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STATEMENT OF HARDSHIP

Property Address: 1600 Oak Street
Parcel Number: 010-066585, 010-138164
Current District: R-3, Residential and I, Institutional – Rezoning to AR-3 and CPD concurrent
Applicant: Trolley Barn LLC c/o Jeff Baur
 1400 Dublin Road
 Columbus, Ohio 43215
Attorney: David Hodge
 Underhill & Hodge LLC
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054
Date of Text Application: July 9, 2019
 CV18-104

Trolley Barn LLC submits this Statement of Hardship in support of its companion Council Variance Application, this council variance request is companion to a rezoning request filed for the Columbus Trolley Barn property and the subject site. The rezoning requests the CPD, Commercial Planned Development District for the north side of Oak Street, and the AR-3 Apartment Residential District for the south side of Oak Street. The rezoning generally, and this companion council variance, will foster a mixed-use redevelopment of the property – to be known as The Trolley District – which is planned to include the East Market, a retail use for start-up food vendors, restaurateurs, and retailers akin to the North Market in downtown Columbus, a brewpub and taproom with limited distribution, restaurant space with outdoor dining spaces, retail, and apartment residential uses. This companion council variance accommodates the corner retail to be located at the southeast corner of Oak Street and Kelton Avenue, and furthers the ability of the brewery to brew at this location and distribute product produced at the site.

The property is neither within a commercial overlay nor planning overlay. It is situated within the boundary of the Near East Area Commission, District 4, and also within the boundary of the Near East Area Plan. The Plan does not recommend a specific land use or provide design guidelines for this site. This neighborhood is listed in the National Register of Historic Places but this specific Site is not listed in the Columbus Register of Historic Properties.

The applicant is committing to the Development Plan submitted with this application and respectfully requests the following variances:

1. 3361.02, CPD permitted uses. To allow distribution uses associated with the brewery and taproom.
2. 3311.28(b) Requirement. To allow the manufacture of beer and/or alcoholic spirits within 600 feet of a residential district.
3. 3333.03, AR-3 apartment residential district use. To permit first floor commercial use in an apartment house and to allow C-3, Commercial retail or office uses in the AR-3 zoning district. This variance request is specific to parcel 010-138164.

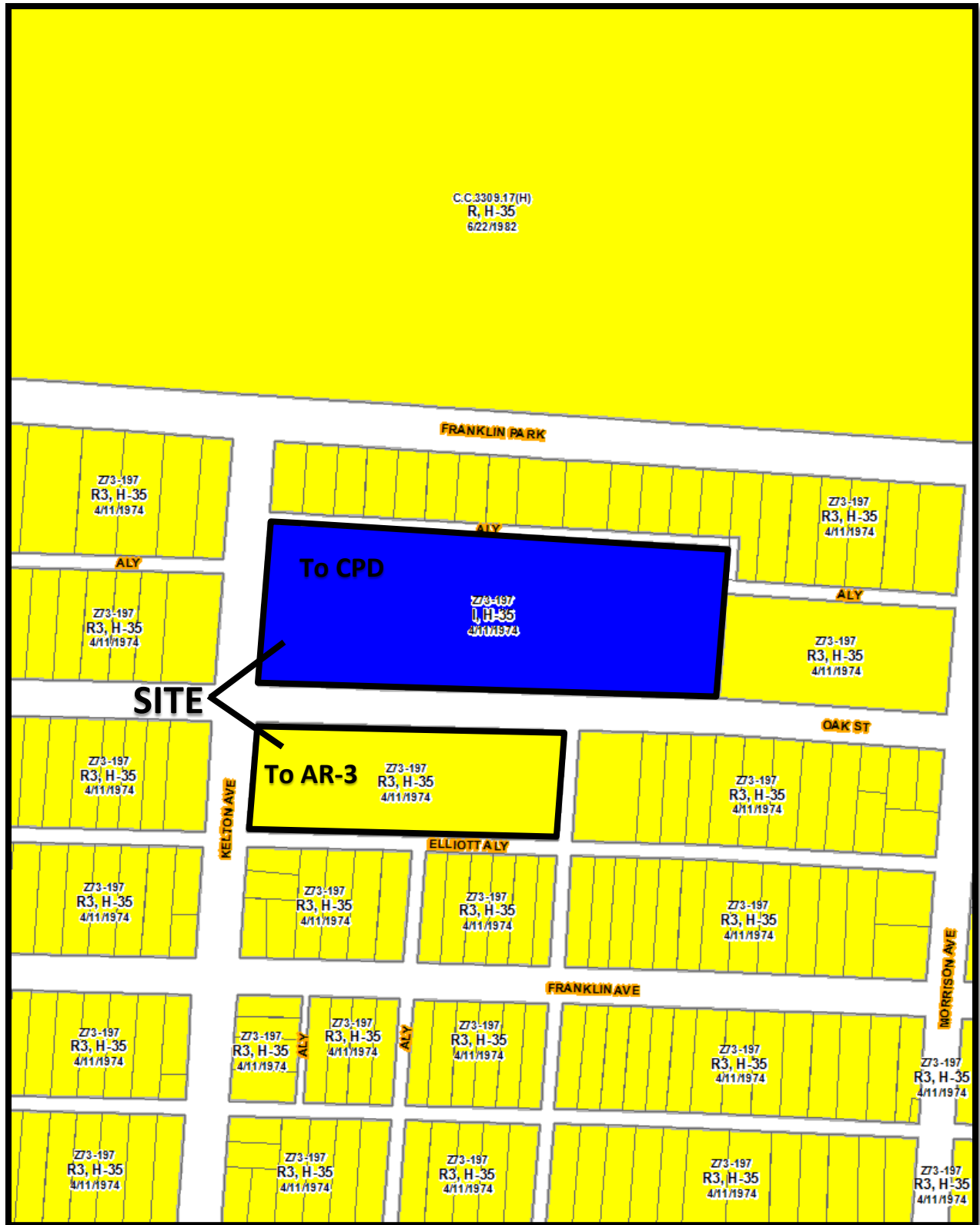
4. 3333.15(C), Basis of computing area. Under this section, no residence building shall occupy alone or together with any other building greater than 50 percent of the lot area. Applicant requests a variance to allow the building to occupy 55 percent of the lot area. This variance request is specific to parcel 010-138164.
5. 3333.18(B) – Building Line – Under this section, the building line is 25 feet for Oak Street and 30 feet for Kelton Avenue. Applicant requests a variance to reduce the building line from Oak Street right-of-way to 5 feet and the building line from Kelton Avenue right-of-way to 6 feet. This variance request is specific to parcel 010-138164.
6. 3333.255 – Perimeter yard – This section requires a perimeter yard of 25 feet based on the lot's width. The Applicant requests a variance to reduce the perimeter yard to 2 feet from the east boundary and 0 feet from the south boundary. This variance request is specific to parcel 010-138164.
7. 3312.21, Landscaping. This section requires interior parking lot landscaping at a rate of 1 shade tree per ten parking spaces. Applicant requests a variance to eliminate interior parking lot landscaping requirements opting instead to heavily landscape the north side of Building B to offset the requirement. This variance request is specific to parcel 010-138164.
8. 3312.49, Minimum number of parking spaces required. Under this section, 162 vehicular parking spaces are required for the proposed use. Applicant requests a variance to reduce the minimum number of required vehicular parking spaces to 102. This variance request is specific to parcel 010-138164.
9. 3321.05(B)(2), Vision Clearance. Under this section, a 30-foot clear vision triangle is required at street intersections. Applicant requests a variance to reduce the vision clearance to five feet at the south-east intersection of Oak Street and Kelton Avenue. This variance request is specific to parcel 010-138164.
10. 3303.01, Definitions. The Applicant requests a variance to change the definition of “apartment complex” to include commercial use on the ground floor. This variance request is specific to parcel 010-138164.

Applicant respectfully submits that the requested variances are warranted for this urban infill redevelopment project which will serve to revitalize the subject properties and foster the positive trajectory of the immediate neighborhood.

Respectfully Submitted,

 (E52)

David Hodge
Attorney for Applicant



CV18-104
1600 Oak Street
Approximately 4.62 acres



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1600 Oak Street
Approximately 4.62 acres

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

Case Number

218-078 and CV18-104

Address

1600 Oak Street, Columbus, OH 43205

Group Name

Trolley Barn, LLC.

Meeting Date

02/14/19

Specify Case Type

- ☐ EZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

11-0-1 (Cross-wonack)

Signature of Authorized Representative

Kathleen D. Burt

Recommending Group Title

CHAIR NEAC

Daytime Phone Number

614-582-3053

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



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV18-104

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Trolley Barn, LLC c/o Jeff Baur 614-264-5044 1400 Dublin Road Columbus, Ohio 43215	2. City Heritage LLC c/o Jeff Baur 614-264-5044 1400 Dublin Road Columbus, Ohio 43215
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 27th day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



KIMBERLY P. DAWSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Notarization Statement expires six months after 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 all checks payable to the Columbus City Treasurer