

**Statement of Hardship**

Zen Bee Meadery has been part of the community for several years now. Starting as a humble Father & Son Operation Zen Bee Meadery has now grown to recently win the Top Prize in 2020 National Honey Board Mead competition, bringing home the "Gold" Best of show and overall winning more medals than any other commercial Meadery. The use of space has been primarily for production and only open limited hours for ancillary tasting room & retail bottles sales when we were notified of the non-conforming use.

The M-2 district does not permit meaderies which are considered "more objectionable" manufacturing uses. The applicant requests to permit a Meadery for Honey Wine production (Section 3367.01, M-2 District) with an ancillary tasting room including retail sales to operate (3311.28, 3312.49) at 7472 Reliance street.

The applicant is requesting this needed "change of use" on the space from "Office/Warehouse" to allow alcohol production and ancillary tasting room retail sales. Use of space is primarily for production with limited open hours on weekends and scheduled tastings. Wineries & Meaderies include tastings rooms to increase the awareness and interest of their products. Customers will be able to buy bottled products in the tasting room.

**Section 3312.49 – Minimum number of parking spaces required**

Parking Breakdown for Parcel:

Meadery : 1200 SF 1 space/750 = 2 spaces

Tasting Room : 800 SF 1 space /175 = 5 spaces

(Seasonal use for Outside Tastings: 315 SF 1 space/175 = 2 spaces)

Adjacent spaces :

1200 SF Used as Office 1/450 = 3 spaces

Warehouse / Storage Usage

1 per motor vehicle used in the business and based, for operational purposes, upon the premises;

PLUS For the first 20,000 sf, 1:1000 sf = 10 spaces (6,400 SF plus one business-used vehicle)

Total Required Parking : 22 spaces

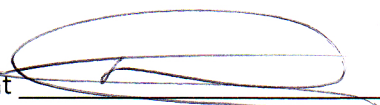
Total Provided Parking spots on site : 17 spaces (Including 1 ADA Handicap spot)

4 (Four) of the Parking Spaces are designated in the applicant's lease for usage. Tastings and Open hours for the public are limited / on the weekend when the rest of the tenants in the building are not open so these other parking spaces are also available for use.

Section 3311.28(b) – Requirements. Allow a Meadery 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 M-2 District that is within 537 feet of residentially zoned property.

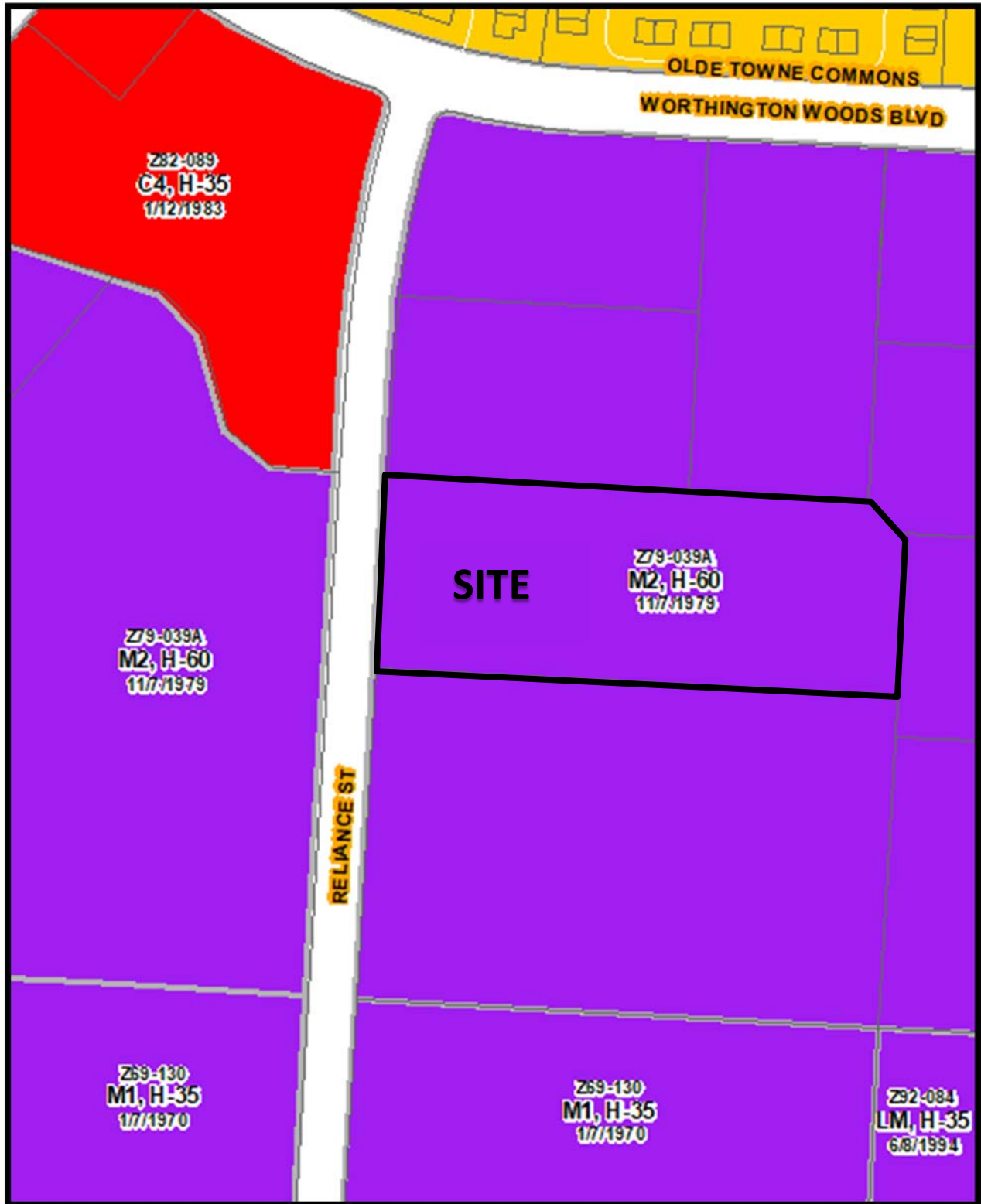
The production process of Honey Wine is cold fermentation, there is no outside exhaust necessary. The Meadery operates as noiseless and orderless operation. The granting of this variance does not unreasonably affect the neighborhood or surrounding area.

Signature of Applicant



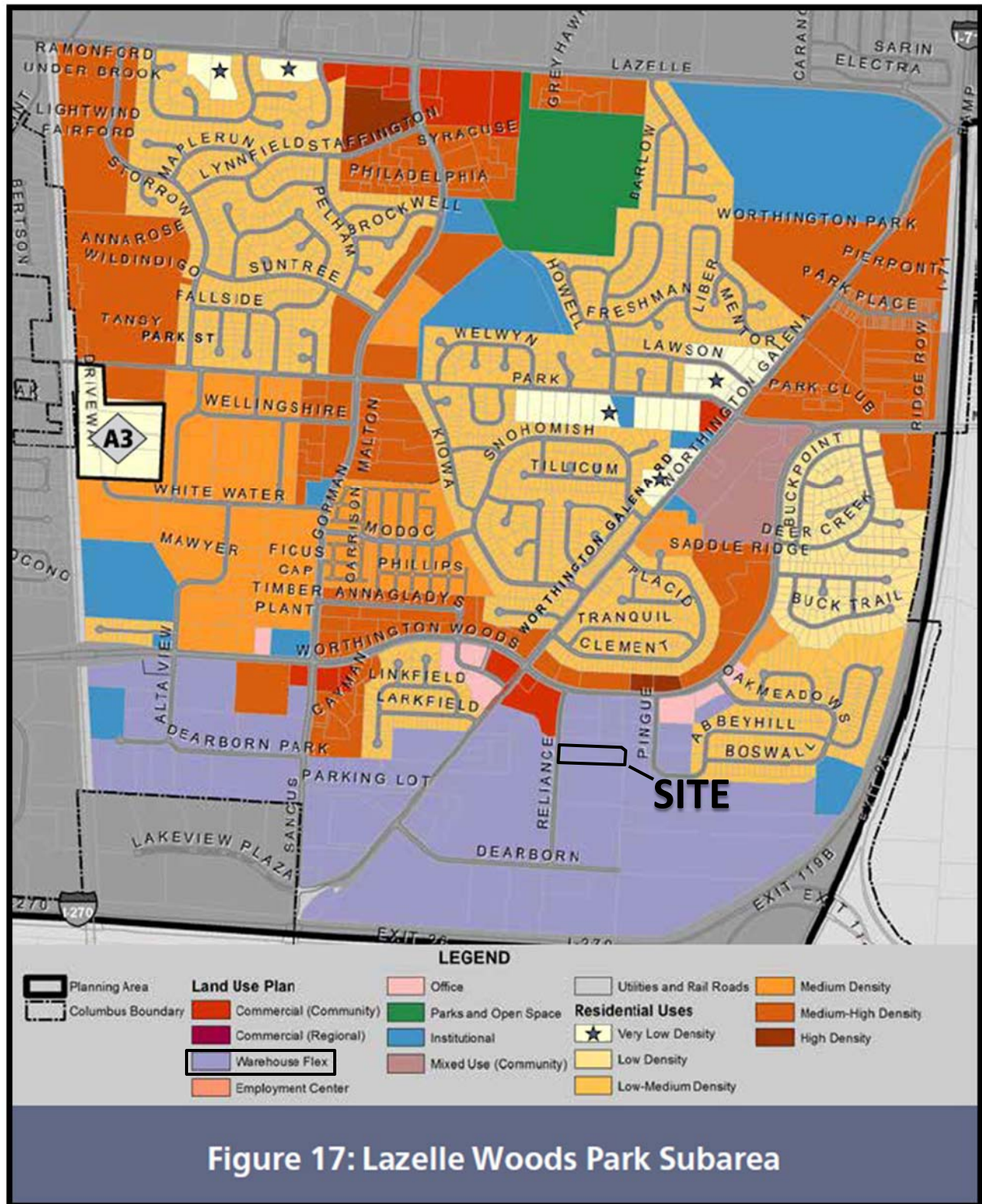
Date

01/05/21



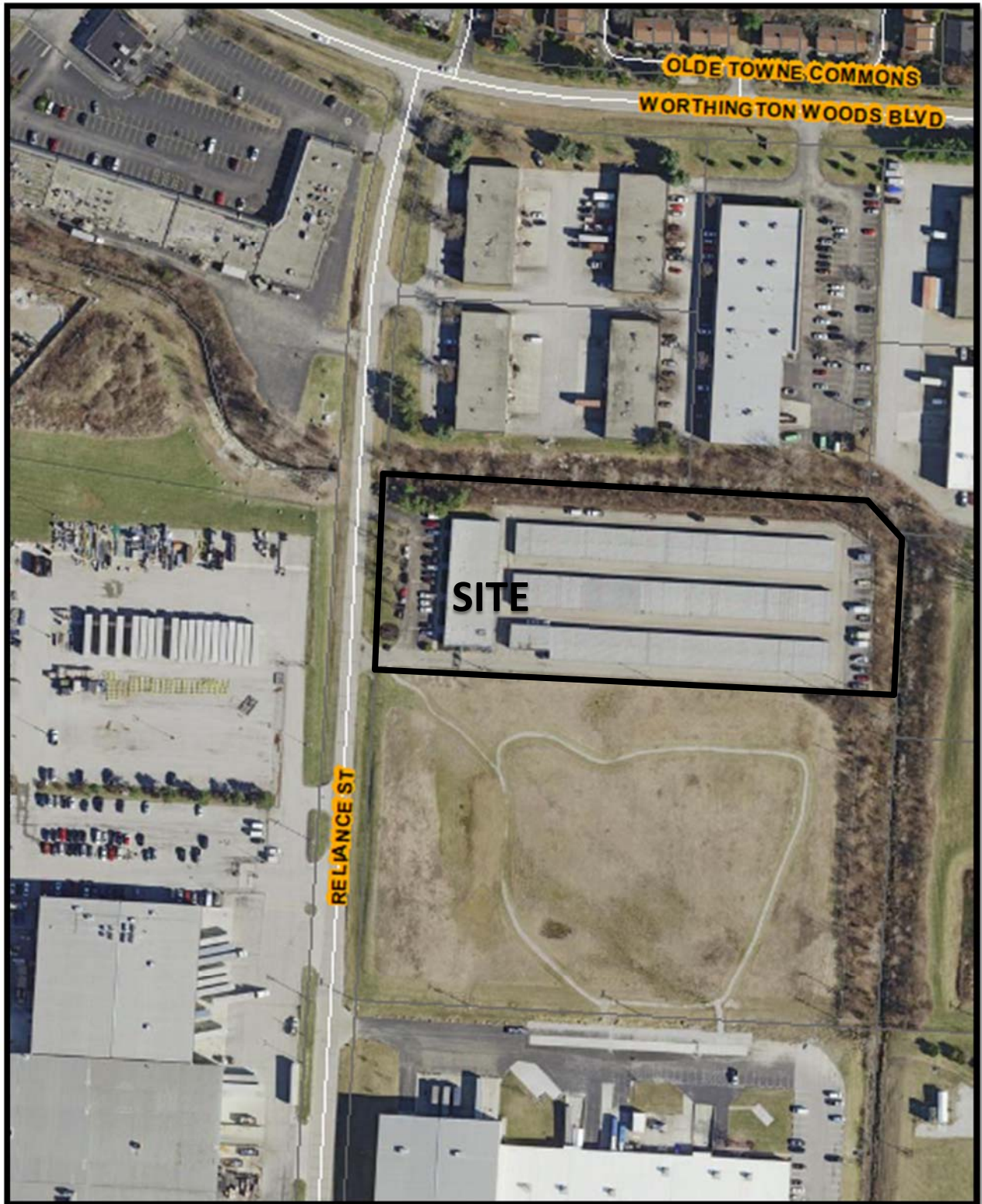
CV20-111  
7472 Reliance St.  
Approximately 3.67 acres

Far North Area Plan (2014)



CV20-111  
7472 Reliance St.  
Approximately 3.67 acres





CV20-111  
7472 Reliance St.  
Approximately 3.67 acres

DEPARTMENT OF BUILDING  
AND ZONING SERVICES**Standardized Recommendation Form**

111 N. Front Street, Columbus, Ohio 43215

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV20-111

Address: 7472 Reliance St.

Group Name: Far North Columbus Community Coalition

Meeting Date: 12-01-2020

Specify Case Type:

- ☐ BZA Variance / Special Permit
- ☒ Council Variance
- ☐ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

☒ Approval

☐ Disapproval

**NOTES:**

Mr. De Mura patiently answered all questions.  
Nothing was heard from surrounding property  
owners.

Vote:

8-0

Signature of Authorized Representative:

SIGNATURE

James Palmiero

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614 / 832-9083

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

**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 #: CV20-111

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy Daniel DeMura

of (COMPLETE ADDRESS) 6628 Brock Street Dublin Ohio 43017

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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. Zen Bee Meadery 6628 Brock Street Dublin OH 43017 0 Columbus based employees at this time Dan DeMura 614-352-3080	2.
3.	4.

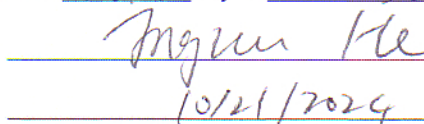
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



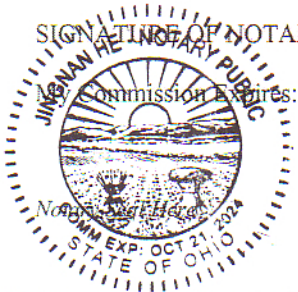
Subscribed to me in my presence and before me this 26th day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

10/21/2024



*This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer**