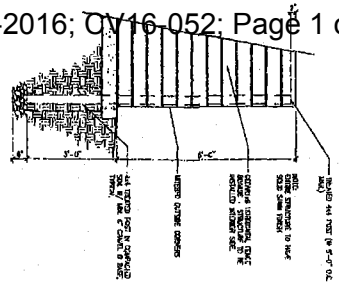
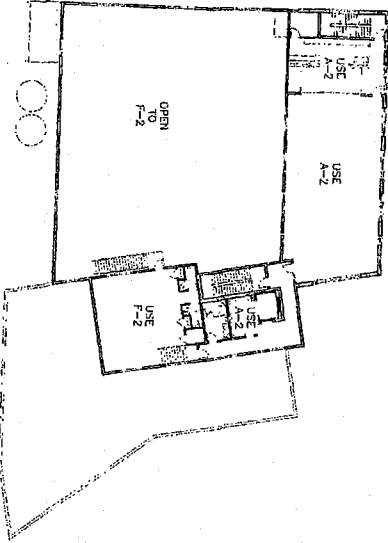


ENCLOSURE DETAIL



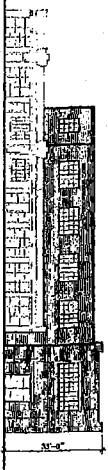
6 SECOND FLOOR PLAN



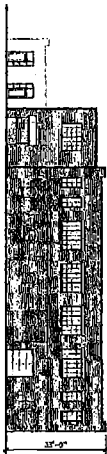
3 SOUTH ELEVATION



2 EAST ELEVATION



5 NORTH ELEVATION



4 WEST ELEVATION



Building Information

Project Scope

This scope includes construction of existing 1188 SF retail and adding a new one and two story building for production and assembly space.

Applicable Codes
 2011 Ohio Building, Mechanical, and Plumbing Codes

OSBC Chapter 11 and ICC A117.1-2009 Accessibility and Umbrella Stairways and Ramps as modified by OSBC Chapter 11.

Occupancy
 F-2 and A-2 (Assembly, (lower Production up to 10K seats) and Bar (Food Court) non-separated use.

Type of Construction
 305 (existing) and 306 (new) systems (needed to comply with OSBC Section 505)

Area
 A-2 2,800
 F-2 3,900
 10,000 square feet (10,000 with existing)

Size and Area

Existing Area (Gross sq ft)	5,200 sq ft
Proposed Addition (Gross sq ft)	5,200 sq ft
Proposed Construction (Gross sq ft)	1,800 sq ft
First Floor	1,800 sq ft
Second Floor	1,800 sq ft
A-2 (Assembly)	2,800
F-2 (Food)	3,900

Occupant Load

The occupant load is based on the net square feet of usable space. Restrooms, corridors, stairs, and elevators are not figured in the overall area.

Proposed First Floor	1,800 sq ft	Occupancy
F-2	1,800 sq ft	47
A-2 (Assembly)	1,000 sq ft	22
Proposed Second Floor	1,800 sq ft	Occupancy
F-2	1,800 sq ft	47
A-2 (Assembly)	1,000 sq ft	22

Toll-Free

Water Canteen F-2 1 per 100
 Lavatories F-2 1 per 100
 Water Closets A-2 1 per 75
 Lavatories A-2 1 per 75
 Drinking Fountains
 Service Sinks
 1 Required, 1 Provided

Zoning Information

Proposed Use: C-4, P-4
 Existing Use: No Change
 Proposed Use: No Change
 C-4, P-4
 No Change
 C-4, P-4
 No Change
 C-4, P-4
 No Change
 C-4, P-4
 No Change

Particular Production Ordinance (POCO) is not applicable.

Production Ordinance (POCO) is not applicable.

Production Ordinance (POCO) is not applicable.

Production Ordinance (POCO) is not applicable.

Parking Required (addition only)

Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
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Existing 17 Spaces
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Existing 17 Spaces
 Proposed 17 Spaces
 No Change

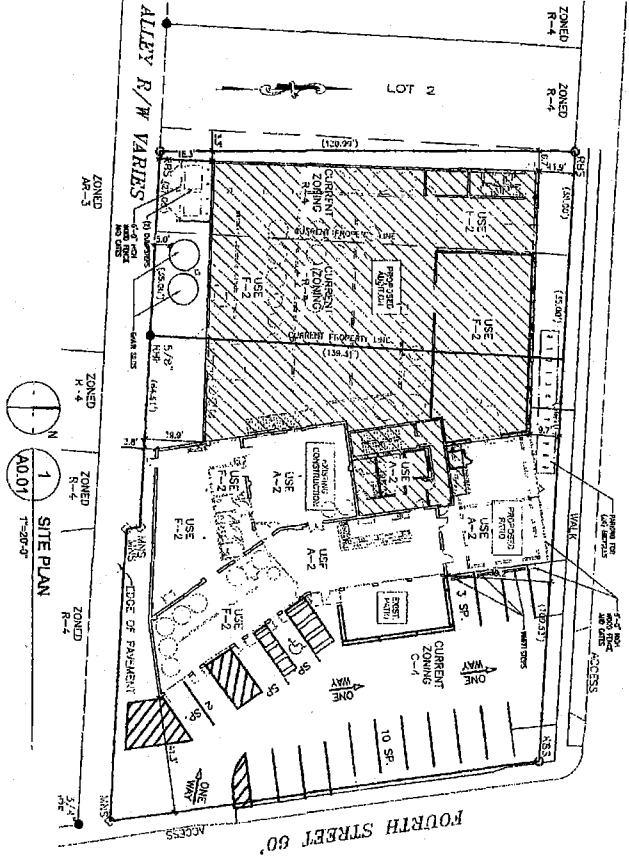
Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
 No Change

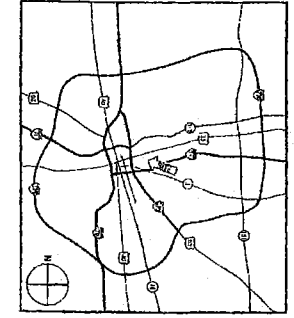
Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
 No Change

Existing 17 Spaces
 Proposed 17 Spaces
 No Change



1 SITE PLAN



Location Map

R-4 Lot Coverage
 (Does not include any commercial lot)
 Existing 4.5% (66,816 sq ft) - 2003 SIF
 Proposed Addition 5.76% (81,117 sq ft) - 75% coverage
 Rear yard (917 sq ft) - 75% rear yard

Urbanorder
 ARCHITECTURE
 797 summit street columbus ohio 43215
 614.293.8208
 info@urbanorder.com www.urbanorder.com

Seventh Son Brewing
 Addition to:
 1101 North Fourth Street
 Columbus, Ohio 43215

PRELIMINARY 10/25/16
 CONSTRUCTION
A0.01

CV16-052

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 Exhibit B

Signature of Applicant


ERIC D. MARTINEAU, ESQ.

Date

8/29/2016

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Exhibit A – Zoning Code Sections. 1101 North Fourth St. See attached Site Plan

Summary: expansion of brewery and bar located on parcel with both C-4 and R-4 zoning. Distribution of beer to off-site vendors will occur.

Zoning variances for this project include the following:

- 3332.039 – R-4 District.** Allow for use otherwise prohibited in R-4, specifically, to allow the operation of an eating and drinking establishment as well as manufacturing of alcoholic beverages as defined in 3363.14
- 3312.53 – Minimum number of loading spaces.** Allow construction of building without the 1 loading space which would otherwise be required. 10,775 sf is just above the 10,000 square feet or more but less than 75,000 square feet which would require one space.
- 3332.18(D) Basis of computing area.** To increase the maximum lot coverage in the R-4 district portion of the property from 50% to 73%.
- 3332.21 Building Lines.** Permit the new construction along the R (R4) section of the parcel to be built at 9.7 feet on the North side, less than the required building line setback as determined by reference to the building lines of the contiguous R parcels and “the Columbus Thoroughfare Plan, which requires a setback of 30’.
- 3332.25 – Maximum side yards required** To reduce the side yard requirement (South side of R4 portion of parcel) from 20% to 12.7%
- 3332.27 – Rear yard.** To reduce the minimum rear yard (West side of R4 portion of parcel) from 25 percent of the R4 parcel area to 7.5%.
- 3372.604a – Setback requirements** To reduce the setback requirements to 9 feet to the north, 3.3 feet to the west, and 3.8 feet to the south. Allow existing parking to remain in front of building and reduce the 5 foot setback to zero
- 3356.03 – Use Variance.** To allow the C-4 portion of the parcel to be used as a brewery with off-site distribution.
- 3363.19 - Location requirements.** Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

CV16-052

3312.49 – Minimum number of required parking spaces.

Allow variance for parking that would be required under addition of A-2 and F-2 space as follows:

New patio (eating & drinking) 2,285sf	75/1* 1/2	= 16 spots
New traditional (eating & drinking) 2,954sf	75:1	= 40 spots
Total new eating & drinking		= 56 spots
Urban C. Overlay 25% discount		= -14 spots
Total new eating & drinking requirement		= 42 spots

New Industrial & Manufacturing uses: 10,775sf 1:750 = 15 spots

Grand total new parking required

(42 eating/drinking + 15 Industrial/Manufacturing) = 57 parking spots

Applicant requests a variance to reduce the number of additional parking spaces from 57 to 0

CV16-052

Exhibit B – Statement of Hardship – 1101 N. 4th St.

The Applicant seeks Council Variances to allow property owner Power Twins, LLC (also the owners of Seventh Son Brewing) to expand its brewery and bar space. This project involves new construction across the western portion of the single parcel. This western portion (70 feet total length of Fourth Avenue frontage) used to be 2 separate parcels. These formerly separate parcels have been vacant land for many years and were designated and taxed by the Franklin County Auditor as Commercial Property under its "best and highest use" test. While these 2 parcels did not have their own zoning cards, they were designated residential on the City of Columbus Zoning Map. The eastern portion was a separate parcel (135+ feet of Fourth Avenue frontage) and was a former garage repair facility which was converted via City-approved plans to a brewery and bar in 2012. This easternmost portion of the parcel is zoned C-4. The property is in Italian Village and is subject to the Italian Village design guidelines and the project is subject to review by the Italian Village Commission.

Tenant's existing business includes brewing beer and distribution from its current location. Seventh Son has been in business at this location for nearly 5 years and in that time it has proven to be a good neighbor and responsive to concerns or issues raised by its Italian Village neighbors.

By virtue of being located in Italian Village, many of the zoning codes for which Applicant seeks variances are not consistent with the Italian Village guidelines and historic construction style in general.

The proposed construction is to expand on its use which has been ongoing since 2012. This manufacture of alcoholic beverages and distribution of product off-site would normally only be permitted in district zoned for Industrial/Manufacturing. The original parcels were platted prior to enactment of the current Zoning code. As the nature of commercial real estate has changed due to big-box stores and internet shopping, it is increasingly difficult to find traditional commercial uses for our city's older, relatively small commercial buildings. Without a variance to permit an otherwise prohibited use, many older properties simply cannot be rented, as the supply of older small commercial properties exceeds the demand for small, strictly commercial space.

Applicant is requesting a limited variance which will enable the property be used for a purpose other than residential to the west and purely commercial to the east, but at the same time preserve the size and scale walk-up/bicycle-up nature of the business. Allowing distribution from the site would also provide for wholesale revenue to supplement the income from the brew-pub itself and also create full-time employment and use during the daytime hours which a bar-only facility would not do.

The square footage of the parcel is large enough to accommodate the Brewery's needs, but not so large that any further expansion is likely or other large scale manufacturing could be pursued. The relative small size will prevent the change in use from creating any major change to the relationship between the parcel and the neighbors. Per the site plan, over 40% of the square footage of the total proposed building remains commercial.

The property is located in Italian Village and near the major crossroads of East 5th Ave. and North 4th Street. The zoning classification of this property as residential and commercial was not the result of any action by Owner. Granting the variance as to allow more mixed use on the parcel will enable this lot to be used in a manner consistent with the character of the neighborhood and also be in a manner similar to other properties in the Italian Village Historic District (such as Hoof Hearted Brewing) and other traditional/older districts.

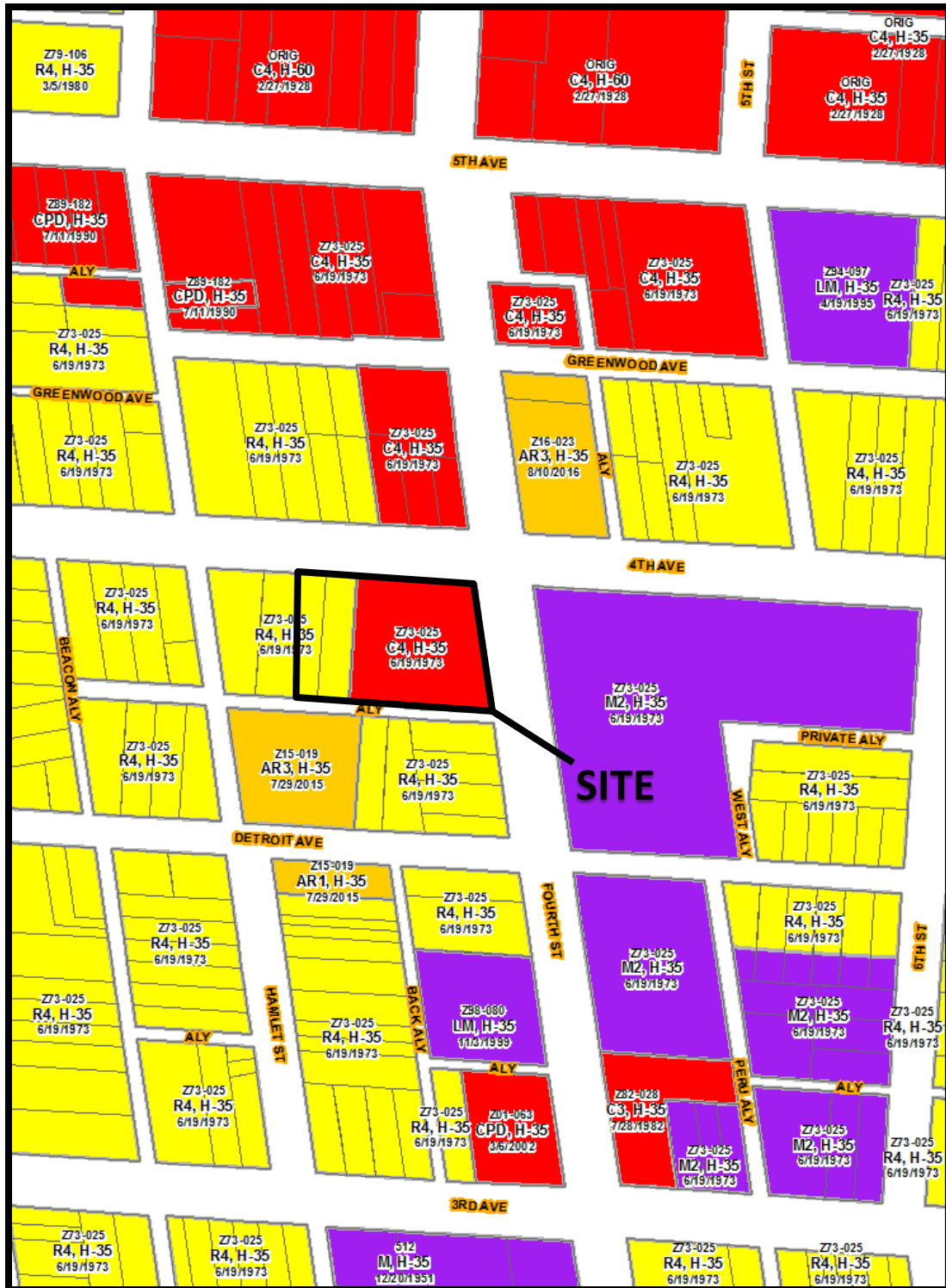
In addition to the use variance, the proposed construction and change of use would require a number of variances with respect to set-backs and lot coverage as detailed in Exhibit A. It would also create the need for a variance with respect to the number of parking spaces (3312.49 – Minimum number of required parking spaces.)

CV16-052

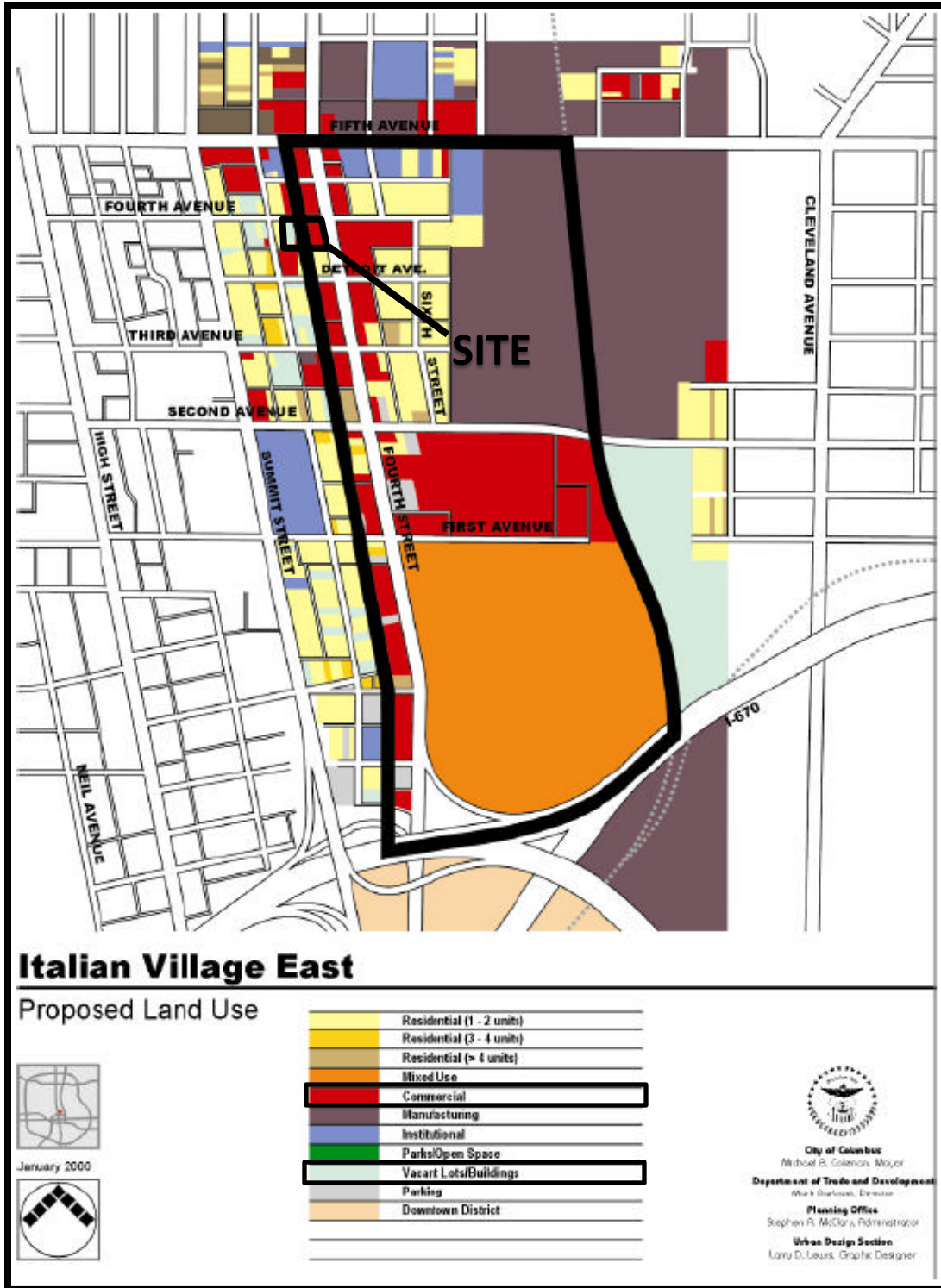
As this is a historic district, most of the parcels in the area do not conform to the zoning requirements with respect to parking. This property is a relative rarity in the area, as it actually does have some off-street parking. However, the expansion of the brewery and bar area will require a variance from the additional parking required by the new square footage. The majority of this new parking is required due to the expansion of the bar (eating and dining) space as indicated on the Site Plan. However, the majority of this additional space consists of stairways and other facilities necessary to access and service the actual assembly space and so is not space occupied by patrons. Also, as a traditional neighborhood in which many of Seventh Son's employees and customers walk, ride bicycles, or take transit, combined with the parking which it does have, it mitigates the impact of the shortfall. Furthermore, the manufacturing/brewing process will be taking place during times when the bar area is not open, meaning the parking required for brewery employees would not be utilized after work hours. Finally, the Owner has secured a written license from its neighboring business, Fox in the Snow, to allow patrons of the bar to park in Fox in the Snow's 19 vehicle parking lot after 5pm.

4th Street in this section of the city is a mixed-use area with manufacturing, commercial and residential uses all existing within 125 feet of Seventh Son Brewing. Many other property owners in the same zoning district and in particular in Italian Village have parcels with non-conforming uses and/or parking options. Granting Applicant's request will recognize that fact. It will also preserve a substantial property right- the right to preserve the physical structure and existing business, and at the same time utilize the rest of the parcel in it in a manner which recognizes the changes to traditional retail as well as enjoy the benefits which other property owners have been granted variances for in the same zoning district.

The requested variance will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the Zoning Code as the requested variance will increase the value of the applicant's property and the value of neighboring properties by infilling long-vacant lots. It will re-orient the parcel to the commercial corridor of 4th Street (as opposed to the more residential Fourth Avenue) and also create new construction consistent with Italian Village's historic guidelines. The proposal still provides for adequate light, air and open space; reinforces the mixed-use nature of the district and the 4th Street corridor in particular, enhance the historical nature of the neighborhood by operating in a style, manner and location consistent with the location, and; would not prove a fire hazard as there all construction is brick and steel framing and the new construction will include a sprinkler system.



CV16-052
1101 North 4th Street
Approximately 0.70 acres



CV16-052
 1101 North 4th Street
 Approximately 0.70 acres



CV16-052
1101 North 4th Street
Approximately 0.70 acres

COPY

Steven R. Schoeny
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a 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: 1101 North Fourth Street

APPLICANT'S NAME: Eric D. Martineau, attny. (Applicant)

Power Twins, LLC (Owner)

APPLICATION NO.: 16-9-31

COMMISSION HEARING DATE: 9-20-2016

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #16-9-31, 1101 North Fourth Street, the Italian Village Commission recommends approval of the proposed rezoning and variances, as follows:

Request for Rezoning Recommendation

Request for Variance Recommendation

Summary: expansion of brewery and bar located on parcel with C-4 zoning. Distribution of beer to off-site vendors will occur.

Zoning variances for this project include the following:

3356.03 – Use Variance. To allow a brewery with off-site distribution in the C-4 district.

3312.49 – Minimum number of required parking spaces.

Allow variance for parking that would be required under addition of A-2 and F-2 space as follows:

- New patio (eating & drinking) 2,285sf 75/1* 1/2 = 16 spots
- New traditional (eating & drinking) 2,954sf 75:1 = 40 spots
- Total new eating & drinking = 56 spots
- Urban C. Overlay 25% discount = -14 spots
- Total new eating & drinking requirement = 42 spots

New Industrial & Manufacturing uses: 10,775sf 1:750 = 15 spots

Grand total new parking required

(42 eating/drinking + 15 Industrial/Manufacturing) = 57 parking spots

Applicant requests a variance to reduce the number of additional parking spaces from 57 to 0



3312.53 – Minimum number of loading spaces. Allow construction of building without the 1 loading space which would otherwise be required. 10,775 sf is just above the 10,000 square feet or more but less than 75,000 square feet which would require one space.

3363.19 - Location requirements. Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

3372.604(A)(B) – Setback requirements. To increase the setback requirements for the existing building from 0-10 feet maximum to 41.3 feet along the North Fourth Street frontage, and to 30+/-' along the East Fourth Avenue frontage as shown on the site plan. Allow existing parking to remain in front of building and reduce the 5 foot setback to zero.

3372.609(A) – Parking and circulation. To allow existing parking to remain in front of building as shown on the site plan.

Note: The industrial manufacturing use will be during the daytime which has traditionally been a low volume area. The Applicant submitted a letter from the proprietors of Fox in the Snow allowing for use of 19 parking spaces at their business after Fox in the Snow business hours.

Request for Rezoning Recommendation

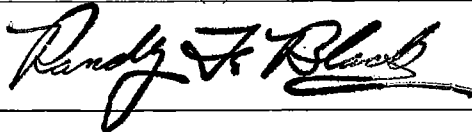

The parcel at issue is the location of Seventh Son Brewery. The parcel as it exists now is zoned approximately 60% C-4 and 40% R-4. The C-4 portion of the property has a brewery and bar located on it, the R portion (to the West) is currently vacant. Until recently, the R-4 portion of the parcel was made up of 2 separate parcels. While these two parcels were zoned R-4, they were vacant land for many years and were designated and taxed by the Franklin County Auditor as Commercial property under its "best and highest use" test. Applicant has combined the 3 parcels into a single parcel and seeks to build across the R-4 portion of the property to expand its brewery and bar. The Italian Village Commission has recommended approval of the variances (Council Variance CV16-052) necessary to allow that construction and expansion to occur with the understanding that the parcel will be re-zoned to be entirely C-4.

MOTION: Study (4-0-0) APPROVAL RECOMMENDED

RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Randy F. Black
Historic Preservation Officer

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 # CV16-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric D. Martineau
of (COMPLETE ADDRESS) 3006 N. High St., Suite 1A, Columbus OH 43202

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. See attached /Exhibit C	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29 day of August, in the year 2016

[Signature]
SIGNATURE OF NOTARY PUBLIC

01/20/21 Notary Seal Here
My Commission Expires



JENNICA JUSTICE
Notary Public, State of Ohio
My Commission Expires 01/20/21

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

CV16-052

Exhibit C – Ownership Disclosure

The below listed 5 persons and entities own 5% or more interest in Power Twins, LLC:

David T. Spencer
4610 Elan Ct.
Upper Arlington, OH 43220
Phone - 614-596-3655

The Kenneth A. Peters 2004 Trust U/A/D 2-11-04
Contact: Ken Peters
5396 Club Drive
Westerville, OH 43082
Phone - 614-783-3058

Patricia Burton
5975 Cleveland Ave.
Columbus, OH 43231
Phone - 614-371-6001

Tiffany A. Duncan
765 Vernon Ave.
Bexley, OH 43209
Phone - 614-271-0086

The Brewery Trust Agreement dated 8-30-12
Contact: David T. Spencer
4610 Elan Ct.
Upper Arlington, OH 43220
Phone - 614-843-1575

