



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
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...

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.

Multiple horizontal lines for providing details on variances.

Signature of Applicant [Handwritten Signature] Date 3.29.17

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

**Malcolm Cochran Studio, LLC**918 Mt. Pleasant Avenue Columbus, OH 43201 P: 614.291.6002 C: 614-580-3218 E: cochran.malcolm@gmail.com

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**Statement of Hardship / 1181 South Front Street 43206**

The applicant has recently purchased two contiguous parcels on South Front Street. 1181 South Front is the northern portion of property that was the office and base of operations for Eastmoor Electrical Contractors, Inc., which is no longer in business. The .77-acre site is a compound of one-story buildings and sheds between Caskey Cleaners to the south and the former site of Borchers Carpet Cleaning to the north, now vacant. The western boundary abuts the railroad right-of-way.

The property is zoned M: Manufacturing.

Applicant proposes to convert the three-part main building for

- his sculpture studio (3850 SF)
- his primary residence (2160 SF)
- a rental apartment (1028 SF)

Applicant has developed conceptual designs for this renovation with Jonathan Barnes Architecture & Design (JBAD), Columbus, and contractor Wade Hungerford, MCR Services, Inc, Columbus. These entail no change to the footprint of the building.

An environmental assessment of the property was completed as part of the due diligence to purchase the property. The findings certify that residential use is permissible on this parcel.

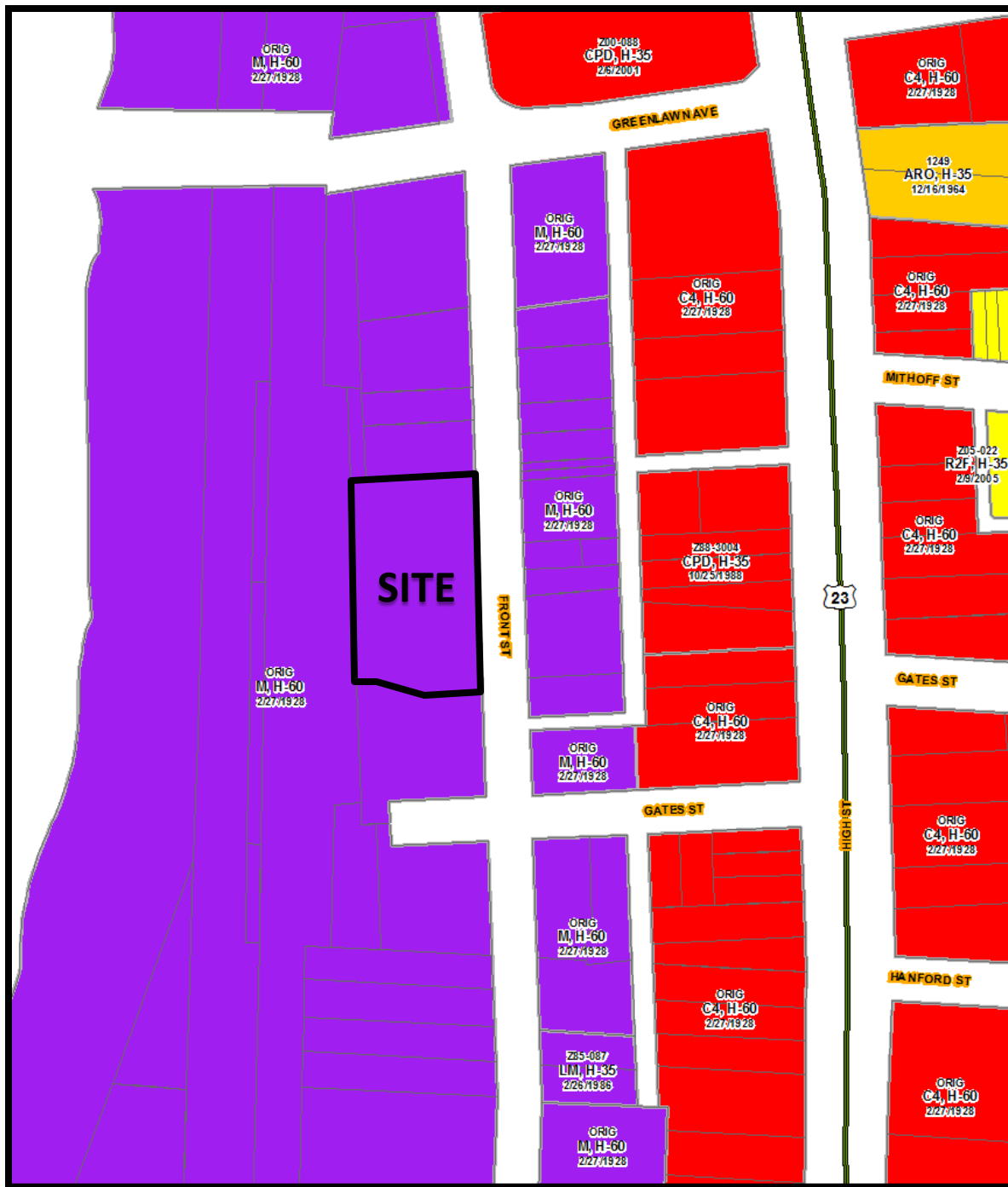
**Applicant requests the following variance:**

Use variance to **Section 3363.01** — M: Manufacturing Districts of the Columbus City Codes which prohibits residential use other than for a security person associated with a Manufacturing District use — to allow a 2160 +/- SF. primary residence and a 1028 +/- SF rental apartment.

Applicant is prepared to make a considerable investment to transform the site for his personal and professional use and is in discussion with potential tenants for the contiguous property, 50 W. Gates Street. These include an artist establishing a ceramic tile business and a non-profit outdoor recreation organization seeking a location to consolidate its offices and storage of kayaks and other recreational rental equipment.

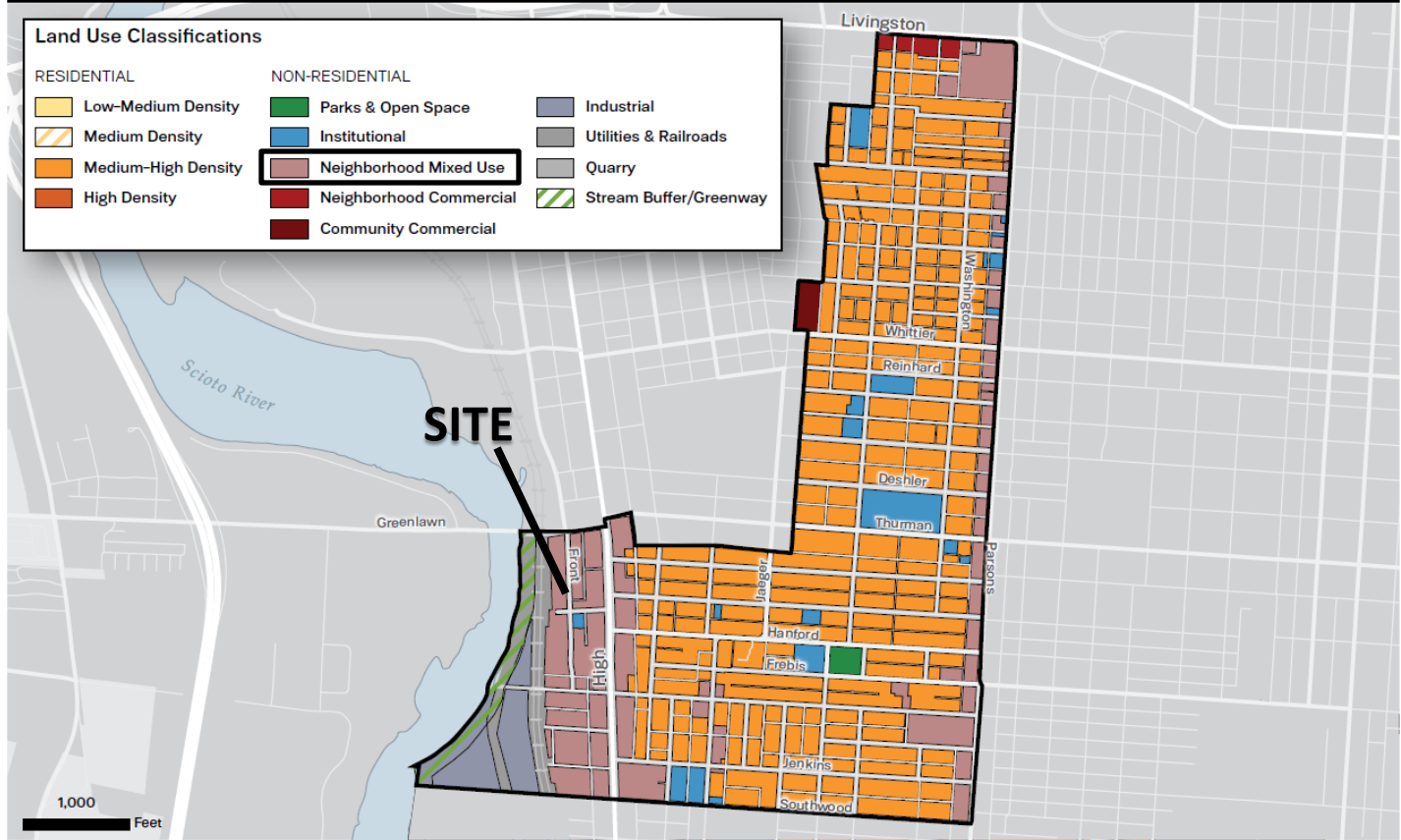
While the adjacent properties are commercial uses, the neighborhood to the east, south and north is mixed use (a chiropractic office, dog grooming and day care, insurance companies) and residential, including on West Gates Street east of South Front Street, West Mohler Street, and the Brewer's Gate Townhomes on South Front Street north of Greenlawn Avenue.

Malcolm Cochran  
Applicant

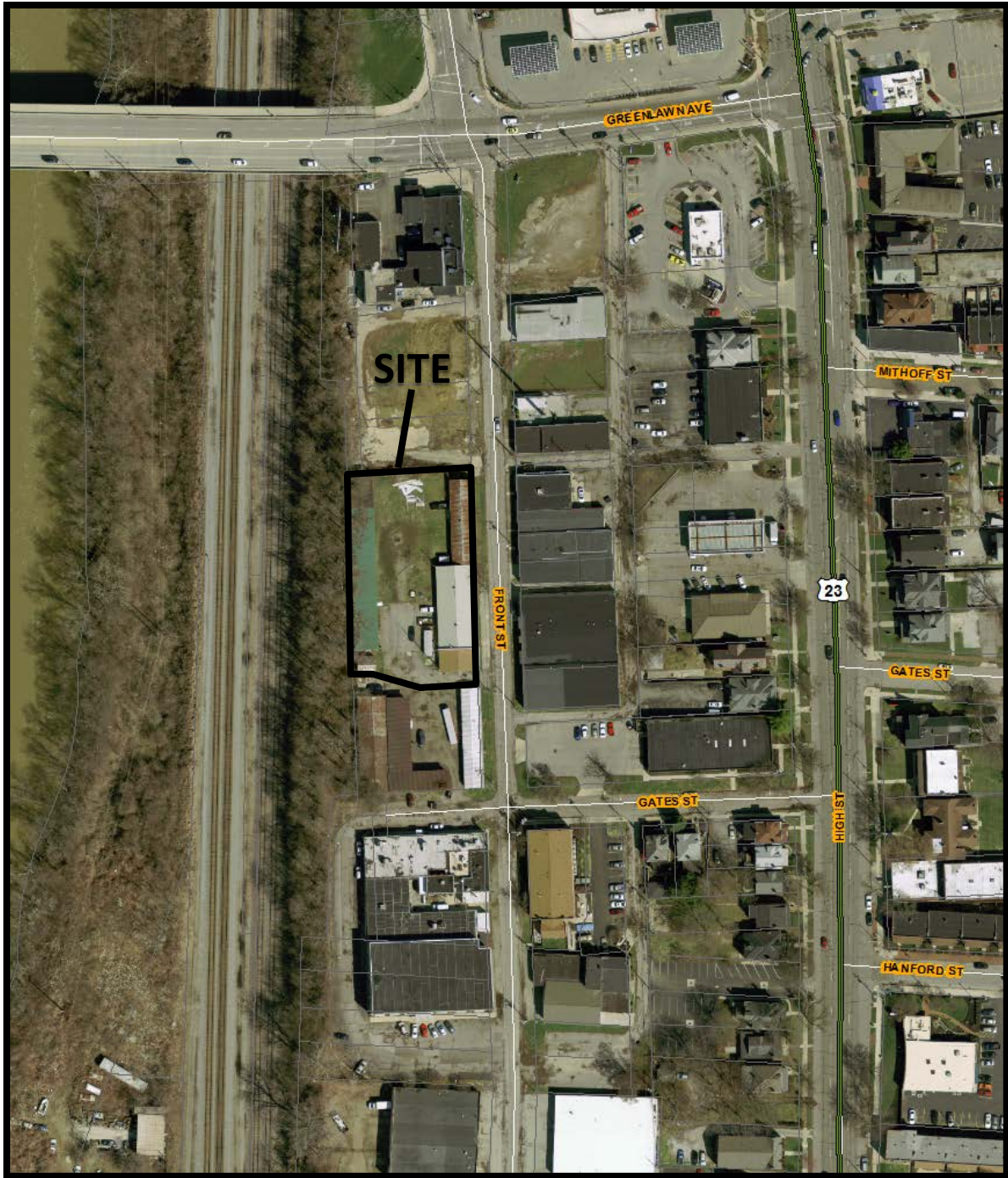


CV17-023  
1181 South Front Street  
Approximately 0.77 Acres

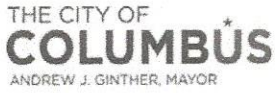
# FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV17-023  
1181 South Front Street  
Approximately 0.77 Acres



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1181 South Front Street  
Approximately 0.77 Acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number: CV17-023

Address: 1181 S. Front Street, Columbus 43206

Group Name: South Side Area Commission

Meeting Date: 4.24.17

- Specify Case Type:
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

- Recommendation:
Approval
Disapproval

NOTES:

Vote: 12 IN FAVOR

Signature of Authorized Representative: [Handwritten Signature]

SIGNATURE
RECOMMENDING GROUP TITLE: COLUMBUS SOUTHSIDE AREA COMMUNITY GROUP

DAYTIME PHONE NUMBER: 614-289-4901 x1100

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

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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AND ZONING SERVICES

**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 # CV17-023

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Malcolm Cochran  
of (COMPLETE ADDRESS) 918 Mt. Pleasant Avenue 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 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. Malcolm Cochran 918 Mt. Pleasant Avenue Columbus, OH 43201	2.
3.	4.

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

SIGNATURE OF AFFIANT *Malcolm Cochran*

Sworn to before me and signed in my presence this 29 day of March, in the year 2017

*Ryan W. Owen*  
SIGNATURE OF NOTARY PUBLIC

2-24-2018  
My Commission Expires

Notary Seal Here

