



PLANNING AND ZONING COMMISSION (P&Z) MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00
Pre Fee Ordinance 2020-25

Applicant: Ill Mannered Brewing Co. – Brian MathiasAddress/City/State/Zip: 38 Grace DrEmail Address: brian@illmanneredbeer.comPhone No: 614-746-1917Cell Phone No: sameFax No: n/aProperty Owner: Matthew FranzAddress/City/State/Zip: 20 Grace Dr./ Powell/ OH/ 43065Email Address: matt@sportsafe.comPhone No: 614-353-1151Cell Phone No: sameFax No: n/aArchitect/Designer for Applicant: Zachary Romer-JordanAddress/City/State/Zip: 2623 Bristol Rd/ Columbus/ OH/ 43221Email Address: zacromerjordan@gmail.comPhone No: 937-238-4536Cell Phone No: sameFax No: n/aProperty Address: 38 Grace Dr., Powell, OH 43065Lot Number/Subdivision: Farm Lot 33/Section 4 Existing Use: Temporary Patio ExtensionProposed Use: Permanent Patio

Reason for Administrative Review (attach necessary documents):

Part of the proposed patio extension is within 25' setback.

Checklist:

- ☒ Legal description of the property
 - ☒ Vicinity Map
 - ☒ Written Text explaining nature of amendment being requested.
 - ☒ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
 - ☒ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☒ 5 copies of all drawings, text, any other items, and application
 - ☒ 1 digital copy (CD, USB, Email) of the complete application packet. — Emailed to Elise Schellin
 - ☒ Attach the required fee - \$550.00
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035 — IN PROGRESS.
- Public notice sign details found [here](#).

(See Over)

APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant:



Date:

March 3, 2021

Office Use
Received

Office Use
Type/Date: _____
Base Fee: _____ \$550.00
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

March 4, 2021

Ill Mannered Brewing Co. – Written Explanation for Proposed Patio Expansion

Planning and Zoning Review Board:

When the realities of Covid-19 set in, Ill Mannered Brewing Co. (IMBC) turned to our outdoor space for help. The indoor bar area was just too narrow to comply with the social distancing guidelines that were, and are still required. We took a close look at the grassy area around our current patio and saw potential. We presented a plan for a temporary patio expansion back in May of last year, and thankfully were granted approval by the state liquor control board in June of 2020. The temporary permit is still in effect. It was well received by our customers, and was critical to our operations during the height of the pandemic. Photos of the space as it is currently being used are attached.

We have been operating outside only since June of 2020. It's been challenging, but many customers genuinely seem to appreciate the outdoor dining experience and the potential for increased physical spacing that comes with it. Spreading out outside is just easier than doing so inside.

While it seems we have turned the corner on the pandemic, it is very apparent that many customers will maintain a strong preference for outdoor dining long after Covid is over. For this reason, we are submitting a minor zoning amendment application to convert this temporary patio into a permanent addition to our outdoor space.

We view this proposal as a great improvement to the space and realize that it will require some investment. The enclosed drawings contain details of the proposed patio extension. No changes are being made to the grade of the site. It's mostly cosmetic, and includes a fence and landscaping that matches the aesthetics of the building and property. The plan also includes a small deck on the east side of the building. The proposed patio will be accessible through an open gate off the east side of our current patio. Once inside the new area, guests will be able to exit back through the building (the same way they came in), or through a separate gate exiting directly into the parking lot.

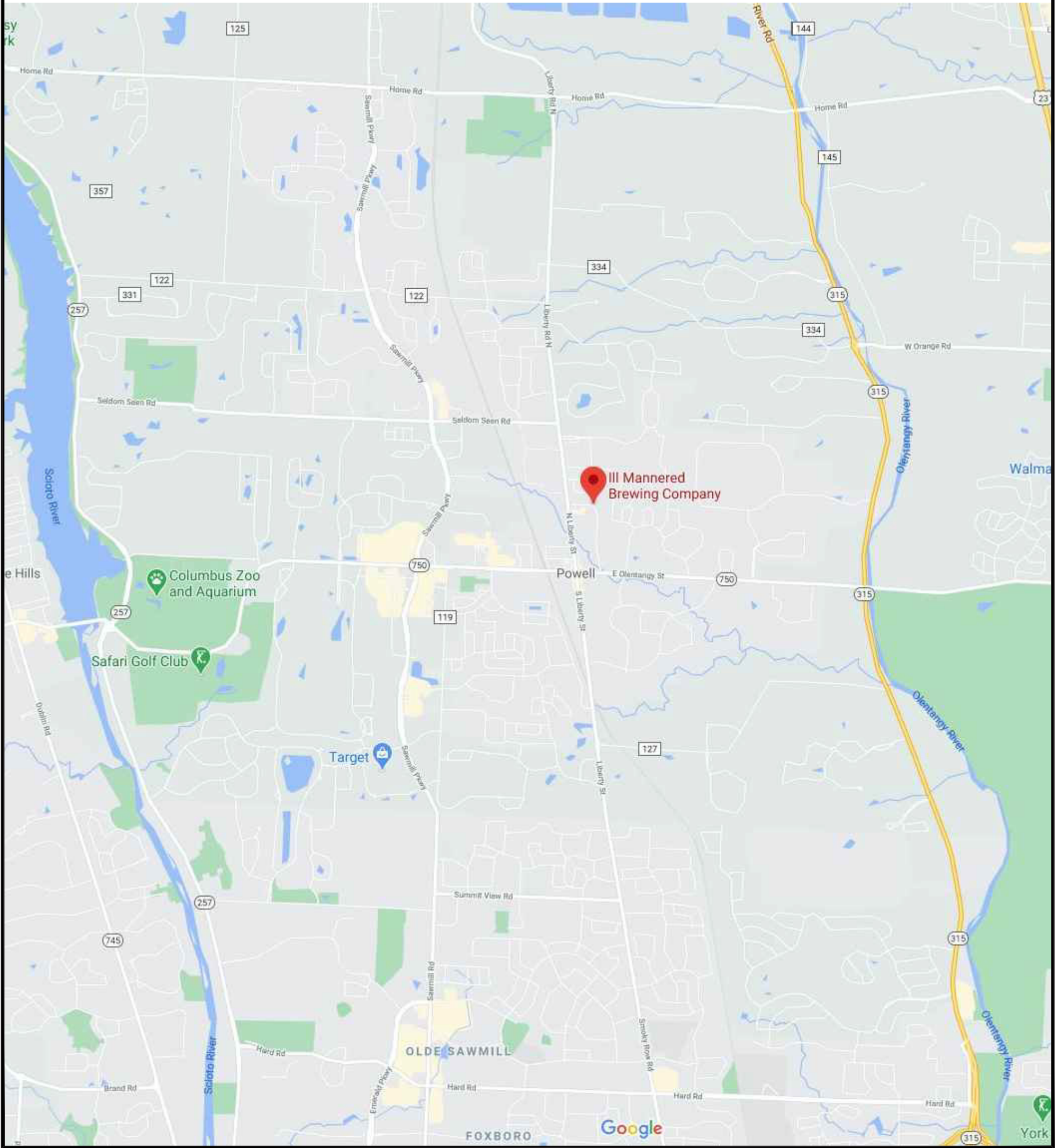
One lesson the pandemic has taught many of us in this industry is that outdoor dining options are and will remain a premium. I hope you will consider this proposal to be a reasonable use of available space for our business, both as a means of operating during Covid, and as a long-term improvement to the property.



Regards,

Brian Mathias




Ill Mannered Brewing Co.

ILL MANNERED BREWING CO. COVID-19 PATIO EXPANSION



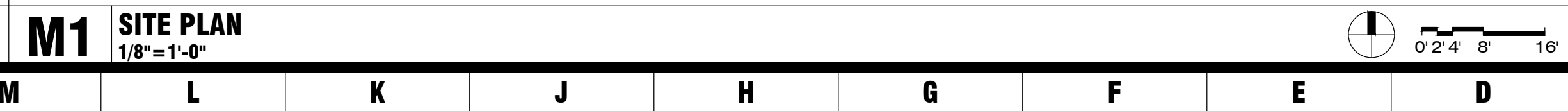
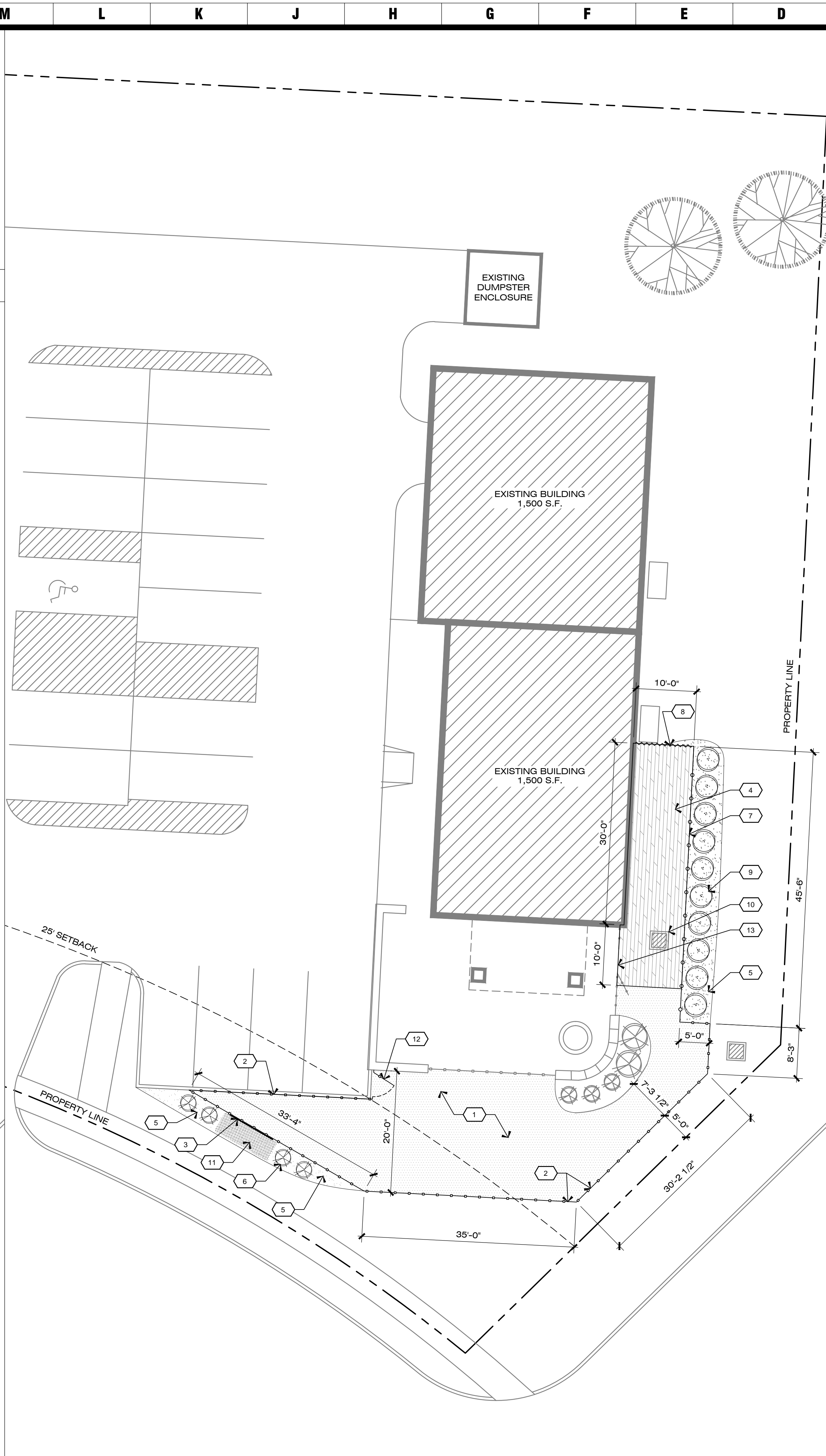
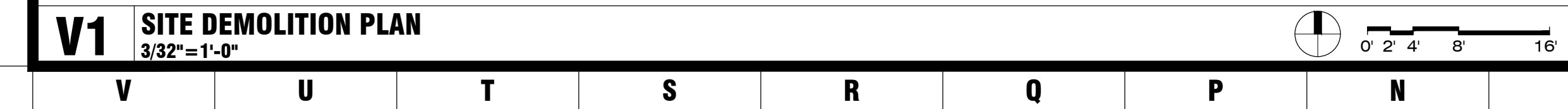
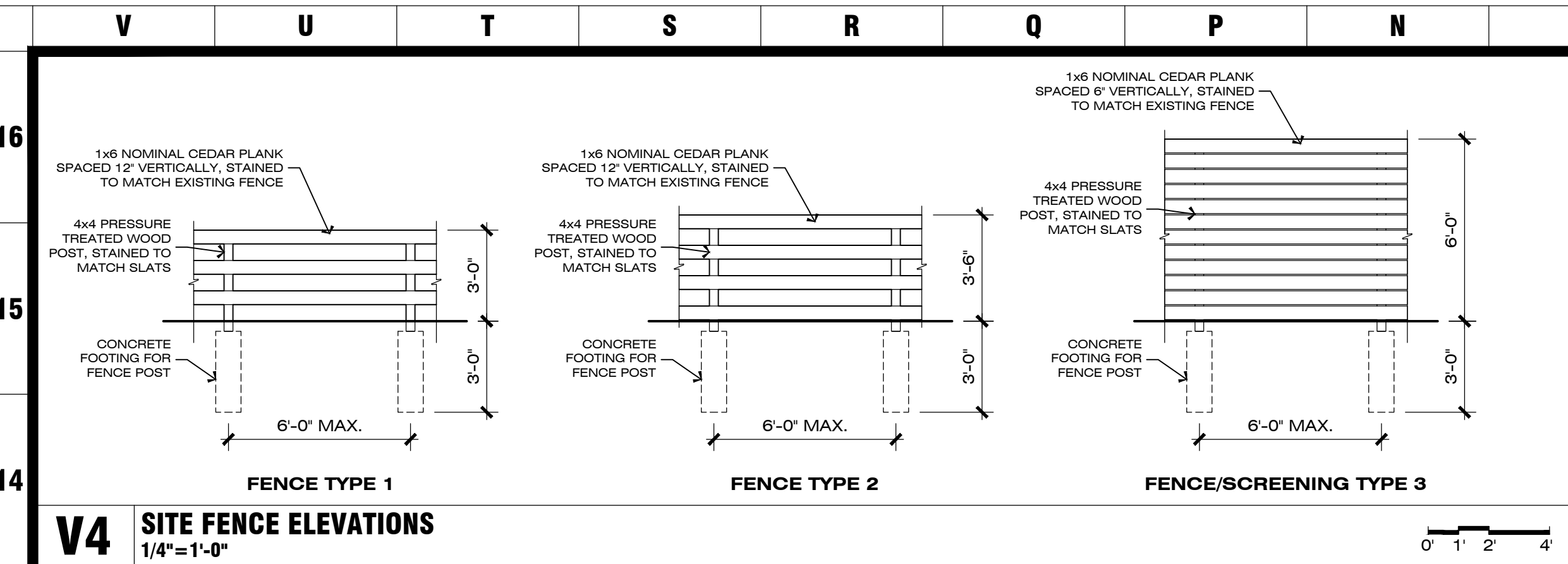
DATE 03.05.2021	SHEET TITLE VICINITY MAP	
PROJECT NUMBER: 2021-01	PROJECT TITLE ILL MANNERED BREWING CO. COVID-19 PATIO EXPANSION	
SHEET NUMBER G-100	38 Grace Drive, Powell, Ohio 43065	
		



DATE 03.05.2021	SHEET TITLE SITE COLOR PLAN SCALE: 1/16"=1'-0"	 	
PROJECT NUMBER: 2021-01	PROJECT TITLE ILL MANNERED BREWING CO. COVID-19 PATIO EXPANSION		
SHEET NUMBER L-100	38 Grace Drive, Powell, Ohio 43065		

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GENERAL NOTES

- ALL DIMENSIONS TO BE VERIFIED IN FIELD AND NOTIFY OWNER OF ANY DISCREPANCIES.
- LOCATE, SUPPORT, PROTECT, AND RESTORE ALL EXISTING UTILITIES.
- DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES AND EXTENT OF ALL UTILITIES PRIOR TO COMMENCING WORK AND PROTECT AGAINST DAMAGE.
- DO NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT CONSENT OF THE OWNER.
- MAINTAIN POSITIVE DRAINAGE IN LAWN, GROUND COVER, AND PAVER AREAS AT ALL TIMES.

SITE DEMOLITION PLAN KEY NOTES

- EXISTING PAVER PATIO TO REMAIN.
- EXISTING LANDSCAPING, GROUNDCOVER, AND PLANTING TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING PAVED PARKING SPACES TO REMAIN.
- EXISTING SHRUB TO BE RELOCATED, TYP. OF 10.
- EXISTING LANDSCAPING TO BE REMOVED.
- AREA OF EXISTING MULCH GROUNDCOVER TO BE REMOVED AND PREPARED FOR NEW GROUNDCOVER.
- AREA OF EXISTING TURF TO BE REMOVED AND PREPARED FOR NEW GROUNDCOVER.

SITE PLAN KEY NOTES

- NEW 3" THICK MIN. 1'-2" WASHED CLEAN STONE GROUNDCOVER OVER WEED BARRIER, 2" MIN. THICK COMPACTED CRUSHED STONE, AND COMPACTED EARTH. PROVIDE PERMALOC OR EQUAL METAL PLANT BED EDGING WHEN ADJACENT TO A PERMEABLE SURFACE/MATERIAL.
- NEW WOODEN FENCE, TYPE 1 PERIMETER OF GRAVEL AREA.
- NEW POLYETHYLENE SIGN MOUNTED TO FENCE.
- NEW PLATFORM DECK.
- NEW MULCH BED OVER WEED BARRIER.
- NEW PLANTING, SEE LEGEND.
- NEW WOODEN FENCE, TYPE 2 AT PERIMETER OF DECK.
- NEW WOOD FENCE/SCREENING, TYPE 3 AT NORTH END OF DECK.
- EXISTING SHRUB TO BE RELOCATED, TYP. OF 10.
- EXISTING MANHOLE TO REMAIN UNDER DECK.
- NEW GROUNDCOVER TYPE 3, SEE LEGEND.
- NEW 48" SWING GATE IN NEW FENCE.
- TOP OF DECKING TO ALIGN WITH TOP OF EXISTING PAVERS.

LEGEND

	GROUNDCOVER TYPE 1 1'-2" WASHED CLEAN STONE DEPTH: 3" MINIMUM BASE: WEED BARRIER & 2" MIN. COMPACTED CRUSHED STONE
	GROUNDCOVER TYPE 2 MULCH FINELY SHREDDED HARDWOOD DEPTH: 2" MIN. COLOR: BLACK
	GROUNDCOVER TYPE 3 DRAGON'S BLOOD SEDUM SPURIUM SPACING: 12" ON CENTER
	DECKING TYPE 1 COMPOSITE DECK BOARD SIZE: 1" x 6" NOMINAL BASIS OF DESIGN: TREX COLOR: VINTAGE LANTERN
	FENCING TYPE 1 HEIGHT: 36" HIGH SIZE: 4" x 4" NOM. POSTS 1" x 6" NOM. SLATS COLOR: STAIN TO MATCH EXISTING
	FENCING TYPE 2 HEIGHT: 42" HIGH SIZE: 4" x 4" NOM. POSTS 1" x 6" NOM. SLATS COLOR: STAIN TO MATCH EXISTING
	FENCING/SCREENING TYPE 3 HEIGHT: 72" HIGH SIZE: 4" x 4" NOM. POSTS 1" x 6" NOM. SLATS COLOR: STAIN TO MATCH EXISTING
	SHRUB TYPE 1 EXISTING SHRUB RELOCATED THUJA SMARAGE SIZE: 6' QUANTITY: 10
	SHRUB TYPE 2 GREEN GEM BOXWOOD CONTAINER: 5 GAL. QUANTITY: 7

ILL MANNERED
brewing co.

ARCHITECTURAL SITE PLAN

ILL MANNERED BREWING CO. COVID-19 PATIO EXPANSION
38 Grace Drive, Powell, Ohio 43065

NOT FOR CONSTRUCTION

PROJECT NUMBER:
2021-01

SHEET NUMBER
SP-100




Minor Amendment to Approved Development Plan – Patio Expansion

Submitted by Brian Mathias

March, 2021

18 – 38 Grace Drive

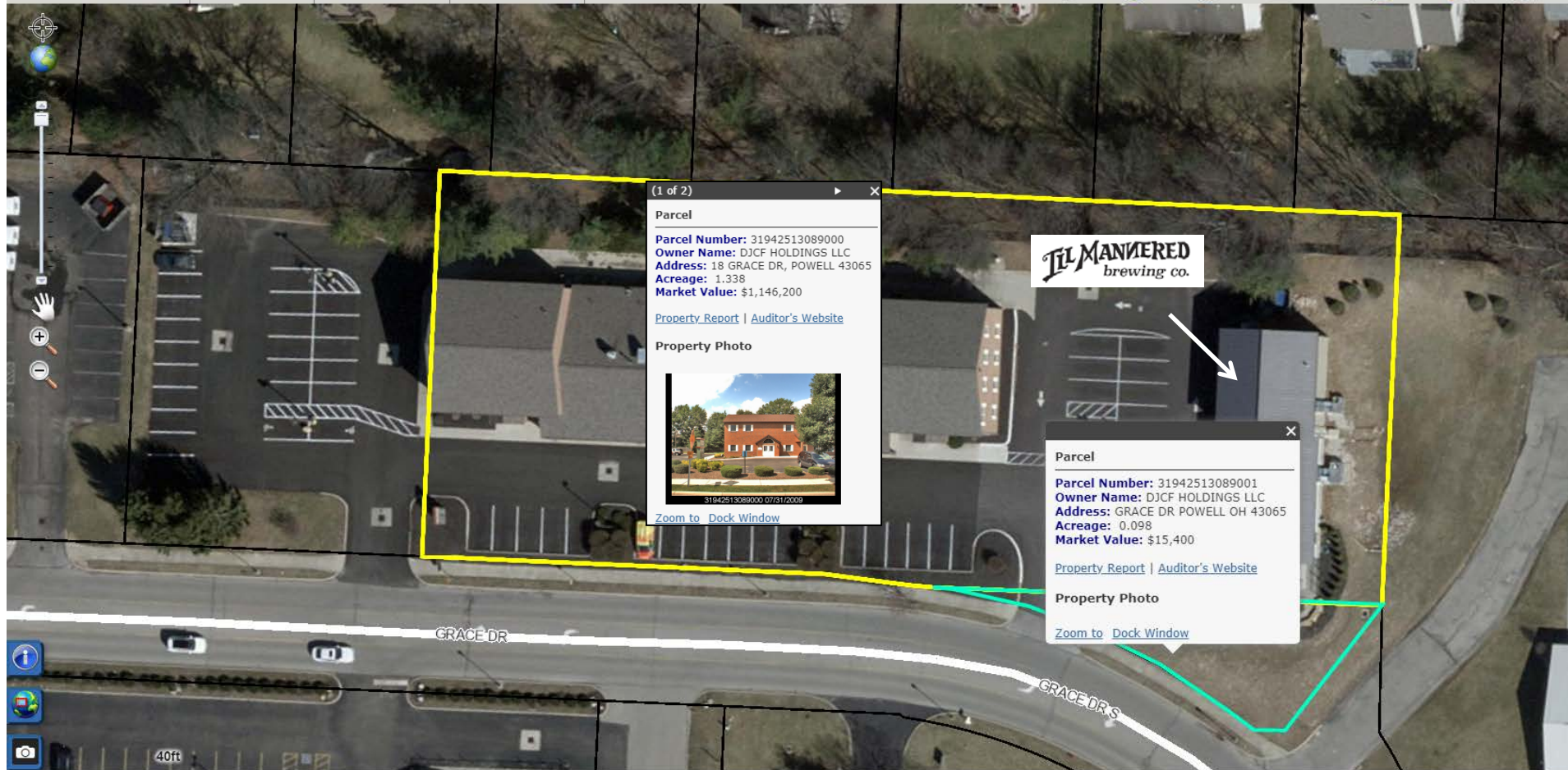
**Delaware County GIS**
George Kaitsa, MBA, County Auditor
[About the Auditor](#)

Please email: delco-gis@co.delaware.oh.us if you would like to request a custom map. For further information please go to <https://gis.co.delaware.oh.us>

Robert

Property Search ▾ Advanced Search ▾ Subdivision Search ▾ Intersection Search ▾

Select Identify Layers Sales Report Refresh Tools Maps




(1 of 2)

Parcel

Parcel Number: 31942513089000
Owner Name: DJCF HOLDINGS LLC
Address: 18 GRACE DR, POWELL 43065
Acreage: 1.338
Market Value: \$1,146,200

[Property Report](#) | [Auditor's Website](#)

Property Photo



31942513089000 07/31/2009

[Zoom to](#) [Dock Window](#)

TIL MANNERED
brewing co.

Parcel

Parcel Number: 31942513089001
Owner Name: DJCF HOLDINGS LLC
Address: GRACE DR POWELL OH 43065
Acreage: 0.098
Market Value: \$15,400

[Property Report](#) | [Auditor's Website](#)

Property Photo

[Zoom to](#) [Dock Window](#)

GRACE DR

GRACE DR S

40ft

Legal Description of Main Parcel – 1.338 Acre

Parcel I:

Situated in the State of Ohio, County of Delaware, and in the City of Powell:

Being a part of Farm Lot 33, Section 4, Township 3, Range 19, U.S. Military Lands, also being the west part of Lot 528 of the HUFFMAN SUBDIVISION No. 2, as platted in Plat Book 18, Page 141, and being more particularly described as follows:

Beginning at an iron pipe found at the northwest corner of Lot 528 and the northeast corner of Lot 527;

thence South 83° 08' 00" East along the north line of Lot 528, a distance of 120.00 feet to an iron pin set;

thence South 06° 52' 00" West, a distance of 153.00 feet to a 5/8" iron pin set on the north right of way of Grace Drive of Huffman Subdivision;

thence along the north right of way line of Grace Drive, North 83° 08' 00" West, a distance of 120.00 feet to a 5/8" iron pin set on the southeast corner of a 1.000 acre tract, now or formerly owned by Y.F.C. Charter Office Partnership, as described in Deed Book 484, page 499, also being the southeast corner of Lot 528;

thence along the east line of said 1.000 acre tract and the west line of Lot 528, North 06° 52' 00" East, a distance of 153.00 feet to the Place of Beginning.

containing 0.4215 acres, more or less.

All iron pins set are 5/8" O.D. solid iron pins with yellow plastic caps stamped Stults & Associates.

Being part of the 1.759 acre tract described in Deed Book 490, Page 126.

Bearing system based upon the centerline of Grace Drive South 83° 08' 00" East (from Plat Book 18, Page 141).

Parcel II:

Situated in the State of Ohio, County of Delaware, and in the City of Powell:

Being the east 380.90 feet by 153 feet of Lot 528 in HUFFMAN SUBDIVISION NO. 2 as delineated in Plat Book 18, page 141, Recorder's Office, Delaware County, Ohio.

File No.: 01032-7891
Exhibit A Legal Description



Page 1 of 2

Legal Description of Secondary Parcel – 0.098 Acre

Situated in the State of Ohio, County of Delaware, Village of Powell, being a part of Farm Lot 33, Quarter Township 4, Township 3 North, Range 19 West, United States Military Lands, and being a 0.098 acre parcel out of the existing and original right-of-way of Grace Drive, said right-of-way being fifty (50) feet in width, and as delineated and shown on the plat of "Huffman Subdivision" in Plat Book 14, Page 88, with all record references cited herein being of the Delaware County Recorder's Office, Delaware, Ohio, and said 0.098 acre parcel being more particularly bounded and described as follows:

Beginning at a three-quarter (3/4) inch iron pin with cap found at the northeasterly corner of said Grace Drive as originally dedicated on said plat of "Huffman Subdivision", and said pin being at the southeasterly corner of Lot 528 and on the westerly line of Lot 529 as said lots are delineated and shown on the plat of "Huffman Subdivision No. 2" in Plat Book 18, Page 141 and "Huffman Subdivision No. 3" in Plat Book 19, Page 92, and said pin also being at the southeasterly corner of "the east 380.90 feet by 153 feet of Lot 528" as conveyed as Parcel II to DJCF Holdings, LLC in Deed Book 1246, Pages 1857-1860, and the northerly corner of the 0.022 acre Parcel XXE10 as conveyed to Louis V. Huffman and Doris E. Huffman in Deed Volume 39, Page 68;

Thence S 44° 13' 12" W, crossing a portion of said existing and original right-of-way of Grace Drive along the westerly line of said 0.022 acre Parcel XXE10, a distance of 62.85 feet to a three-quarter (3/4) inch iron pin with cap stamped "Hockaden" found on the original southerly line of said Grace Drive at the southwesterly corner of said 0.022 acre parcel, and on the northerly line of the 0.053 acre Parcel XXE9 as conveyed to said Louis V. Huffman and Doris E. Huffman in Deed Volume 39, Page 68;

Thence N 83° 10' 19" W, along said original southerly line of Grace Drive and said northerly line of the 0.053 acre Parcel XXE9, a distance of 15.39 feet to a PK nail found in a concrete sidewalk on the proposed right-of-way line of Grace Drive at the northwesterly corner of said 0.053 acre Parcel XXE9;

Thence leaving said original southerly line of Grace Drive, and crossing a portion of said existing and original right-of-way of Grace Drive along the proposed right-of-way line of Grace Drive with a curve to the left having a radius of 275.00 feet, a central angle of 35° 05' 42", an arc length of 169.44, a chord bearing of N 65° 35' 41" W and a chord distance of 165.82 feet to a PK nail found in a concrete sidewalk on the original northerly line of Grace Drive and the southerly line of said DJCF Holdings, LLC Parcel II;

Thence S 83° 08' 00" E, along said original northerly line of Grace Drive and said southerly line of the DJCF Holdings, LLC Parcel II, a distance of 211.64 feet to the true point of beginning of the parcel herein described, containing 0.098 acre, more or less, and subject to all legal conditions, covenants, easements, restrictions and rights-of-way of previous record.

The basis of bearings for this description is the original northerly right-of-way line of Grace Drive, being S 83° 08' 00" E, as delineated and recorded on the plat of "Huffman Subdivision" in Plat Book 14, Page 88, Delaware County Recorder's Office, Delaware, Ohio.

This description was prepared in July of 2017 by Dwight A. Tillis, Ohio Registered Professional Surveyor Number 7807, of P & L Systems, Inc., and is based upon record information and an actual field survey of the property conducted by P & L Systems, Inc. in May and July of 2017.



P & L Systems, Inc.

Dwight A. Tillis
Dwight A. Tillis

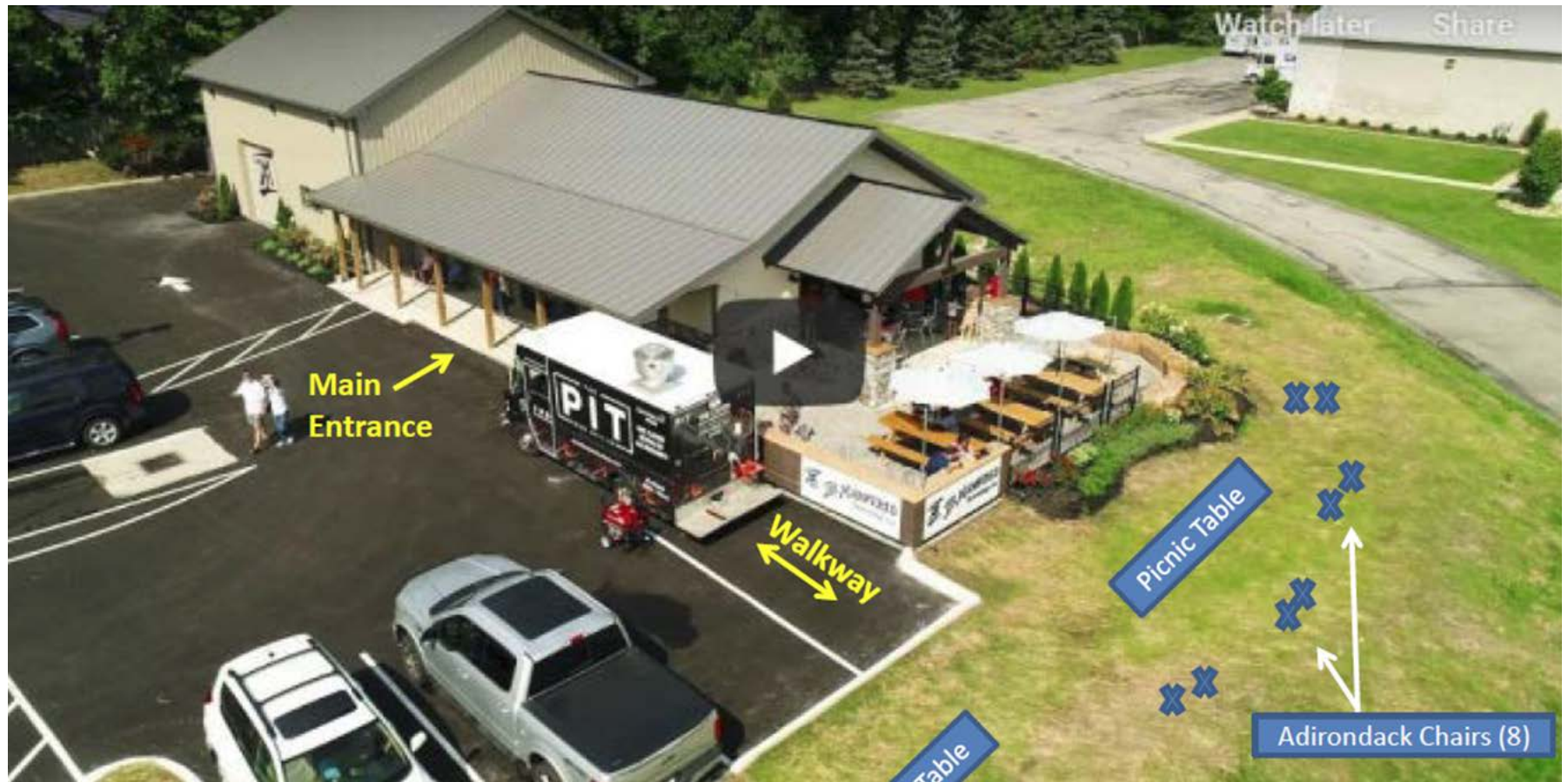
7/12/17
Date

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
12/2/17



Additional Photos to provide some context
for use of the space as an extended patio.

Aerial View - Concept for Temporary Patio Expansion due to Covid-19



Temporary Patio – Summer 2020



Temporary Patio – Summer 2020

