

Statement of Hardship

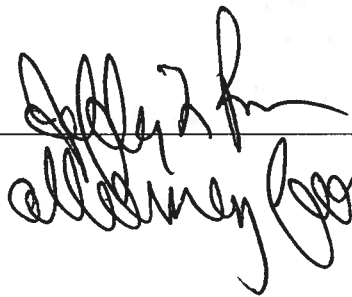
To permit a brewery (Section 3367.01, M-2, Manufacturing District) with an ancillary tasting room (which will include retail sales) and a reduction in the distance from a residential zoning district. (Section 3363.19 Location requirement) The brewery needs a new location to serve its expanding customer base. The existing warehouse building is zoned M-2, Manufacturing, which permits only less objectionable uses. The City Codes classifies brewery as a more objectionable use which requires 600 feet separation from a residential zoning district. There is residential to the north, east and south within 600 feet but the predominate use in the area is one of the City's manufacturing district (reduction from 600 feet to zero). As for the brewing process there will be a 12 in. flue on top of the building to vent the steam from boiling malt extract (wort). The applicant will boil about six hours per day mostly during business hours.

The flue doesn't vent anything controlled or toxic. The applicant is basically venting the steam from malt sugar water. The flue gas is most water vapor, some food compounds that contain cooked corn aromas, and the smell of hops. Many people, including the applicant, find this aroma pleasing. The applicant does not believe its operations will have a detrimental effect on the surrounding properties.

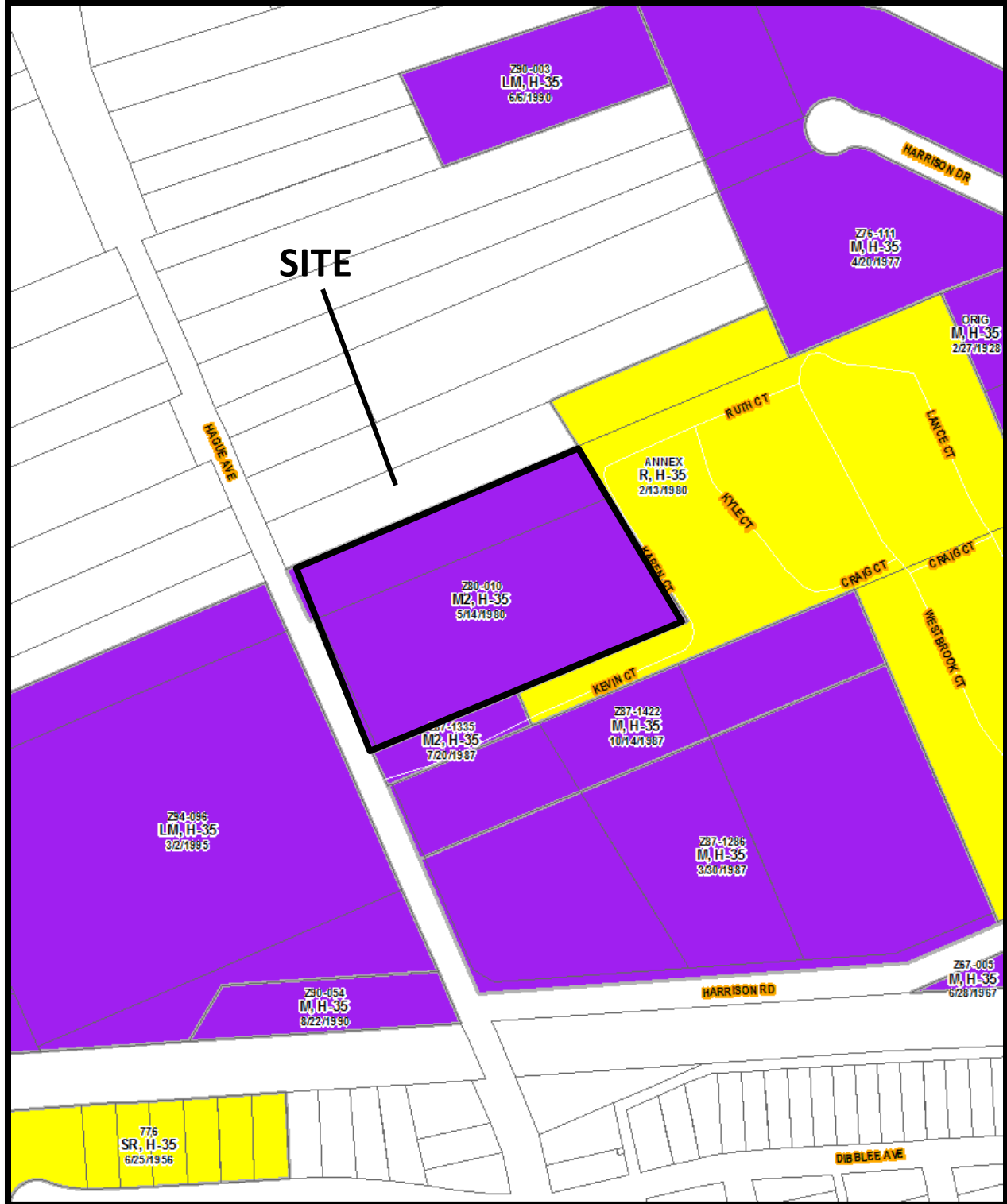
We believe the code exists to protect residential neighborhoods for enormous beer factories like the ABI plant at I-71 and I-270 near Westerville. Our plant is tiny by comparison.

Breweries now include tasting rooms to increase the interest in their products. The applicant wants to include a tasting room on site with the brewery. Customers will be able to buy brewery products in the tasting room.

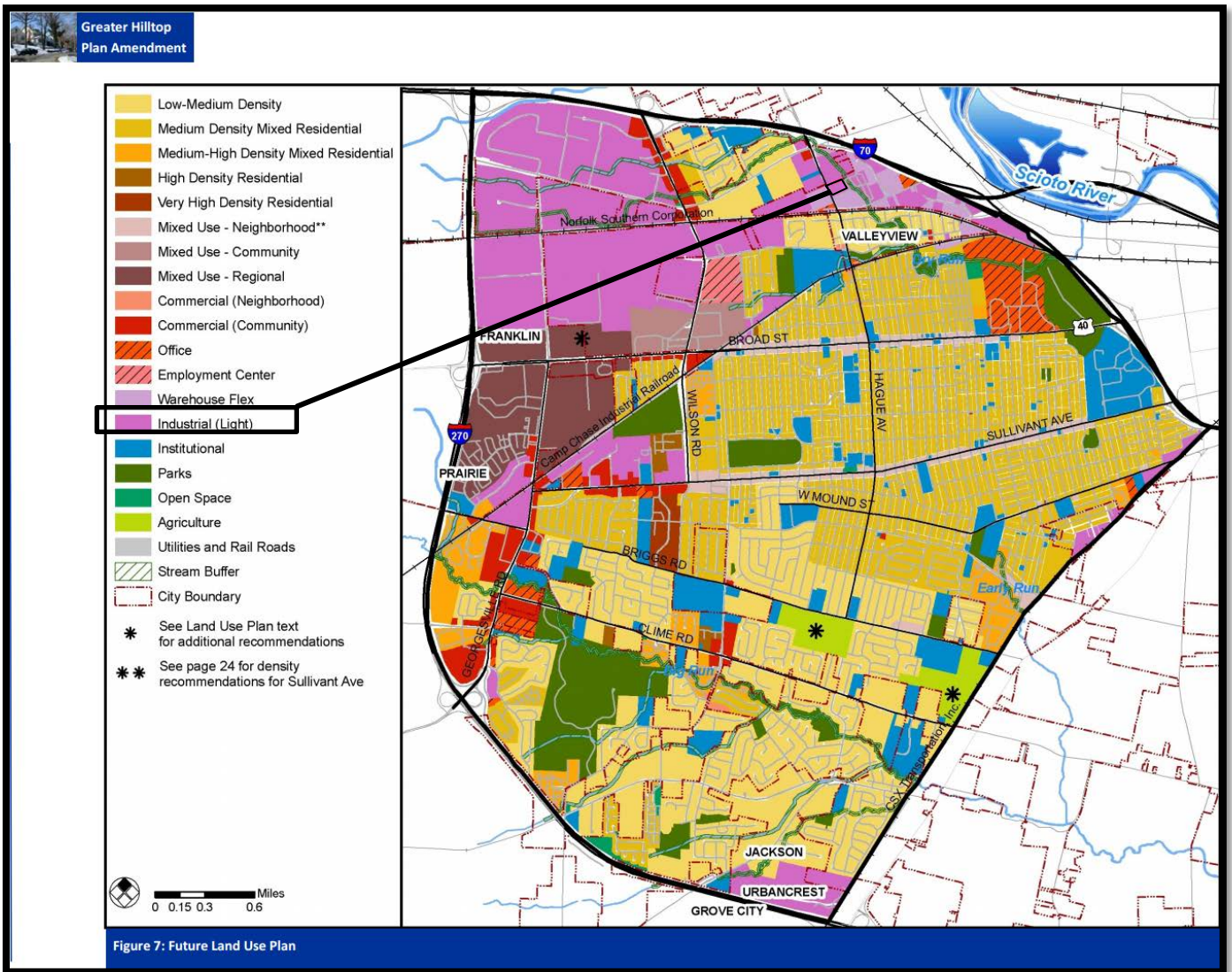
The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant 

Date 6/3/15



CV15-031  
662 North Hague Avenue  
Approximately 4.6 acres



CV15-031  
 662 North Hague Avenue  
 Approximately 4.6 acres  
 Greater Hilltop Plan Amendment (2010)



CV15-031  
662 North Hague Avenue  
Approximately 4.6 acres



STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-031

Address 662 NORTH HAVEN AVE

Group Name GREATER HUNTOP AREA COMMISSION

Meeting Date JUNE 2, 2015

Specify Case Type

- BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
Disapproval

NOTES:

Vote FOR AGAINST ABSTAIN
13 0 0

Signature of Authorized Representative

[Handwritten Signature]

SIGNATURE

CO-CHAIR ZONING COMTE, GHAC

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building and Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

# Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # CV15-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

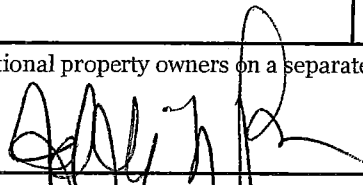
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. Four String Brewery Co. 985 West 6th Avenue Columbus, OH 43212 9 Columbus based employees Dan Cochran - 614-725-1282	2. Donald W. Dick 3080 Valleyview Drive Columbus, OH 43204 614-975-3425
3.	4.

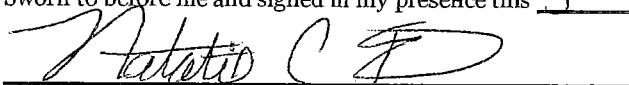
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT



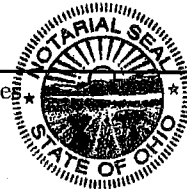
Sworn to before me and signed in my presence this 5<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/15



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

***This Project Disclosure expires six (6) months after the date of notarization.***

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
**Please make checks payable to the Columbus City Treasurer**