

PARKING SUMMARY

- 8 EXISTING COMPLIANT SPACES INCLUDING 1 HANDICAP SPACE PER THE REQUIREMENTS OF THE ADAAG.
- BUILDING SIZE 5,236 +- S.F. GROSS
- PARKING REQUIRED.
- ACCESSORY EATING AND DRINKING EST. / TAPROOM 1, 312.5 S.F. (1SPACE /175 S.F.) = 7.5 SPACES
- PER 3372.709 (AND STAFF INTERPRETATION) THE ACCESSORY EATING AND DRINKING EST. / TAPROOM IS SUBJECT TO A 25% PARKING REDUCTION.
- 7.5 X .75 = 6 SPACES
- BREWERY 3,923.5 S.F. (1 PLUS 1/750 S.F.) = ((+5-23=6-23) 7 SPACES
- TOTAL PARKING REQUIRED IS 13 SPACES.
- NO LOADING SPACE IS REQUIRED.
- THERE WILL BE NO EXTERIOR DUMPSTER.

PROJECT DESCRIPTION

THE PROJECT WILL RENOVATE AN EXISTING FLOORING SHOW ROOM AND WAREHOUSE, INTO A MICRO BREWERY AND WAREHOUSE WITH A LIMITED AMOUNT OF SEATING.

BUILDING AREA (UNCHANGED): 5,235 S.F.

ACCESSORY EATING AND DRINKING/TAPROOM AREA:	1,312.5 S.F.
BREWERY AREA:	3,923.5 S.F.

FLOOD ZONE: X

SHEET INFORMATION

PROJECT NUMBER _____ 16

DRAWN BY _____

CHECKED BY _____

SCALE _____ AS NOTED

ISSUE FOR _____ CITY APPROVED _____

DATE _____ 23 JUNE 26

REVISIONS _____

SHEET NUMBER

AO.1

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

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

11/20/16

STATEMENT OF HARDSHIP

City Ordinance 3356.03. This application is filed in order to seek approval for the change of use for the property from a flooring retail store to a microbrewery with taproom. Off-site distribution to local growler shops, bars, and restaurants will occur. Renovations to the property will include upgraded electrical service, ADA compliant restrooms, installation of overhead garage door, and other interior cosmetic changes. The only change to the exterior of the property will be a change in signage, but all new signage will work within the existing frames, and lighting for both the monument and building sign will not change.

All seating for the taproom (approximately 1,300 square feet – gross) will be contained within the building and there will be no exterior seating/patio. The taproom will be closed on Monday and Tuesday; and open Wednesday and Thursday (3:30 – 10:00 pm), Friday (3:30 – midnight), Saturday (noon – midnight), and Sunday (noon to 8:00 pm).

City Ordinance 3311.28(b). The District at Linworth consists of 1, 2, and 3 bedroom apartments, which are situated next to 2365 West Dublin Granville Road. Operation of the microbrewery and/or taproom will not endanger these residents or affected their health, safety, or comfort. There will be no noise pollution as there will be no outside aspect to the taproom and any noise caused by the beer production will be very minimal; mostly contained within the building; and will only occur once or twice a week, for a few hours, and during daytime hours. There will be no obnoxious odors for the same reasons. With the exception of additional security lighting by the rear warehouse door, there will be no change in exterior lighting.

City Ordinance 3312.49. As the business will be changing from a retail store to microbrewery with taproom, the minimum number of parking spots will be affected. A variance for the required number of minimum spots is requested. Further, in addition to the existing spots on the property, a written Parking Agreement with the adjacent property owner has been entered into which provides an additional four parking spaces that can be used.

City Ordinance 3321.05(B)(1). The clear vision clearance on the east side of the drive access, which encroaches on a parking space, is an existing condition of the property and the variance is sought to conform to the site.

Exhibit A – Zoning Code Section 2365 West Dublin Granville Road See attached Site Plan

Section 3356.03 – Permitted uses. To allow for a brewery with off-site distribution in the C-4 district.

Section 3311.28(b) – Requirements. Allow a brewery with off-site distribution (considered a more objectionable use to be located no less than 600 feet from the boundaries of a residential district) in the L-C-4, Limited Commercial District on a lot that abuts residentially-zoned property.

Section 3312.49 – Minimum number of parking spaces required. – Allow 8 parking spaces on site instead of the code required 13 spaces.

Brewery

3,923.5 sf 1:750 = 7 spots

Accessory eating and drinking establishment / Taproom

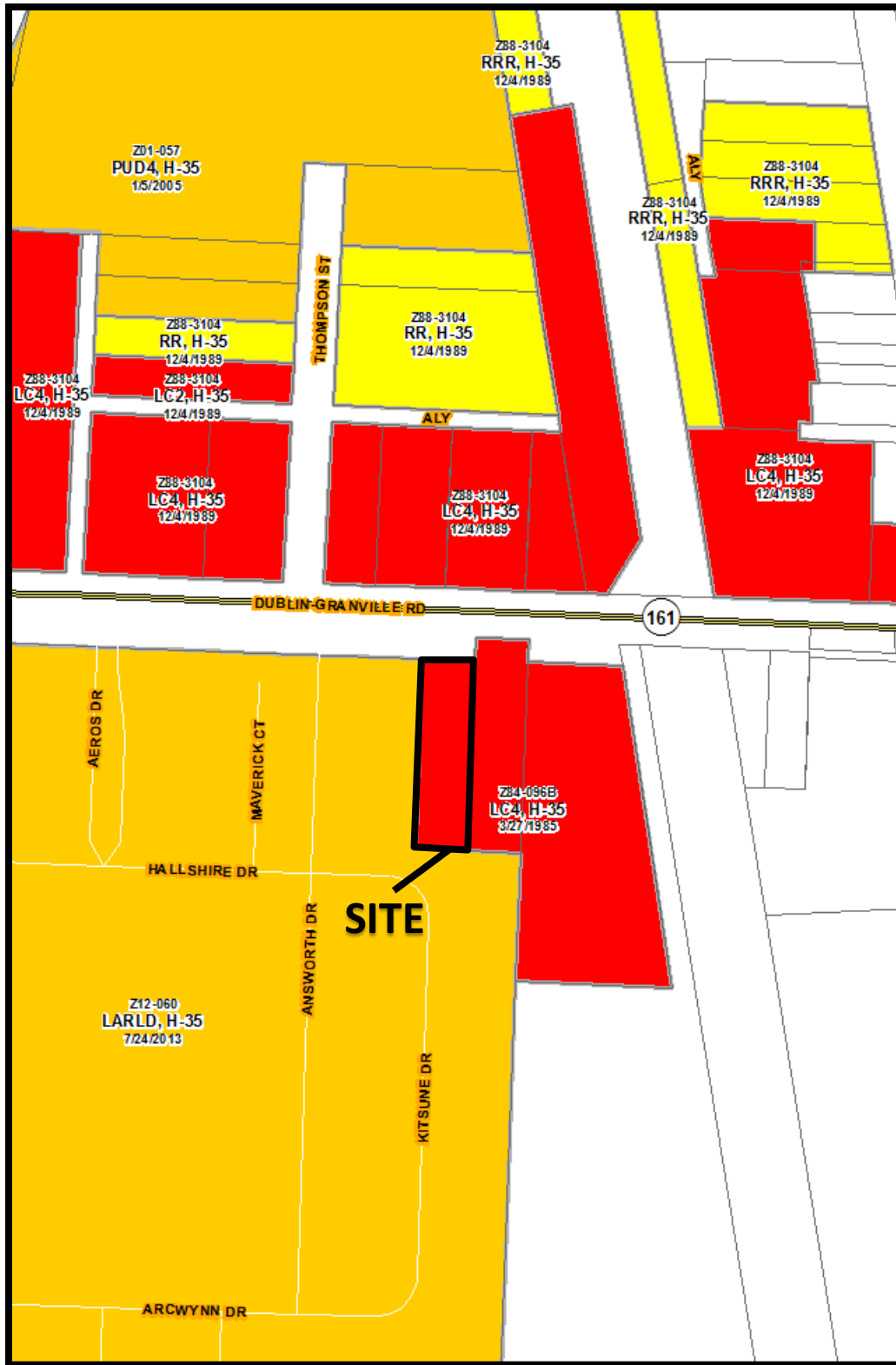
1,312.5 sf 1:175(w/ 25% reduction) = 6 spots

Total Parking Required 13 parking spots on site

Total Parking Provided 8 parking spots on site

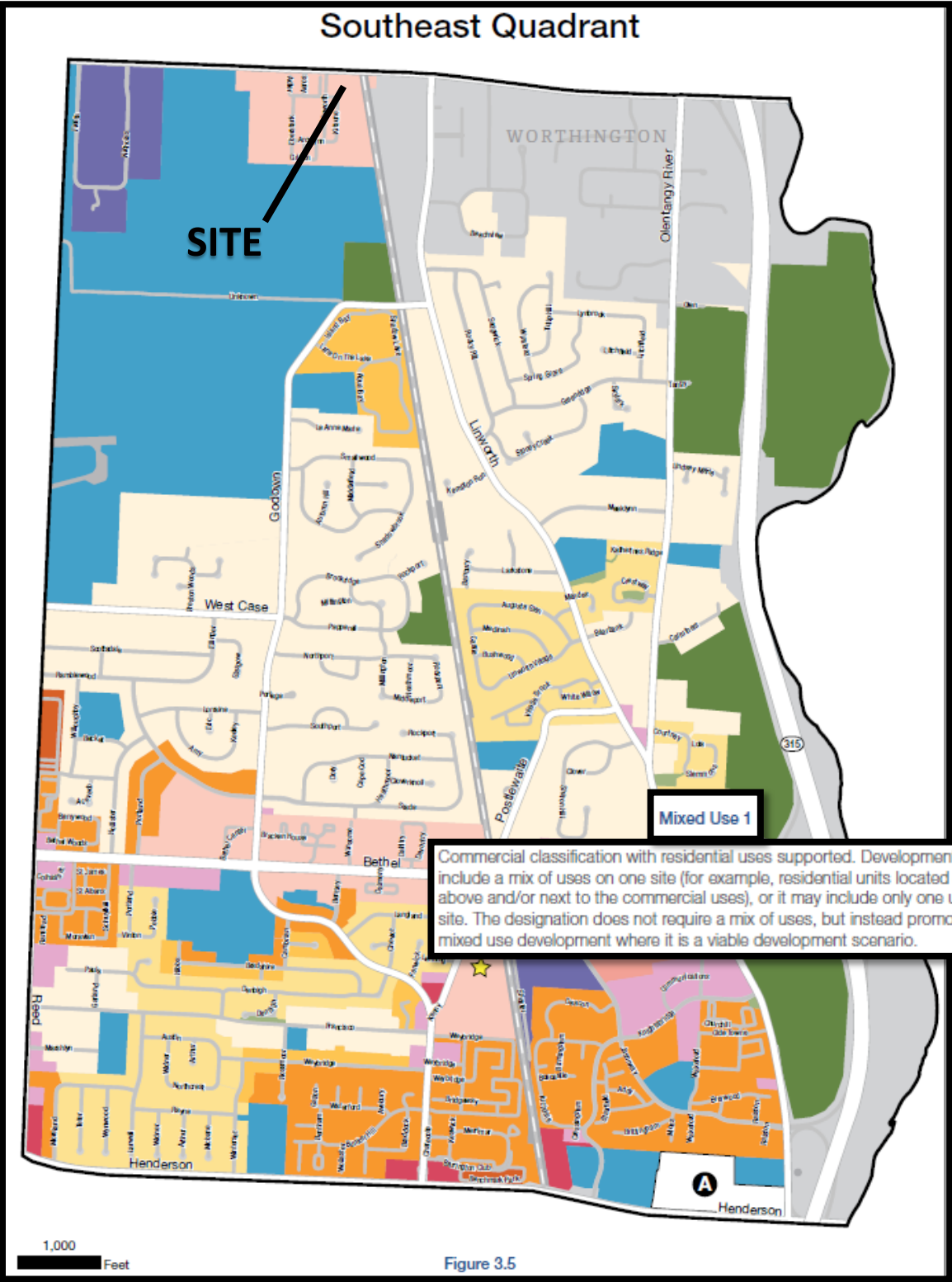
*4 additional spaces on adjacent property through parking agreement and 1 that straddles the property line of the subject parcel and adjacent property will also serve the business.
(5 additional)

Section 3321.05(B)(1) – Vision clearance. Allow a parking space within the vision clearance triangle at West Dublin-Granville Road and the site driveway as shown on the site plan.



CV16-078
2365 West Dublin-Granville Road
Approximately 0.3* acres

The Northwest Plan (2016)



CV16-078
2365 West Dublin-Granville Road
Approximately 0.36 acres



CV16-078
2365 West Dublin-Granville Road
Approximately 0.3* acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number	CV16-078
Address	2365 W. Dublin-Granville Rd.
Group Name	Northwest Civic Association
Meeting Date	Jan. 4, 2017
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES: All concerns where addressed.

We support all 3 Council Variances

Vote

Yes 10 No 0

Signature of Authorized Representative

Jerome Lisko

Recommending Group Title

Zoning Chair

Daytime Phone Number

614-985-1150

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

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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

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 # CV16-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jason Paul Grableof (COMPLETE ADDRESS) 1278 London Drive Columbus, Ohio 43221

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. Random Precision Brewing Company, LLC 1278 London Drive Columbus, Ohio 43221 0 employees at this time (614) 949-8568	2. Michael Dicarlo 1076 Ridge Street Columbus, Ohio 43215 (614) 206-0572
3.	4.

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 8-13-18

Notary Seal Here

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