

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CV16-037

STATEMENT OF HARDSHIP

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.

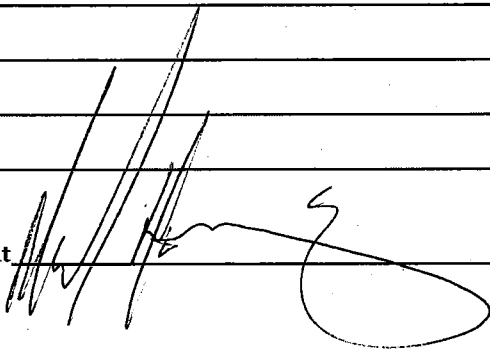
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant



Date

5/26/2016

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

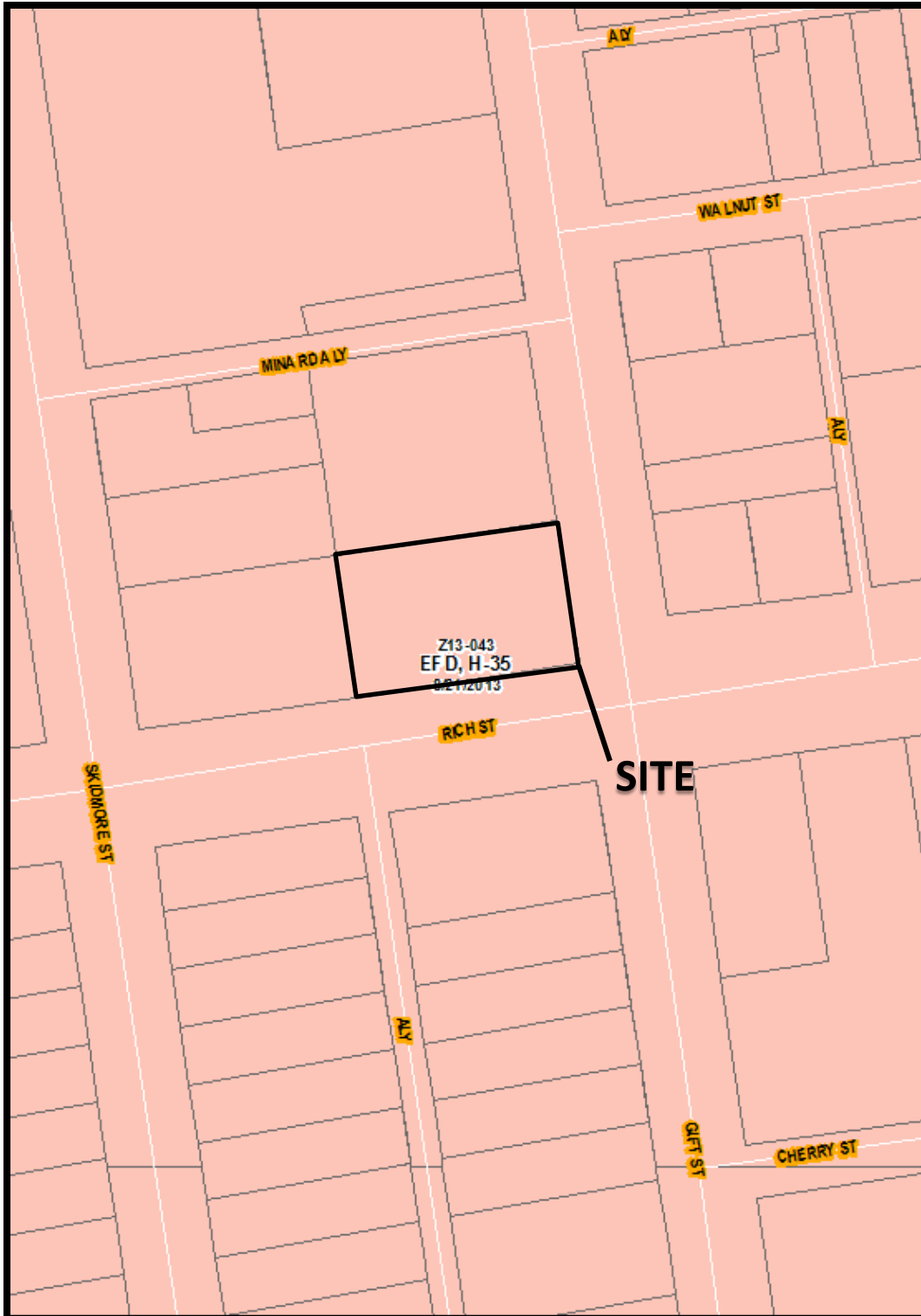
CV16-037

Statement of Hardship:

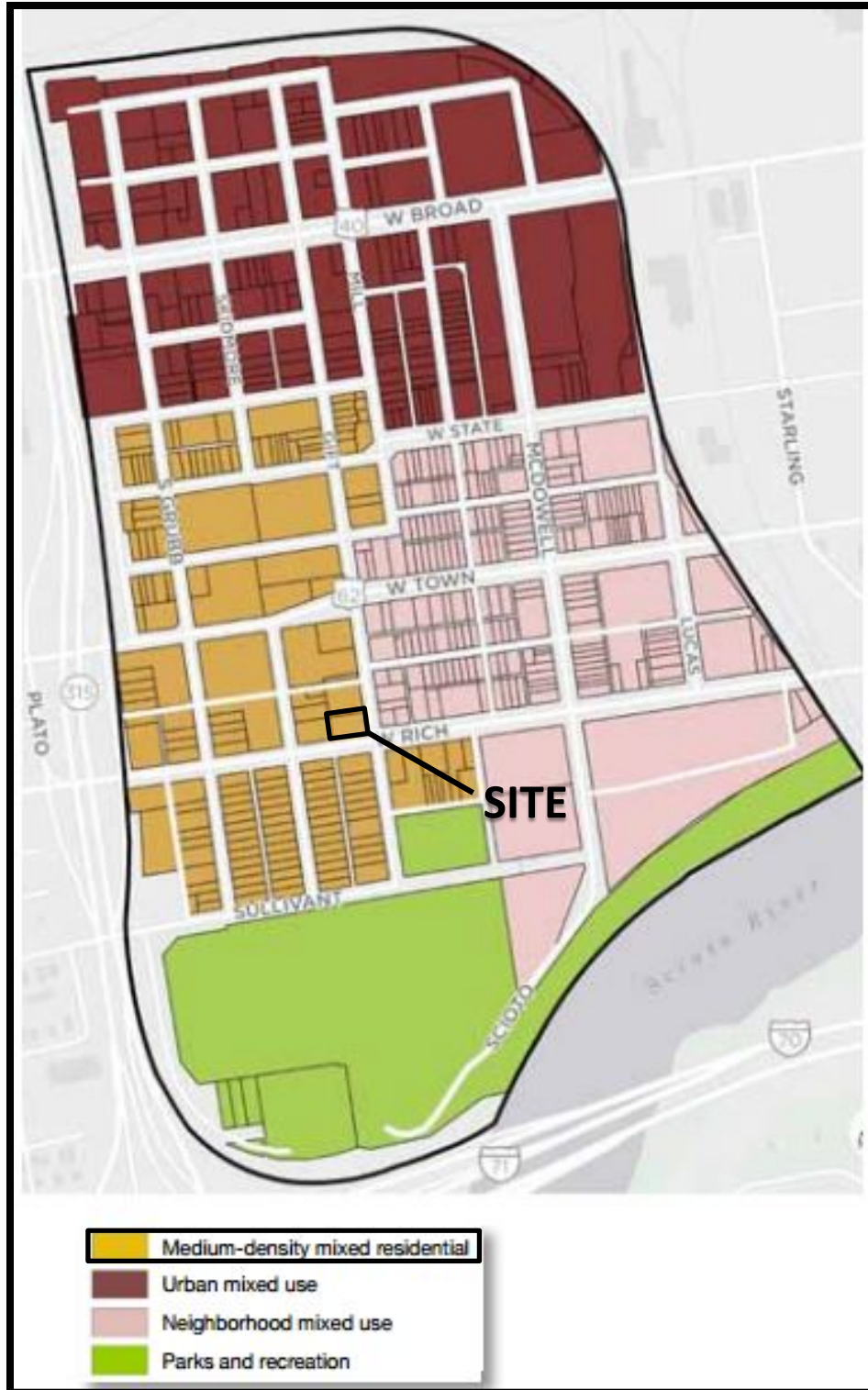
Red Herring Productions is dedicated to creating theatrical performances that are profound, provocative, and professional by providing artists with the resources they need that enable them to produce their work and enrich the broader community. Producing and presenting theatrical works is at the core of Red Herring's mission. Consequently it is requesting a zoning variance from city council that will permit it to use 566 West Rich St as a theater. Additionally, as Red Herring's mission includes the enrichment of the greater Columbus creative community, it is extending its request to use the space for rehearsals, acting classes, dance classes, yoga and Pilates classes. (An itemized list of proposed uses may be found at the bottom of this statement of hardship.) Furthermore, by converting 566 W Rich St into an entertainment venue, Red Herring Productions will be adding value and developing the community. It will become a destination point for Columbus audiences. Those audiences will patronize Franklinton restaurants, bars, and galleries which will stimulate the local economy and create jobs. Finally, a Red Herring presence at 566 W Rich St will supplement the vibrant visual arts community to include theater and the performing arts. This characteristic will broaden and diversify Franklinton's creative community, enriching the lives of residents.

List of proposed uses:

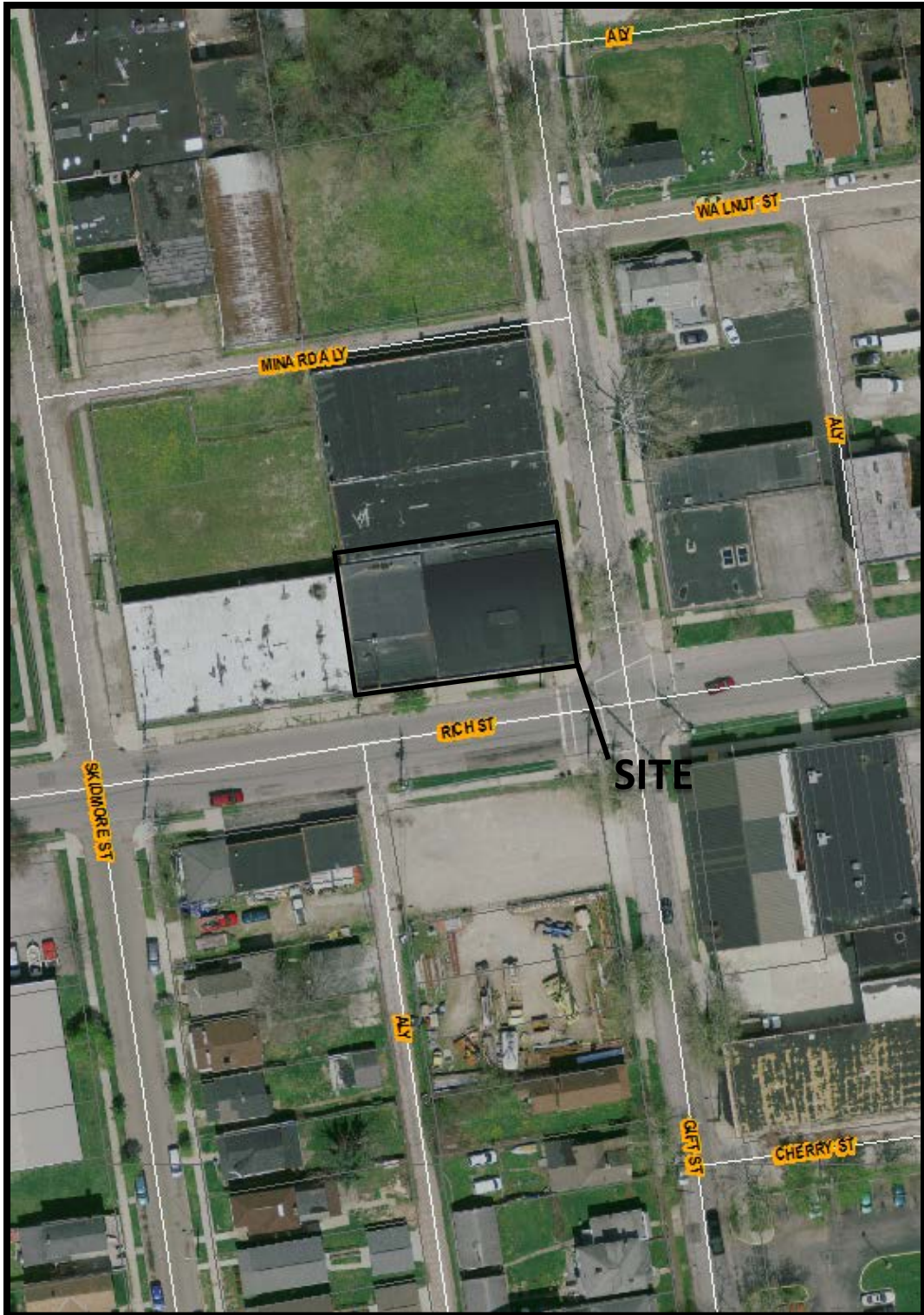
- Theatrical Performances
- Yoga Classes
- Pilates Classes
- Dance Classes
- Acting Classes
- Art Gallery
- Warehousing



CV16-037
566 West Rich Street
Approximately 0.17 acres



CV16-037
566 West Rich Street
Approximately 0.17 acres



CV16-037
566 West Rich Street
Approximately 0.17 acres



Franklinton Area Commission

P.O. Box 23315 Columbus, Ohio 43223

6.18.16

To: EFRB et al

Re: Zoning variance for 566 West Rich Street.

At the June 12th meeting, members of the Franklinton Area Commission voted to support the application to expand the usage of 566 East Rich Street to include theatrical performances. Currently the building is zoned for artist's galleries and warehousing.

We also support proposed future uses - Yoga Classes, Pilates Classes, Dance Classes, Acting Classes, and Art Gallery

A handwritten signature in black ink, appearing to read "Judy Box".

Judy Box

Chairperson: Judy Box, 614-377-0429
Vice Chairperson: Matthew Egner, 614.638.3653
Secretary: Trent Smith, 614-746-0287
Treasurer: Allan Brown 614-268-0902

EAST FRANKLINTON REVIEW BOARD

RECOMMENDATION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 566 W RICH ST
PROPERTY OWNER: SCOTT GUILER
APPLICANT: RED HERRING PRODUCTIONS
REQUEST: TO PERMIT THEATER, DANCE STUDIO/FITNESS CLUB, ART GALLERY, WAREHOUSING, AND ARTIST MANUFACTURING
HEARING DATE: 06/21/2016

The East Franklinton Review Board hereby certifies that the application for the above referenced property and a copy of this recommendation are on file with the city's Planning Division. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3323:

- | | | | |
|-------------------------------------|-----------------------|--------------------------|----------------|
| <input type="checkbox"/> | Zoning Change Request | <input type="checkbox"/> | Special permit |
| <input checked="" type="checkbox"/> | Variance (CV16-037) | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Change of Use | | |

TYPE(S) OF ACTION(S) REQUESTED:

RECOMMENDATION:

- Recommend Approval Recommend Approval with Conditions Recommend Denial No Action Taken

CONDITIONS:

This recommendation is for consideration by designated regulatory authority for the actions requested as indicated.

06/22/2016

Jackie Yeoman

Date

East Franklinton Review Board/Development Department/Planning Division
 50 W Gay St, Columbus OH 43215
jeYeoman@columbus.gov | 614 645 0663

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 # CV16-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RED HERRING Productions
of (COMPLETE ADDRESS) 566 W. Rich St. 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. <u>RED HERRING Productions</u> <u>566 W. Rich St.</u> <u>Columbus, OH 43215</u>	2.
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 26 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

July 21, 2019
My Commission Expires

Notary Seal Here



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