

Council Variance Application Statement

435 West Town Street

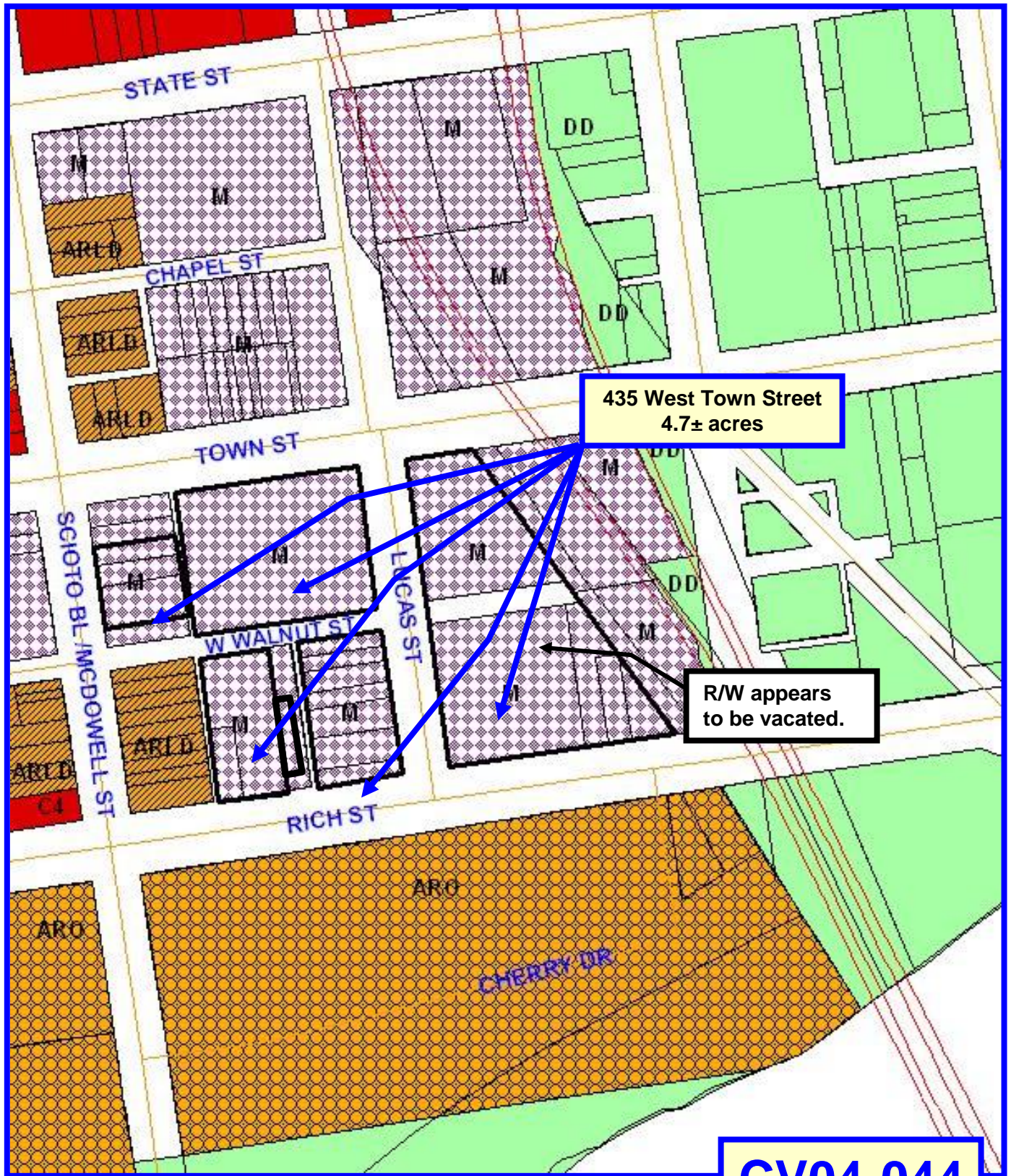
The applicant is requesting an amendment to Columbus City Ordinance 1964 – 2005 which provides in part:

“That this ordinance is further conditioned on the applicant recording a public easement for pedestrian and vehicular access on Lucas Street between Town and Rich Streets if a certificate of occupancy is not issued for either “401 West Town Street” or “425 West Town Street” and the parking lot on Lucas Street is not constructed per the “PROPOSED SITE PLAN”, prepared by Wandel and Schnell Architects, Inc., dated January 13, 2006 and signed by Jeffrey L. Brown, attorney for the applicant within four years of passage of this ordinance including the proposed entry gates shown on the north and south ends of Lucas Street on the aforementioned plan.”

The applicant is unable to meet this four year deadline and therefore submits this application to provide for the amendment of Columbus City Ordinance 1964 – 2004 to extend this deadline to four years from passage of this ordinance amendment.

Signature of Applicant: David Hall

Date: 12/29/09



CV04-044



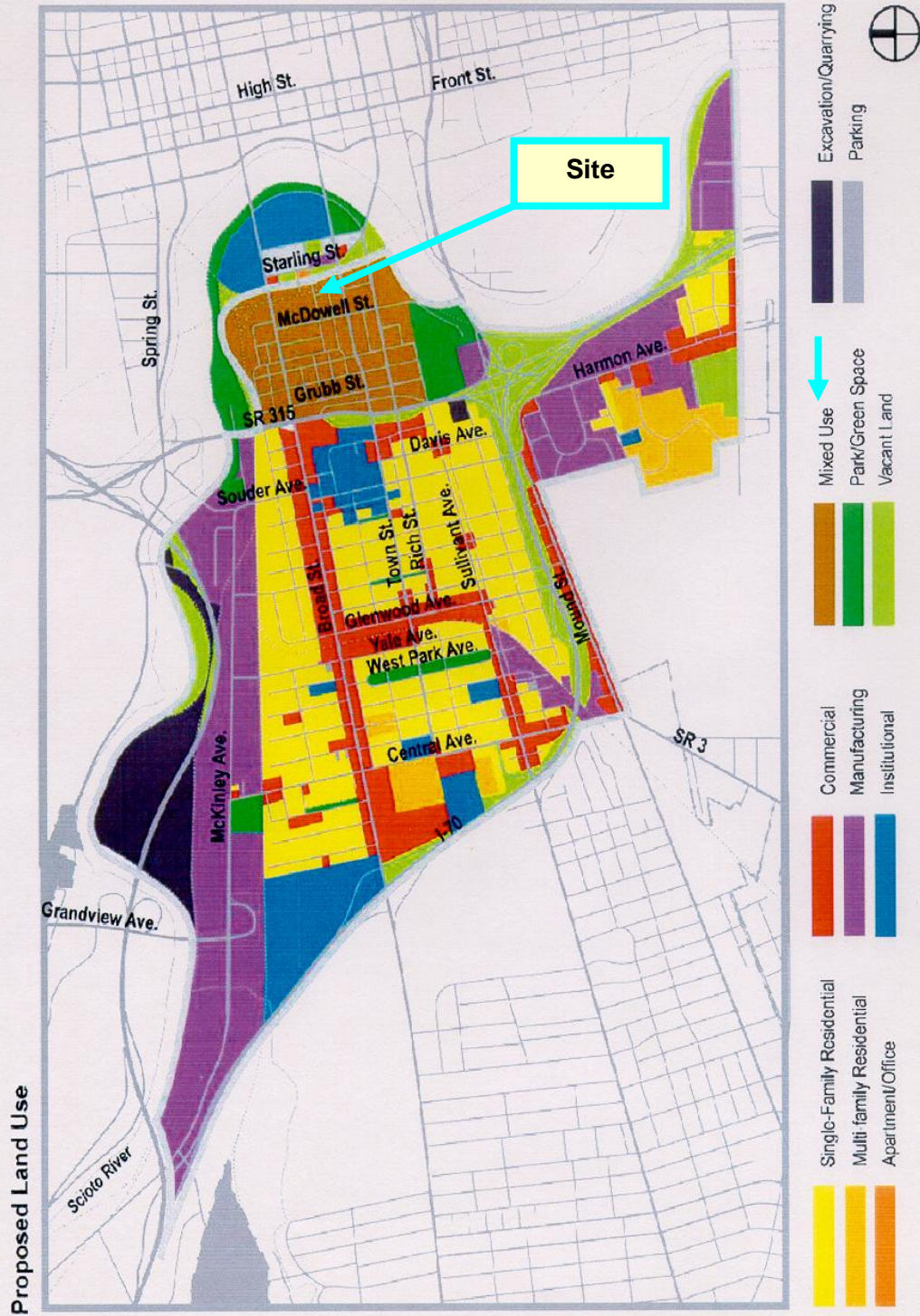
CV04-044

3372.403 DESIGNATED AREA.

The designated area, which is delineated in the Official Zoning Map, is generally bound by the Scioto River on the north, the first set of railroad tracks west of Starling Street on the east, the Scioto River/I-70 on the south, and State Route 315 on the west.



DRAFT
June, 2003



From: cjstewart [mailto:cjstewart@aol.com]
Sent: Tuesday, February 02, 2010 4:45 PM
To: Jeff Brown; dhitt@columbus.gov
Cc: Jim Sweeney
Subject: Re: Brick Town St CV

The Franklinton Area Commission voted to support an extension of the Council Variance for Brick Investment with regards to selling Brick Investment Lucas Street in the area between West Town Street and West Rich Street.

--

Carol J. Stewart, Chair
Franklinton Area Commission
192 South Princeton Avenue
Columbus, Ohio 43223
279-9382
cjstewart@aol.com

On Feb 2, 2010, at 3:30:40 PM, "Jeff Brown" <JLBrown@smithandhale.com> wrote:

From: "Jeff Brown" <JLBrown@smithandhale.com>
Subject: Brick Town St CV
Date: February 2, 2010 3:30:40 PM EST
To: cjstewart@aol.com
Cc: "Jim Sweeney" <JimSweeney@franklinton.org>

Attachments: 1 Attachment, 40.2 KB

Carol, when city council passed this ordinance there was a condition that my client grant to the city a public easement across Lucas St if certain development has not occurred within four years of council's action. (see copy of hardship statement) This condition was to cover the event that Lucas St would be vacated and the development not occur. Since Lucas St has not been vacated my client cannot grant an easement. When I met with Chris Presutti he suggested that we amend the council variance and add another four years to that condition. I discussed this amendment with Jim and he did not see an issue with it nor a reason to come back to the Commission. The city would like an e-mail indicating that the commission does not have an issue with this amendment. The e-mail should be addressed to Dana Hitt with a copy to me. If you have any questions please give me a call.

Jeffrey L. Brown

Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, Ohio 43215

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ORD#0416-2010

CV04-044A

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(614) 221-4255
(614) 221-4409 fax

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # CV04-044A

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
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

Brick Investment Corp. P.O. Box 3660 Hollywood, CA 90078	B & T Floor Co. P.O. Box 163520 Columbus, OH 43216
Urban Smart Growth - Franklinton LLC P.O. Box 3660 Hollywood, CA 90078	

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 28th day
of December, in the year 2009
SIGNATURE OF NOTARY PUBLIC Aaron Underhill
My Commission Expires: _____

This Project Disclosure Statement expires six months after the date of notarization.
Notary Seal Here  **AARON L. UNDERHILL**
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.