for this type of infill. 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 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.

These 3 variances represent existing conditions of the building which is being renovated.

Section 3333.09, Area Requirement

To reduce lot width from 50 to 28 feet

Section 3333.23, Maximum side yard permitted

To reduce from 5 feet to zero

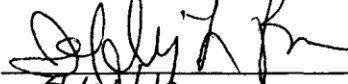
Section 3333.24, Rear yard

To reduce from 25% of total lot area to zero

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

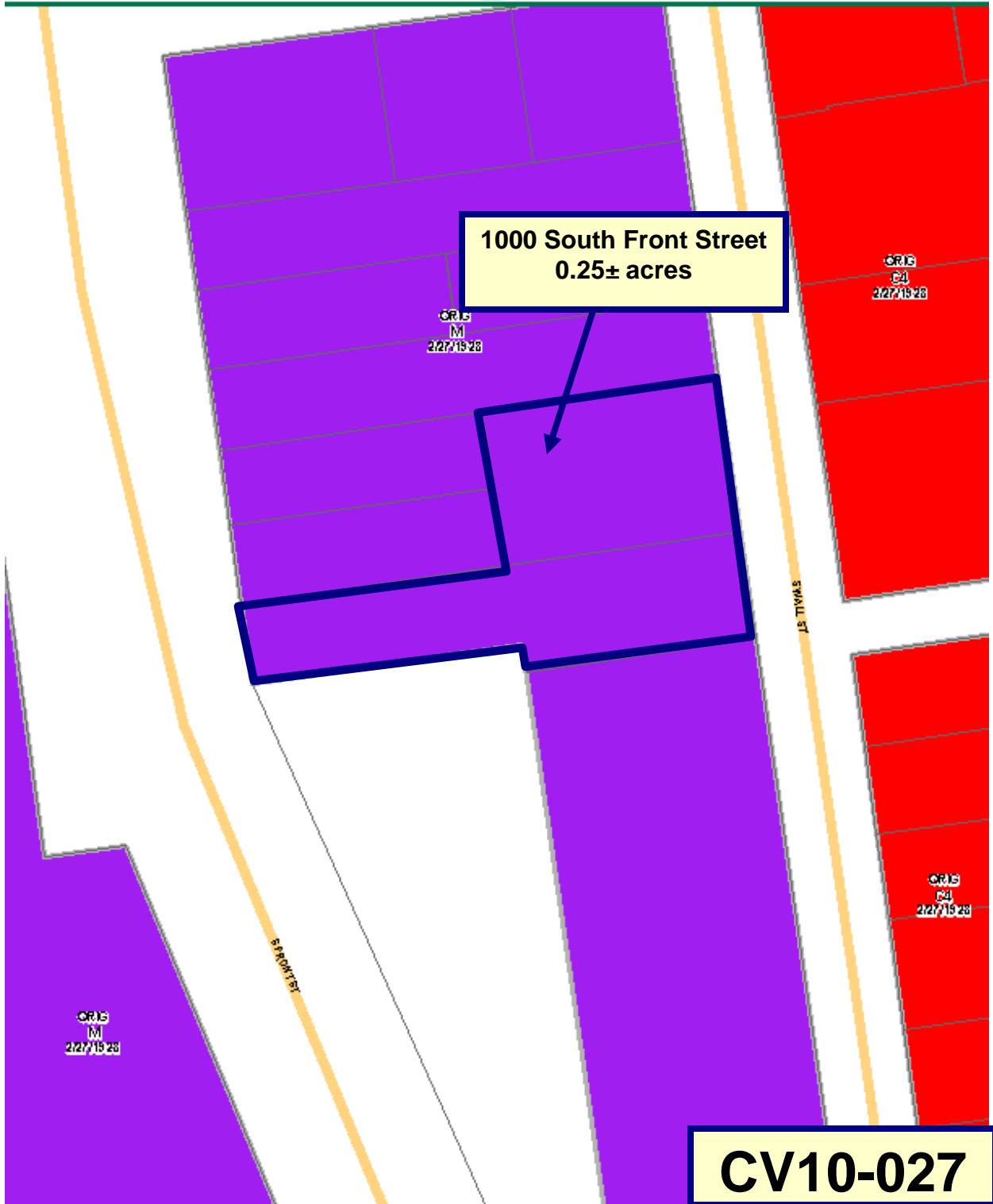
Signature of Applicant: By: _____



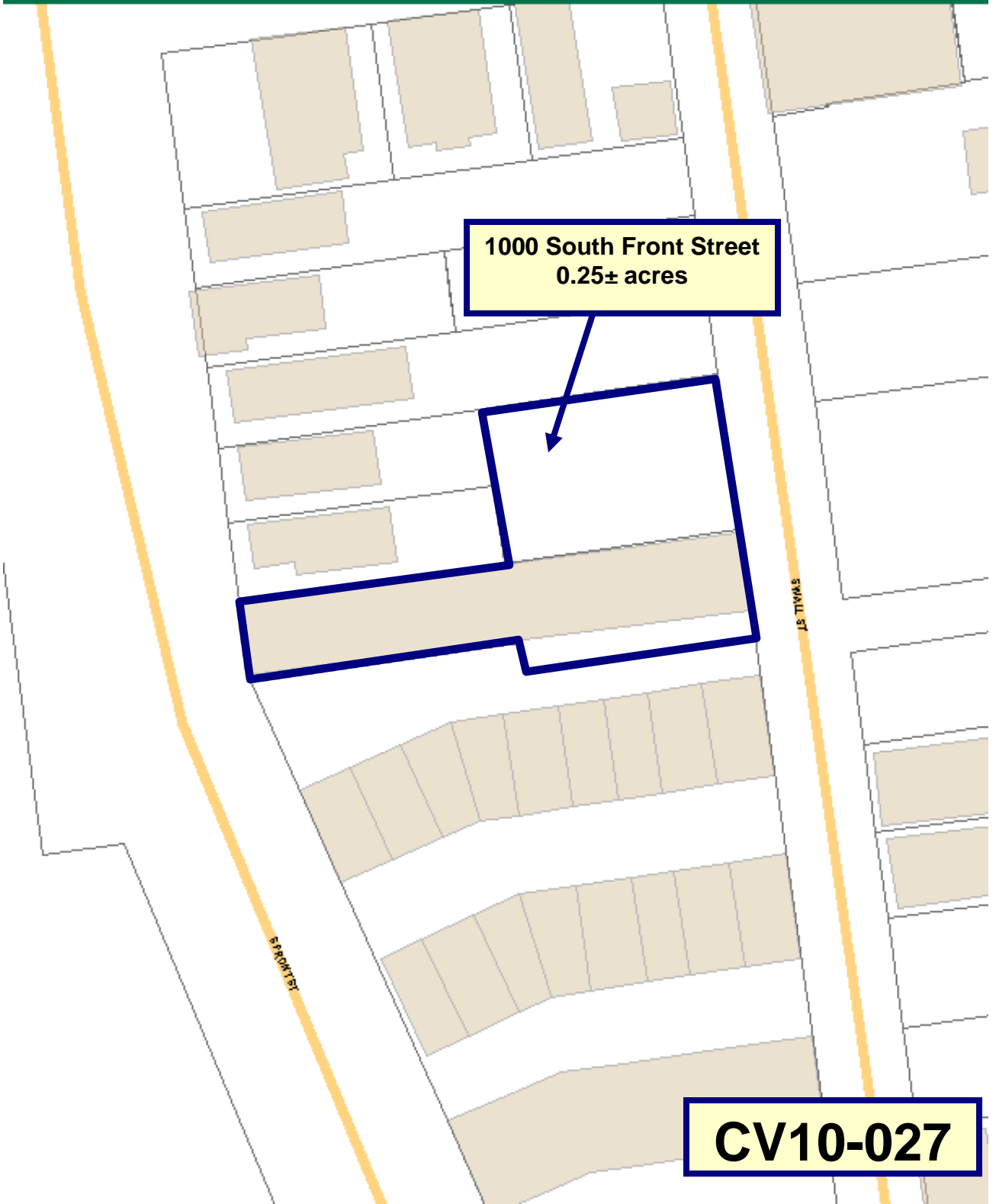
Date: _____

7/2/10

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



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



1000 South Front Street
0.25± acres

CV10-027



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

COPY

CERTIFICATE OF APPROPRIATENESS
BREWERY DISTRICT COMMISSION

This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1000 South Front Street
APPLICANT'S NAME: 1000 S. Front, LLC (Owner)

APPLICATION NO.: 10-8-4 **HEARING DATE:** 8-5-10 **EXPIRATION DATE:** 8-5-11

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3321 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend Variance Application #10-8-4, 1000 South Front Street, as submitted:

Variance Request

- CC3312.21: Landscaping and Screening: to eliminate interior, perimeter, and parking setback screening for parking lot.
- CC3321.01: Dumpster area: to not screen dumpster along Wall Street.
- CC3321.05: Vision Clearance: to eliminate vision clearance at Wall Street and the parking lot access.
- CC3363.01: M-Manufacturing district: to permit six (6) dwelling units in the M-Manufacturing zoning classification.
- CC3372.604: Setback requirements: to reduce the 5' parking setback to zero (0') and to permit parking to the side of the building.
- CC3372.607: Landscaping and screening: to permit a dumpster to be located at the side of the building and to eliminate screening along Wall Street.
- CC3333.09: Area Requirement: to reduce lot width from 50' to 28'.
- CC3333.23: Maximum Side Yard Permitted: to reduce from 5' to 0'.
- CC3333.24: Rear Yard: to reduce from 25% of total lot area to 0%.

Rezoning Request

- Rezone property from M: Manufacturing District to AR-0: Apartment Residential District.

MOTION: Gibson/Pongonis (6-0-0) RECOMMEND APPROVAL.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer

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



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