

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov**STATEMENT OF HARDSHIP**

CV15-056

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:

The building houses two tenants whose businesses were birthed from an attitude of social conscience, and awareness of the plights of others, both in the immediate area, as well as around the world.

One woman seeks to train and employ women who have been "rescued from the streets", (homelessness, human trafficking, etc.). Her goal is to give them an alternative, long-term source of income by

teaching them to assemble, package and ship jewelry. The other woman buys products from independent third-world country artisans and brings them to her shop to sell locally and also through catalogue and/or online

sales. Her goal is to provide an avenue of distribution and, therefore, an ongoing source of income for these artists. Due to the nature of their business activities, both require that some of their product be stored on the

premises until it is sold. This "warehousing" is very limited, yet vitally needed for the continuation of their businesses. Both women seek to display their goods to the local public by means of occasional

art shows featuring the products they distribute. In order for these ethically minded businesses to survive, the limited storage of their product ("warehousing") and the art shows are an absolute necessity.

It is also important to note that these uses are approved for the adjacent areas of Franklinton. But we are on the border of the Dodge park area which is why it is necessary for us to seek a variation

in order for women of Ethical Arts, LLC to continue their business activities in this building. Granting of this variance will not have any adverse effects on the surrounding properties or neighborhood at large.

Signature of Applicant

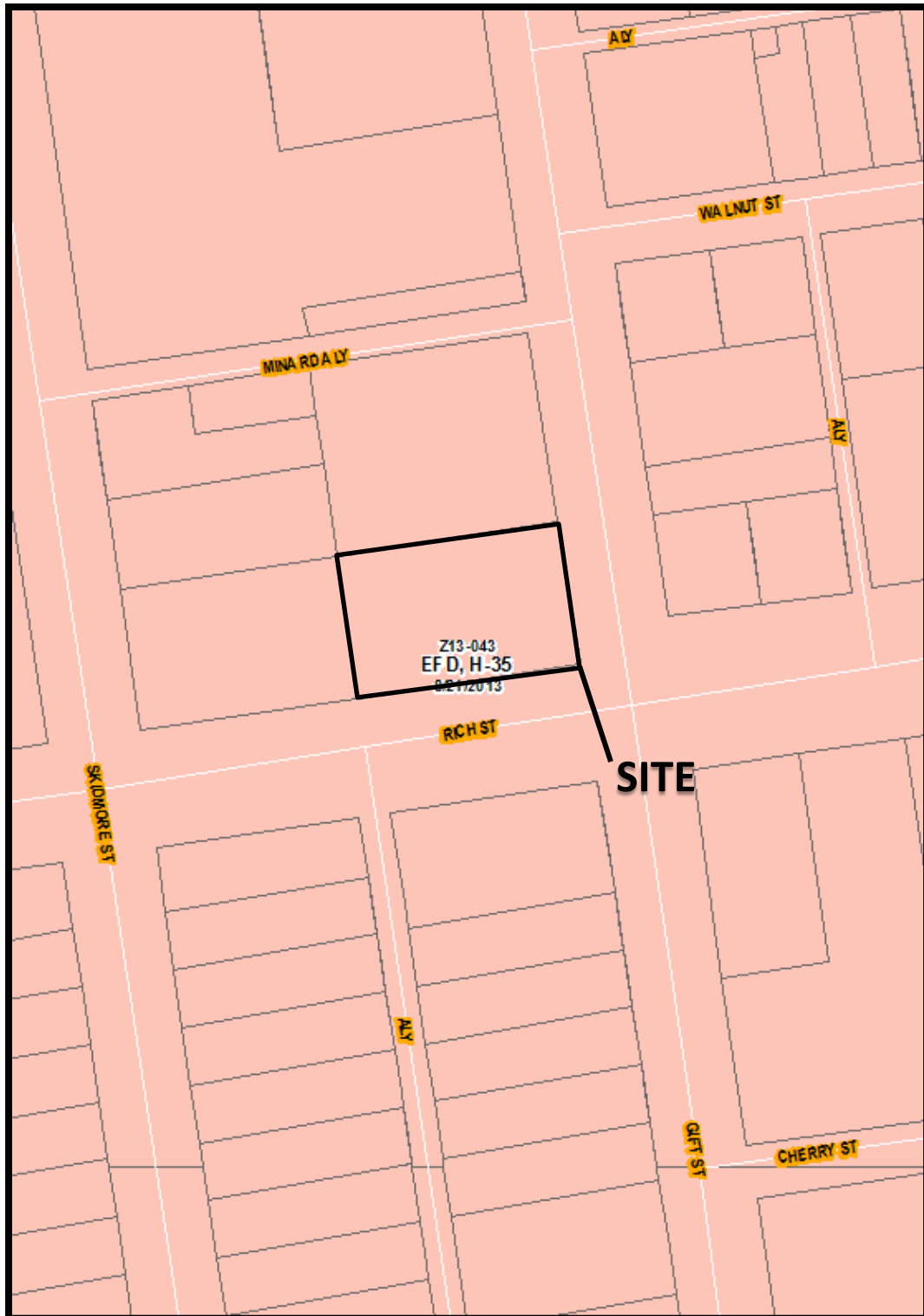
Date

9-25-15

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

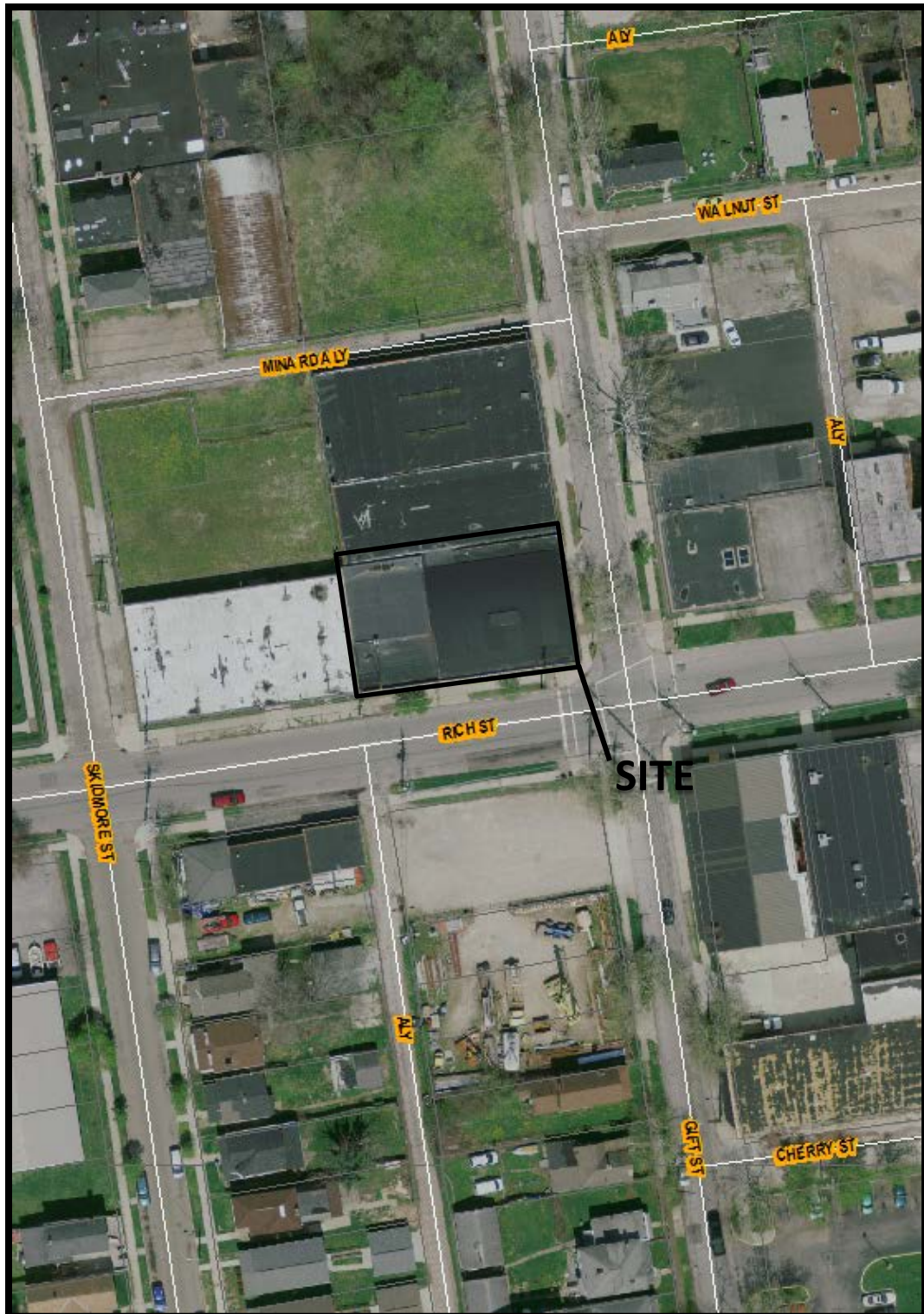
Please make all checks payable to the Columbus City Treasurer



CV15-056
566 West Rich Street
Approximately 0.17 acres



CV15-056
566 West Rich Street
Approximately 0.17 acres



CV15-056
566 West Rich Street
Approximately 0.17 acres



Franklinton Area Commission

P.O. Box 23315 Columbus, Ohio 43223

11.23.15

To: Columbus Building and Zoning Services,

Re: 566 West Rich Street Application.

The members of the Franklinton Area Commission voted to approve the application to permit warehousing, art gallery, and artist manufacturing in the EF, East Franklinton District.

A handwritten signature in black ink, appearing to read "Judy Box", with a long horizontal line extending to the right.

Judy Box, Chair.

Chairperson: Judy Box, 614-377-0429
Vice Chairperson: Matthew Egner, 614.638.3653
Secretary: Trent Smith, 614-746-0287
Treasurer: Allan Brown 614-268-0902

EAST FRANKLINTON REVIEW BOARD

RECOMMENDATION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not 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: 566 W RICH ST
PROPERTY OWNER: SCOTT GUILER
APPLICANT: KEN GARET, SEGNA ASSOCIATES
REQUEST: TO PERMIT WAREHOUSING, ART GALLERY AND ARTIST MANUFACTURING
HEARING DATE: 10/20/2015

The East Franklinton Review Board hereby certifies that the application for the above referenced property and a copy of this recommendation are on file with the city's Planning Division. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3323:

- | | | | |
|-------------------------------------|-----------------------|--------------------------|----------------|
| <input type="checkbox"/> | Zoning Change Request | <input type="checkbox"/> | Special permit |
| <input checked="" type="checkbox"/> | Variance (CV15-056) | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Change of Use | | |

TYPE(S) OF ACTION(S) REQUESTED:

RECOMMENDATION:

- ☒ Recommend Approval ☐ Recommend Approval with Conditions ☐ Recommend Denial ☐ No Action Taken

CONDITONS:

This recommendation is for consideration by designated regulatory authority for the actions requested as indicated.

10/21/2015

Jackie Yeoman

Date

East Franklinton Review Board/Development Department/Planning Division
50 W Gay St, Columbus OH 43215
jeYeoman@columbus.gov | 614 645 0663

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 # CV15-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) G. Scott Guiler
of (COMPLETE ADDRESS) 7903 Jefferson Dr, Canal Winchester Oh 43110

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. <u>G. Scott Guiler</u> <u>7903 Jefferson Dr,</u> <u>Canal Winchester Oh 43110</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT G. Scott Guiler

Sworn to before me and signed in my presence this 24 day of September, in the year 2015

Benjamin A.
SIGNATURE OF NOTARY PUBLIC

mar 16 2020
My Commission Expires

Notary Seal Here



This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer