

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STATEMENT OF HARDSHIP

Application #: CV19-008

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 attached)

Signature of Applicant 

Date 3.1.19

477 South Front Street

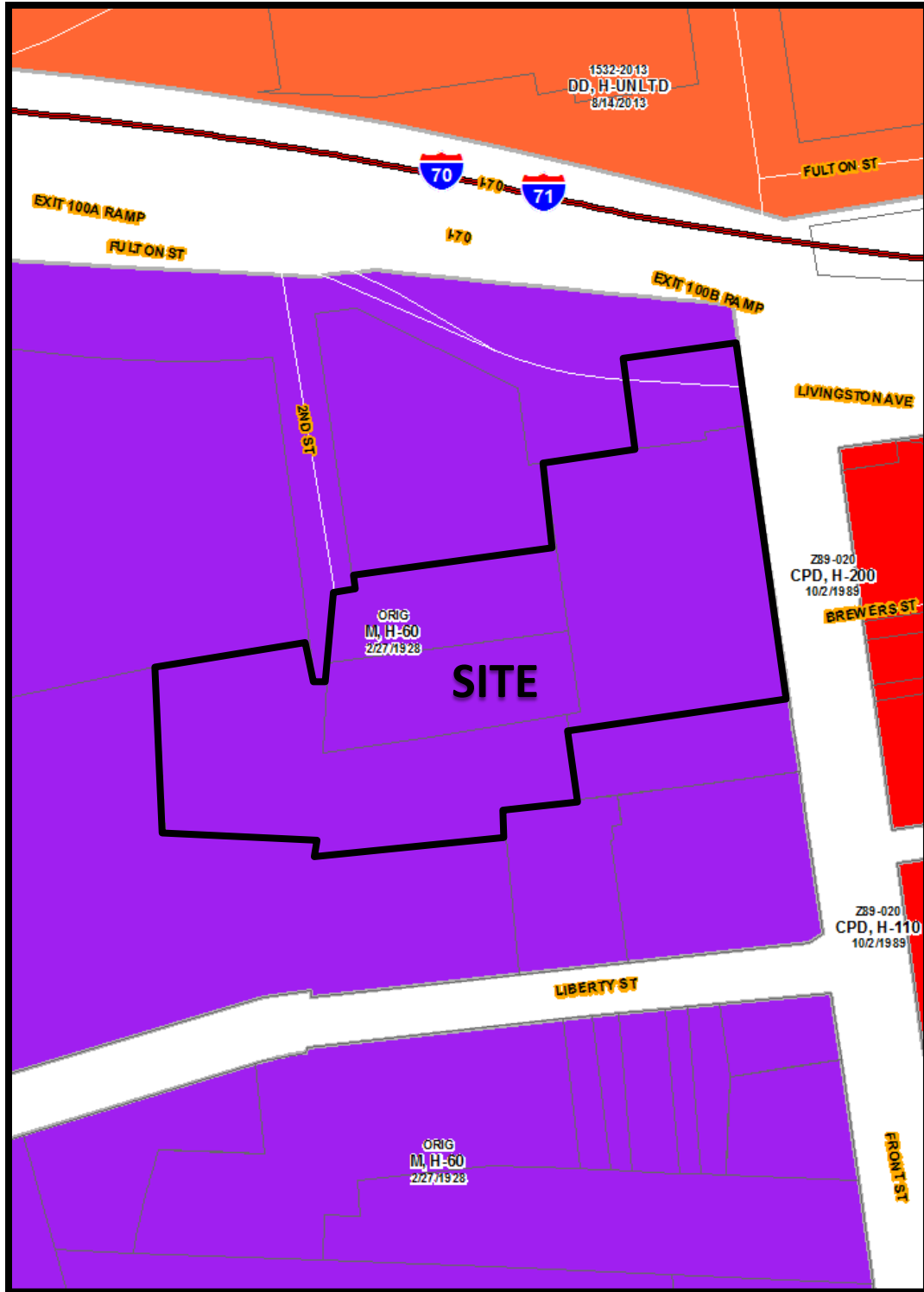
CV19-008

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March 1, 2019

Statement of Hardship

The historic use of the subject properties was the L. Hoster Brewery. Since prohibition in the 1920's, the properties have become under-utilized and fallen into decline. In recent times, the surrounding formerly manufacturing properties been redeveloped as a mix of uses, including extensive residential housing. The current M zoning ordinance is defined as follows: "3363.01 - M-manufacturing districts. In an M-manufacturing district, a use of the C-1, C-2, C-3, C-4 commercial districts (excluding extended stay hotels), C-5 commercial district (utilizing C-5 development standards), the P-1, and P-2, parking district, and the following uses are permitted: A. One or more uses as specified in C.C. 3363.02 through 3363.175; B. Residential uses restricted to: 1. A dwelling unit for a resident security person;" The mixed-use project proposed for these properties will more appropriately integrate into the current fabric of the neighborhood by including residential components. Inclusion of limited residential uses will assure 24-hour activation of this significant development, which is critical to its long-term viability. The transformation of Ludlow Alley and the intersecting east/west alley to pedestrian only, creates a very walkable urban setting that invites the inclusion of compatible housing stocks. The proposed residential use request will need to include first floor since the current ordinance designates lobbies and supporting spaces as residential use. The proposed redevelopment inclusive of a residential component has been shared with areas businesses, residents and the Brewery District Commission; all of whom have shown enthusiastic support.



CV19-008
477 South Front Street
Approximately 3.61 acres

Northern Tier Strategies

- *Preserve architectural and historic character of district*
- *Maintain pedestrian scale environment*
- *Improve pedestrian connections to the downtown north of 1-70*

Issue:

The preservation of the district's historic character as the northern tier redevelops

Policy I:

Preserve and rehabilitate historic manufacturing structures for adaptive reuse

Strategy:

Identify historic structures and classify according to priority for preservation. Nominate individually or as a district to the Columbus Register of Historic Properties.

Policy II:

Encourage full utilization of infill sites, ensuring compatibility with tier's architecture.

Strategies:

Establish parking for commercial uses on the perimeter.

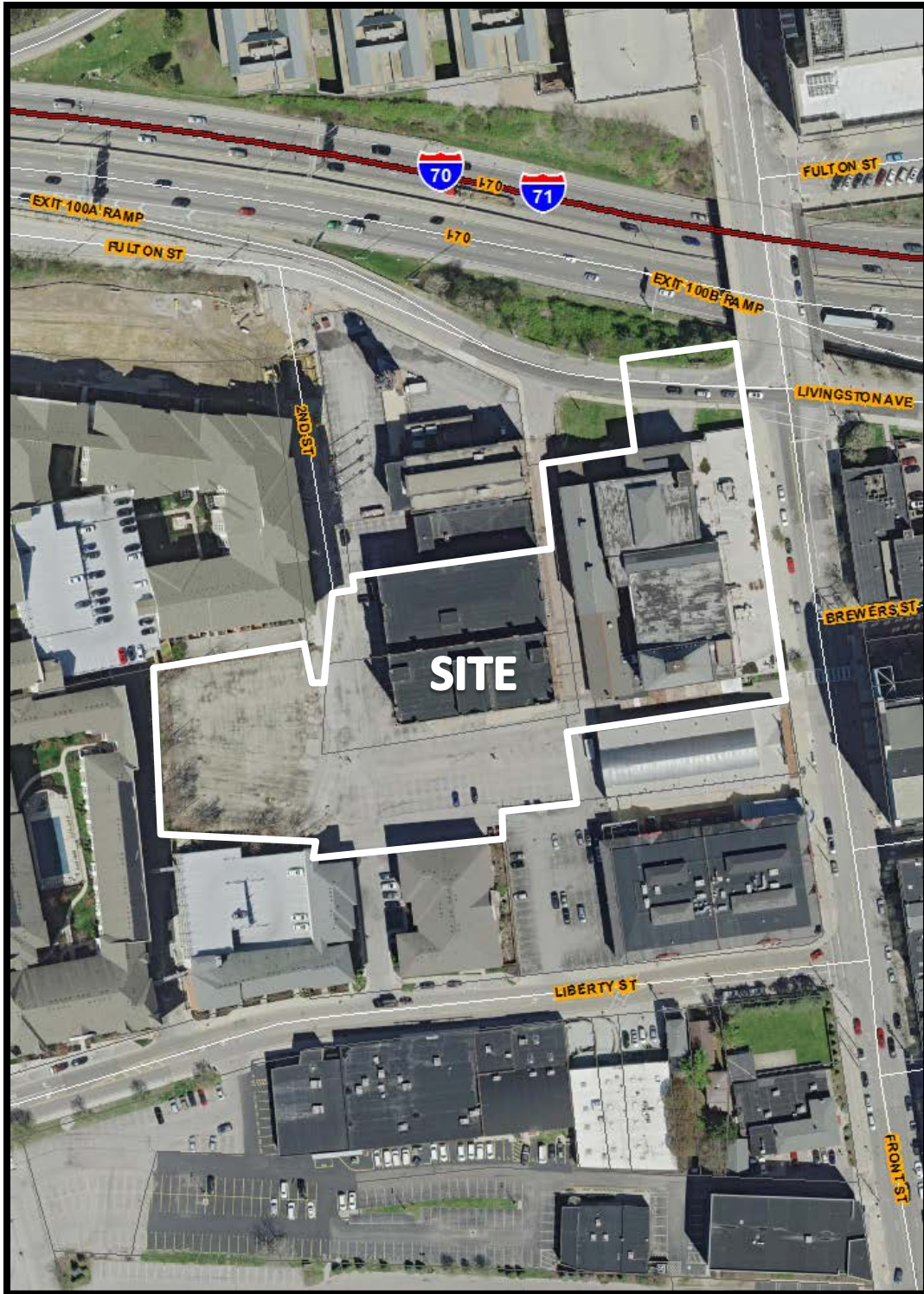
- Load parking on Short Street. Design parking to take advantage of drop in elevation. Create a pedestrian plaza and crosswalk to connect parking on Short Street with the land uses east of Front Street.
- Improve Short Street to accommodate the increased parking activity.
- Accommodate the parking needs of the district in an overall scheme. Development on a site-by-site basis should be discouraged.
- Develop parking as a joint venture between the City and the developer.

Maintain interior of district for pedestrian use. Avoid conflicts between pedestrian and vehicular traffic.

Rezone parcels currently designated as manufacturing to allow mixed-use development; including retail, office, entertainment and residential.

Develop design guidelines to address:

- Compatible massing
- Flexible height restrictions to act as an incentive for the provision of street-level amenities.
- Full site coverage
- Brick as the preferred building material
- 0' setback (or illusion of this setback through streetscape design)



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HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 477 South Front Street
APPLICANT'S NAME: 477 Columbus LLC (Applicant/Owner)

APPLICATION NO.: 19-4-2 **COMMISSION HEARING DATE:** 4-4-19

The Brewery District 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.

Variance or Zoning Change Request

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

- Special permit
- Setbacks
- Other – Residential use

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #19-4-2, 477 South Front Street, as submitted.

Variance Recommendation

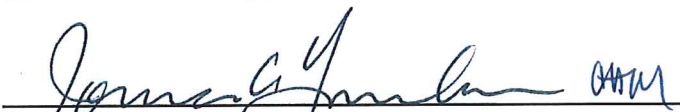
- C.C. 3363.01 – To permit residential use in the M, Manufacturing District.

MOTION: Hunt/Hugus (4-0-1) RECOMMENDED [Pongonis abstained].

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.



 James A. Goodman, M.S.
 Historic Preservation Officer





DEPARTMENT OF BUILDING AND ZONING SERVICES

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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 #: CV19-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dwight R. McCabe
of (COMPLETE ADDRESS) 7361 Currier Road, Plain City, Ohio 43064
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

Table with 2 columns and 2 rows containing party information: 1. 477 Columbus LLC, 2. David A. Belford, 3. UFIAI, LLC, 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 29th day of JANUARY, in the year 2019

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires:

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

Notary Seal Here



Michael A. Belford
Attorney At Law
Notary Public, State of Ohio
My commission expires 06/30/2020
Sec. 147 of R.C.

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