

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF PLANNING
AND ZONING SERVICES

STATEMENT OF HARDSHIP

Application #: CV18-047

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.

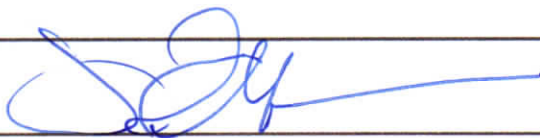
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

see the attached letter

Signature of Applicant 

Date 10/10/18



7844 Flint Road
Columbus, Ohio 43235-6407
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com

October 10, 2018

Mr. Michael Maret
The City of Columbus
Department of Building and Zoning Services
111 North Front St.
Columbus, Ohio 43215

RE: Kindred Brewery
800 E. Cooke Rd.
Columbus, Ohio 43214

Council Variance Application No.: CV18-047

Dear Mr. Maret,

Listed below are variance requested for this project.

- 3312.21 (A) - Shade tree landscape islands locations, requesting shade trees to be located as shown on the submitted site plan.
- 3312.21 (A) - Shade tree landscape islands sizes, requesting a reduction in size to an inside dimension of 3'-0" square landscape island with a straight curb for any tree located within the parking areas.
- 3312.21 (B) - Screening of the parking area from a residential area, requesting a reduction in height to 4'-0" and no landscape mound.
- 3312.29 (A) - Parking space size/dimensions, standard size is 9'-0" x 18'-0" (162 sf), requesting a reduction in size for (1) parking space located beside the new ramp, to 8'-0" wide. Also (22) parking spaces will be reduced in area size to the landscape islands. The reduced parking area will be (158 sf).
- 3312.41 (B) - Striped crosswalk from sidewalk to building, requesting a non-striped walk way. The entire site is paved with several ways of walking to the building on a hard surface.
- 3312.49 - Number of required parking spaces, requesting a reduction by (1) space. From 53 spaces to 52 spaces.

- 3365.17 (C) - 600'-0" set back from a Residential Area to a Brewery, requesting a reduction to 73.75', this is the existing conditions to the property line.
- 3372.704 (D) - 25'-0" parking set back from the edge of property, requesting a reduction to 2'-0" along Indianola Ave.
- 3372.709 (A) - Parking between the building and Right-of-Way, requesting the use of parking between the existing building and the existing Right-of-Way. The existing front building is being removed and this work is creating the parking area. We are also not adding any additional area to the existing building.

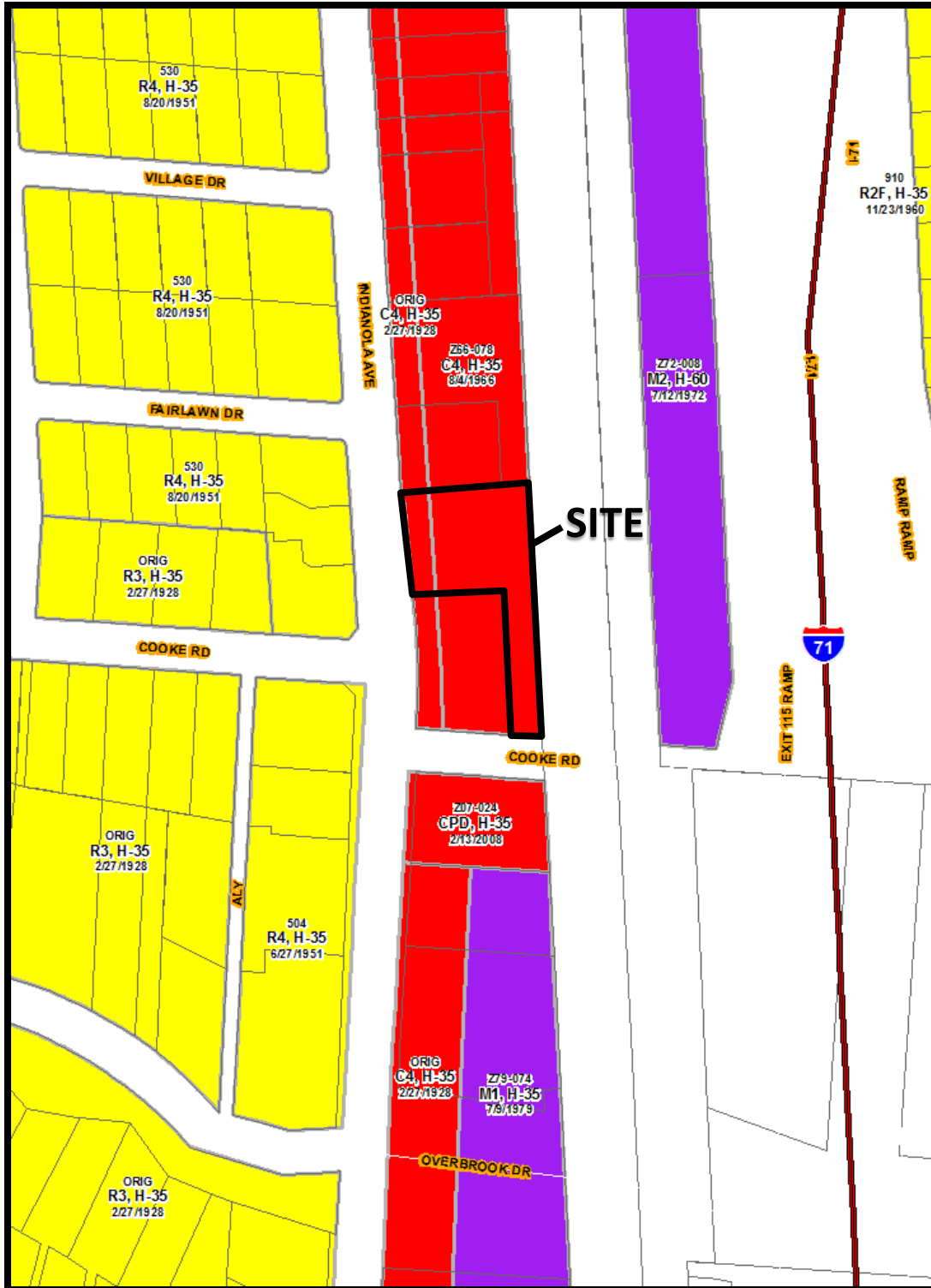
Allowing these variances will not adversely affect the surrounding neighborhood nor will it impair adequate light and air to adjoining properties nor increase traffic nor impair public health, safety, and welfare of the surrounding area. Essentially there will be no change as far as manufacturing is concerned to the activities that were previously conducted on this property.

If you have any questions, please call.

Sincerely,

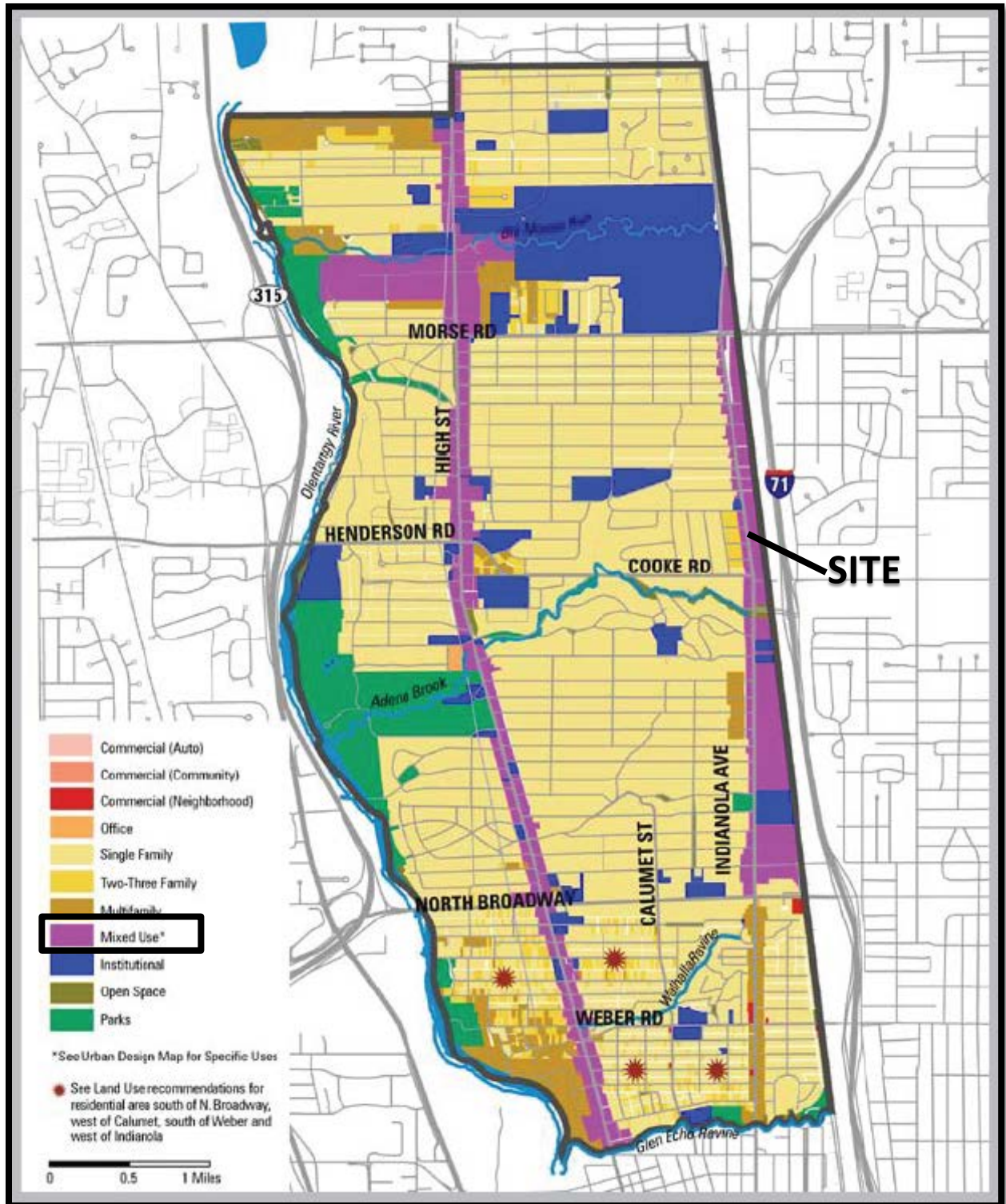


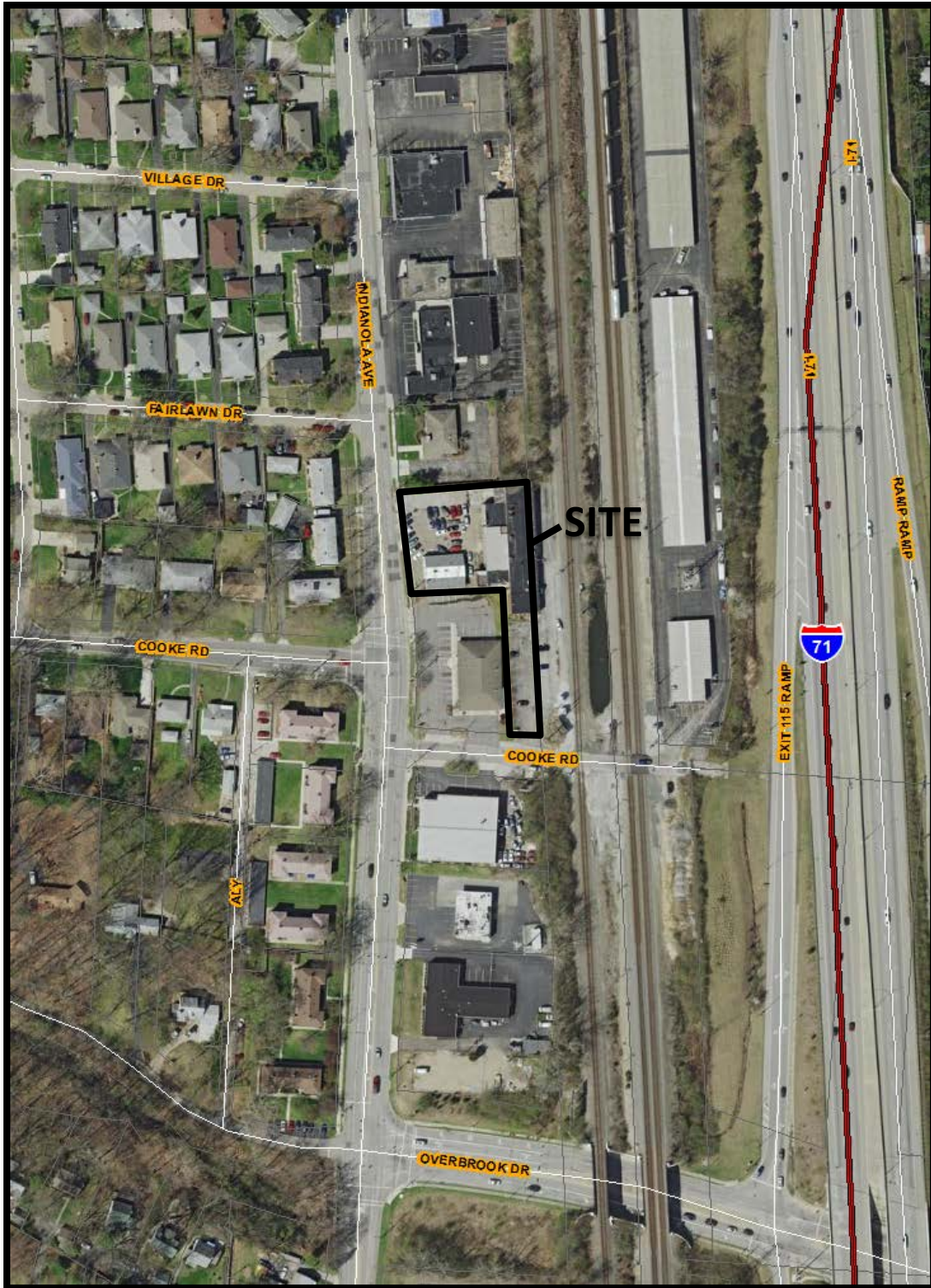
Jim W. Clarke, Architect
NCARB Certified
Clarke Architects, Inc.



CV18-047
800 East Cooke Road
Approximately 0.80 acres

Clintonville Neighborhood Plan (2009) – “Mixed Use” Recommended





CV18-047
800 East Cooke Road
Approximately 0.80 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

(PLEASE PRINT)

Case Number: CV18-047 _____

Address: 800 E. Cooke _____

Group Name: Clintonville Area Commission _____

Meeting Date: Aug. 2, 2018 _____

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES: The CAC strongly supports this project. It is a good use for a blighted site.
This vote was for the request to reduce the setback to less than 600' from a
residential district. 3365.17, and to have an M-1 Manufacturing use in a C-4
Commercial District.

Vote: 7 for approval, 1 abstained because of a potential conflict

Signature of Authorized Representative: /s B.J. White, Secretary
SIGNATURE

Clintonville Area Commission
RECOMMENDING GROUP TITLE

614.560.9124
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number: CV18-047 _____

Address: 800 E. Cooke _____

Group Name: Clintonville Area Commission _____

Meeting Date: September 18, 2018 _____

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES: A variance to allow parking in front of the existing building and Indianola right-of-way in deference to CCO parking requirements; 3372.709(A), Approved 7-0

A variance to allow for parking pavement to be permitted within 2' of the right-of-way. The required parking setback along the right-of-ways is 10 feet per 3312.27(A)(4), Approved 7-0

A variance to allow parking lot shade trees required per 3312.21 to be located in planter islands which do not meet the minimum island dimensions. Approved 5-2. The dissenters would have granted a variance to allow less parking in order to accommodate full-sized planters. All members present would have approved such a parking variance.

These were approved at a special meeting of the CAC's Zoning & Variance Committee, which, pursuant to CAC Bylaw V.A.2.a., was authorized by CAC Chair Libby Wetherholt to speak for the Commission.

Vote: Approved, 7-0, 7-0, 5-2 (see notes) _____

Signature of Authorized Representative: /S Stephen Hardwick _____

SIGNATURE

Chair, Zoning and Variance Committee, Clintonville Area Commission

RECOMMENDING GROUP TITLE

614-209-9508

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James W. Clarke / Clarke Architects, Inc.
of (COMPLETE ADDRESS) 7844 Flint Road, Columbus, Ohio 43235

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. 800 Columbus, LLC 501 Morrison Road STE 100 Gahanna, Ohio 43230	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 25TH day of JUNE, in the year 2018

SIGNATURE OF NOTARY PUBLIC Daniel C. Loew

My Commission Expires: 3/29/2021

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

Notary Seal Here



DANIEL C. LOEW
Notary Public State of Ohio
My Comm. Expires March 29, 2021

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 all checks payable to the Columbus City Treasurer