

**A** ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

**ZONING INFORMATION:**  
**PROPOSED NARRATIVE:**  
 THE APPLICANT PROPOSES TO BUILD A 18,733 GROSS SQUARE FOOT SELF-STORAGE STRUCTURE LOCATED OVER EXISTING PARKING WHICH IS NOT REQUIRED FOR THE USE OF THE EXISTING MULTI-FAMILY BUILDING LOCATED ON THE SITE.  
 ADDRESS: 3700 - 3810 LIFESTYLE BLVD  
 COLUMBUS, OHIO 43219

**PARCEL:** 010-247977-00  
**EXISTING ZONING:** C4 COMMERCIAL  
**PROPOSED USE:** 168 SELF-STORAGE UNITS UNDER ROOF  
**HEIGHT DISTRICT:** H-60; PROPOSED HEIGHT NOT TO EXCEED 20'-0"  
**PARKING:** 15 SPACES / DU = 48 SPACES (REQD @ 32 DU)  
 15 SPACES PROVIDED @ 33 SPACES  
 1 STORAGE SPACE PROVIDED @ 11 SPACES (REQD @ 6,880 SFT)  
 1 SPACE / 500 SF OF DAYCARE = 14 SPACES (REQD @ 6,880 SFT)  
 DAYCARE PARKING PROVIDED = 14 SPACES  
**TOTAL PARKING = 78 SPACES (MIN. 73 TO BE PROVIDED)**

**LOADING ZONE:**  
 (1) 12' X 80' LOADING ZONE REQUIRED; (1) PROVIDED

**PARKING LOT TREES:**  
 1 TREE / 10 PARKING SPACES  
 59 PARKING SPACES REQUIRED = 6 TREES (MIN.)  
 78 PARKING SPACES PROVIDED = 8 TREES (MIN.)  
 14 TREES PROVIDED; 14 TREES PROVIDED

**DWELLING UNIT TREES:**  
 1 TREE / 10 DWELLING UNITS  
 32 (MAX.) DWELLING UNITS = 4 TREES REQUIRED; 4 TREES PROVIDED



Daniel Mayer, Development Architect  
 10/31/2022  
 Architecture Collaborative

FINAL SITE PLAN RECEIVED 10.31.22 SHEET 1 OF 1 CV22-057

**AS1.1**

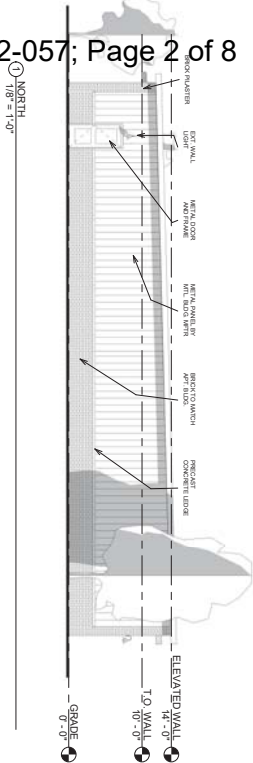
project name:	SOMERSET PLACE APTS LLC
project address:	3700 LIFESTYLE BLVD, COLUMBUS, OHIO 43219
sheet name:	ARCHITECTURAL SITE PLAN
project revisions:	
project date:	09/01/2022
project number:	22.106
sheet number:	

**PRELIMINARY NOT FOR CONSTRUCTION**

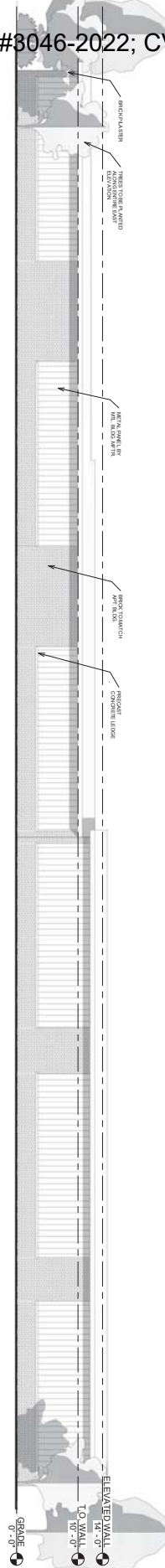
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**DIA**  
 DEVELOPMENT — ARCHITECTURE  
 COLLABORATIVE

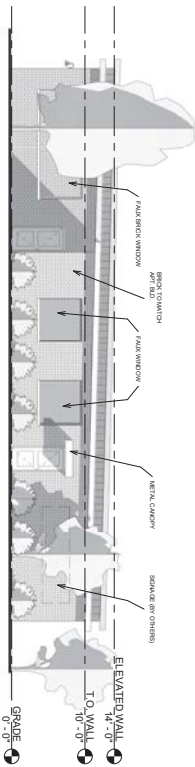
P.O. BOX 12862, COLUMBUS, OHIO 43212 PHONE: (614) 425-8600



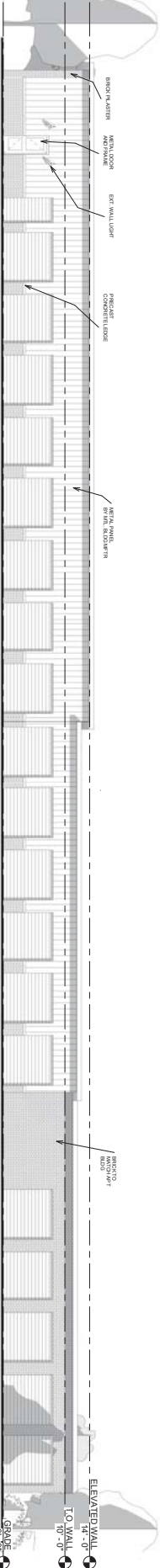
① NORTH  
1/8" = 1'-0"



② EAST (DRIVE AISLE)  
1/8" = 1'-0"



③ SOUTH (LIFESTYLE BLVD)  
1/8" = 1'-0"



④ WEST (PARKING LOT)  
1/8" = 1'-0"



P.O. BOX 12802 Columbus, Ohio 43212 Phone: 614-270-8604

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Scale:  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

OWNER  
**SOMERSET STORAGE UNIT**  
Enter address here

Project revisions:  
no. revisions: by:

Sheet name:  
**ELEVATIONS**

Project date:   
Issue Date

Project name/Project Number

Sheet number:  
**A103**

Daniel Mayer, Development | Architecture Collaborative  
10 / 31 / 2022

FINAL SITE PLAN RECEIVED 10.31.22 SHEET 1 OF 1 CV22-057

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### STATEMENT OF HARDSHIP

#### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

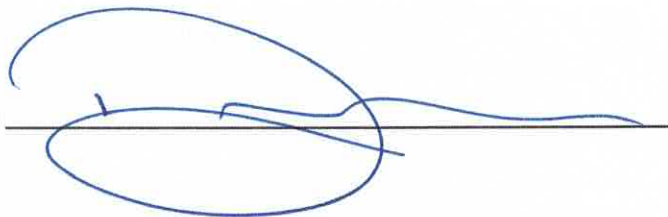
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

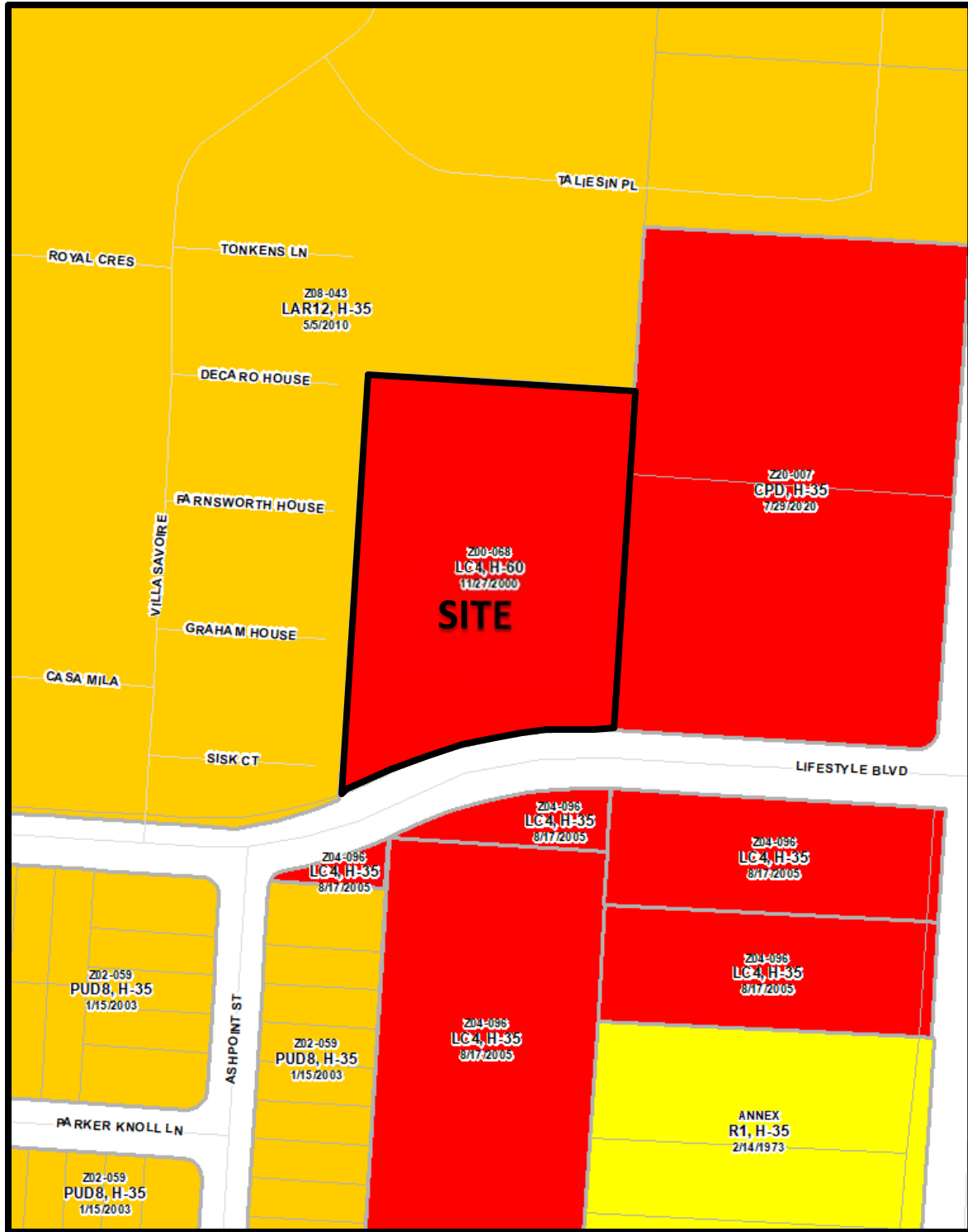
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

Existing site on parcel #010-247977-00 has a large surface parking that is primarily underutilized and the Owner would like to build a new +/-15,800 sft self-storage facility on the property (see attached site plan) for the purposes of providing storage that is in demand (see attached demand study) and allows better use of the existing property without reducing the required parking demand for the existing multi-family building. This property is zoned LC-4 due to a limited commercial overlay on the previous zoned C-4. The Owner is requesting a variance to section 3356.03 of the Columbus Zoning Code to allow construction of the self-storage building; Section 3355.02, C-4 Commercial District—to permit a mixed use commercial and residential building with part of the ground floor used for commercial uses and the remainder of the ground floor used for garages in the L-C-4, Limited Commercial District; Section 3356.03, permit up to 3600 square feet to be used for laundry, fitness facility, leisure area, visitor waiting area and technical/resource center for residential dwellings units in the L-C-4, Limited Commercial District.

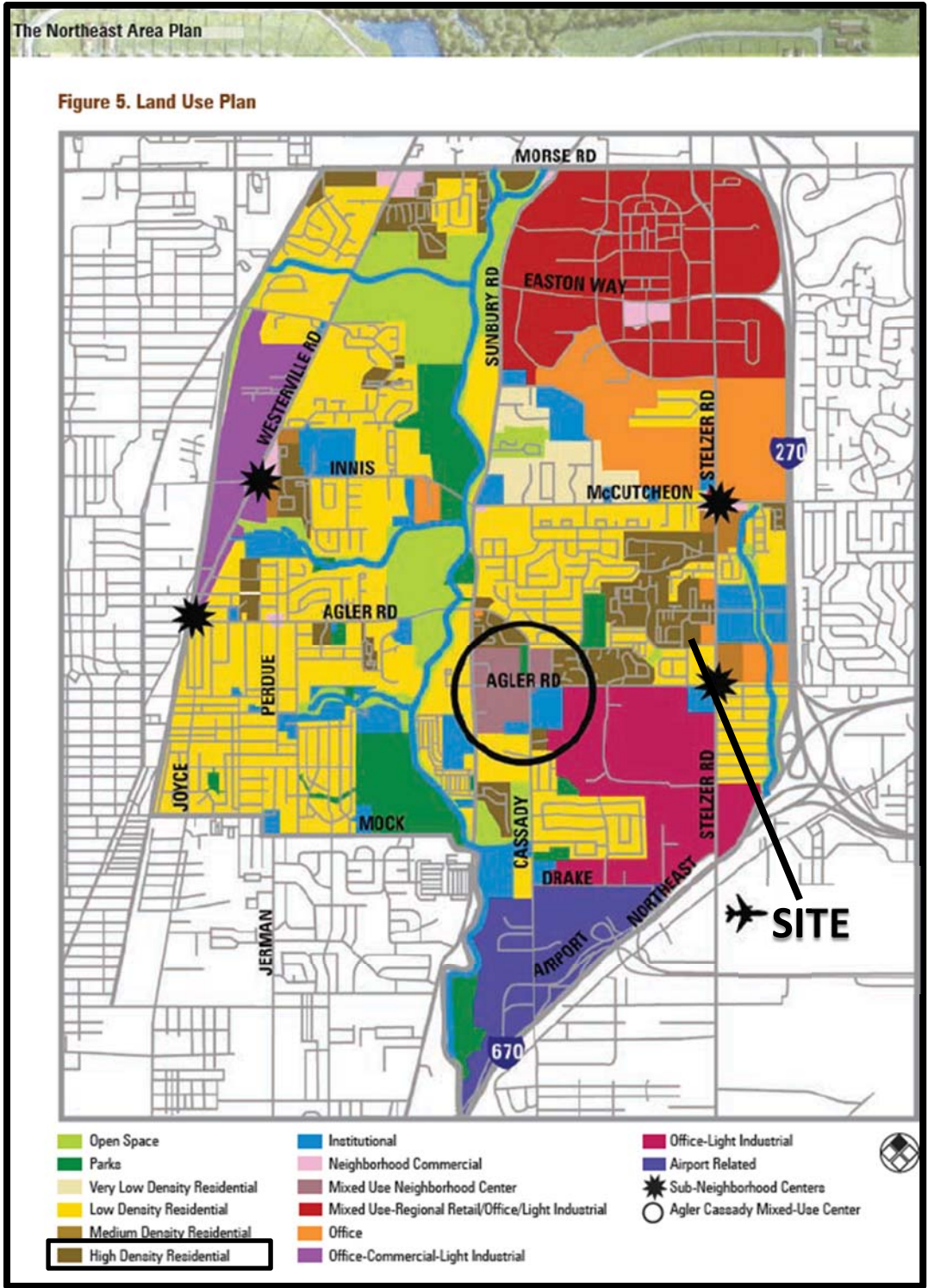
Signature of Applicant \_\_\_\_\_



Date 10/07/2022



CV22-057  
3700 Lifestyle Blvd.  
Approximately 3.11 acres



CV22-057  
3700 Lifestyle Blvd.  
Approximately 3.11 acres



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Approximately 3.11 acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
 (PLEASE PRINT)

**Case Number** CV22-057

**Address** 3700 LIFESTYLE BLVD

**Group Name** NORTHEAST AREA COMMISSION

**Meeting Date** September 1, 2022

**Specify Case Type**

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

**Recommendation** (Check only one)

- Approval
- Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The commission unanimously voted to approve this variance with through discussion of increased security guidelines to be put in place for the current residents.

- >Designated parking for the residents
- >Access to the storage units during assigned and limited hours
- >Security for both the storage and residential buildings
- >Appropriate down lighting and security cameras

**Vote** 7 yes/0 No

**Signature of Authorized Representative** Commissioner Dana Moore

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

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, 111 N Front Street, Columbus, Ohio 43215.



# Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-057

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Daniel Mayer  
of (COMPLETE ADDRESS) PO Box 12802, Columbus, Ohio 43212  
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 (including 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. Doron Rice 57 Cedar Ct, Closter, New Jersey 07624 0 Employees; Individual Owner	2. Mike Konstantas 6 Pine Drive South, Roslyn, New York 11576 0 Employees; Individual Owner
3. Christopher Wiser 79 S. Hawthorne Hollow Cir., The Woodlands, Texas 77384; 0 Employees; Individual Owner	4. Gwyeth Smith 63 Fleets Cove Rd, Huntington, New York 11743 0 Employees; Individual Owner

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 27 day of June, in the year 2022

John Colosimo  
SIGNATURE OF NOTARY PUBLIC

02-25-2024  
My Commission Expires

Notary Seal Here



JOHN COLOSIMO  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
02-25-2024

This Project Disclosure Statement expires six (6) months after date of notarization.