



Statement of Hardship

Council Variance for 26-30 E. 5th Avenue Columbus, Ohio, 43201

Requested by: J. Woody Drake, Owner, for
Brothers Drake, LTD.

Variance to CH 3355.03-Use- to Allow Wine Manufacture

To the University Area Commission Zoning Committee, and To Whom It May Concern:

Brothers Drake, LTD, Central Ohio's first and only Craft Meadery, would like to assume a long-term lease on the property at 26-30 E. 5th Ave, Columbus, OH 43201. We have a conditional Lease in effect from Peter Avradopoulos. We currently make and sell our mead (wine made from honey) at our licensed, bonded and insured facility on the North Side of Columbus. In 3 years of operations we have outgrown this location.

I have lived in Weinland Park for almost 7 years now, and I am a member of the Weinland Park Civic Association. I would very much like to work where I live, so my business can benefit my neighborhood. We currently employ one resident of the University Area (myself). The plan is to employ a total of five persons (four of which would be University Area residents) by the end of 2011.

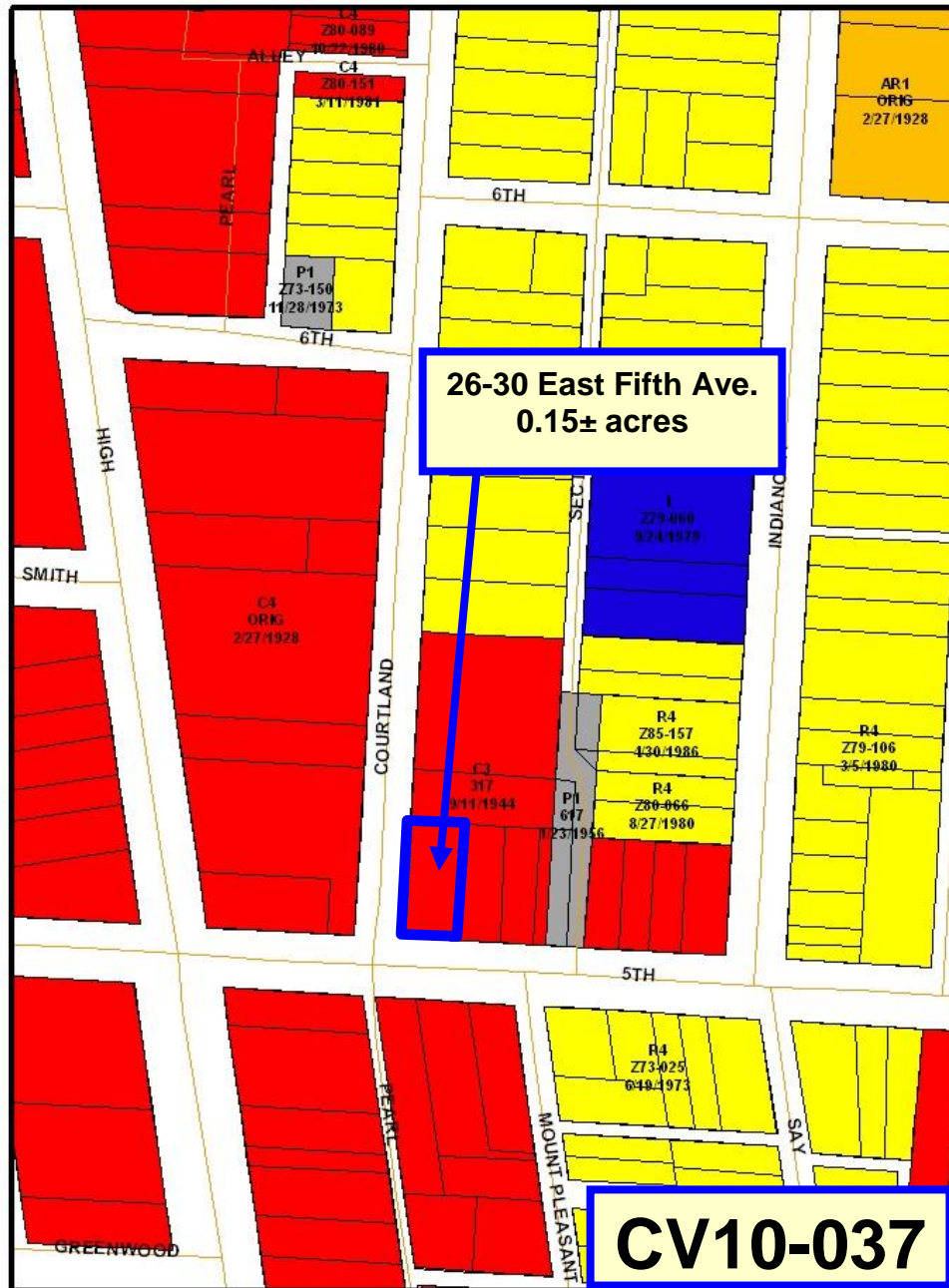
We hope to be able to partner with Middlewest Spirits and other local businesses to enhance this part of the neighborhood, bringing commerce and tax revenue to an otherwise empty building. We are aware that a Zoning Variance for parking already sits approved, and we would be subject to its edicts as pertains to parking. We have a conditional lease on 3 spots in the lot of 1254 Courtland Avenue from Ricky Day, the Owner, if the city should deem them needful.

Our business, while a manufacturing concern, creates no noise to speak of, and no odor at all. The property would house our business offices, tasting room, product development and manufacturing/warehousing facilities. In the short term, once all approvals have been obtained, we would like to serve small, simple fare there as well.

As I had a career in the arts, we would also operate an art gallery in the space, bringing in more people to the neighborhood from the Short North galleries. As I understand the current zoning, all of this is included in C-3 except the manufacturing of the mead, and so it is for this specific favor that we ask

We currently are open from 6-9 PM Thursday and Friday and 12-6 PM Saturday, and closed Sunday, but at this location our hours of operation would follow the community around us, probably staying open later on Gallery Hop nights and for any community events in the area, but mostly be open by 11AM Monday thru Saturday and closed by 10PM and all day Sunday.

Thank you for your time and attention. Please call 614.886.0225 with any questions.





Hitt, Dana

From: Ronald Hupman [hupman1@att.net]
Sent: Thursday, November 18, 2010 5:35 PM
To: Hitt, Dana
Cc: David Perry
Subject: Fw: November UAC Meeting Zoning Recommendations

--- On **Thu, 11/18/10, Ronald Hupman <hupman1@att.net>** wrote:

From: Ronald Hupman <hupman1@att.net>
Subject: November UAC Meeting Zoning Recommendations
To: "Shannon Pinhe" <spine@columbus.gov>
Date: Thursday, November 18, 2010, 5:22 PM

Shannon,

At its meeting last evening, the UAC considered the following council variance requests:

36 E. Norwich Ave. Applicant: Garland Properties LTD

Motion: The UAC recommends approval of a council variance to permit conversion of a church at 36 E. Norwich Ave, to a property management office and one dwelling unit.
Vote 12 Yes; 1 No Motion passed.

 **26-30 E. Fifth Ave. Applicant: Brothers Drake LLC**

Motion: The UAC recommends approval of a council variance to allow wine manufacturing in a C-3 zoning district at 26-30 E. Fifth Ave. Vote: Unanimous approval

Please let me know if you have questions.

Ron

11/19/2010

City of Columbus | Department of Development | Building Services Division | 757 Gerdyn 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 # CV10-037

Being first duly cautioned and sworn (NAME) J. WOODY DRAKE
of (COMPLETE ADDRESS) 1363 N 4TH ST, COLUMBUS, OH 43201
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

<u>BROTHERS DRAKE, LTD</u> <u>206 OAK ST</u> <u>COLUMBUS, OH 43235</u> <u>1 EMPLOYEE</u> <u>J. WOODY DRAKE, (614) 886-0225</u>	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26 day of Oct, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Aarti Patel
4/27/14

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



AARTI PATEL
Notary Public, State of Ohio
My Commission Expires 04-27-2014