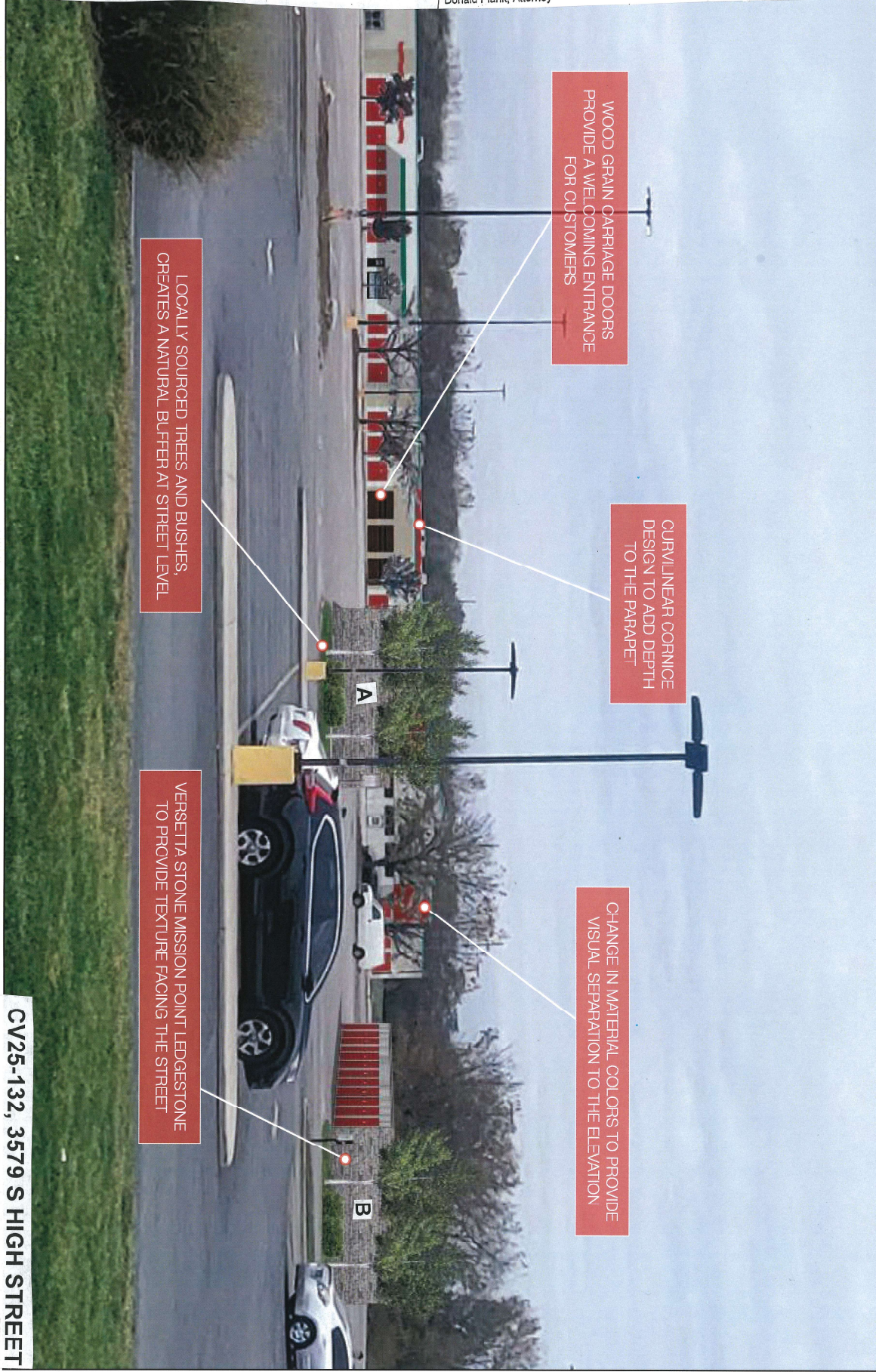




THIS EXHIBIT ILLUSTRATES THE REQUIRED EAST ELEVATION TREATMENT OF THE PROPOSED NEW SELF-STORAGE BUILDINGS, NOTED AS "A" AND "B", IN THE PARKING LOT. BOTH OF THE EAST ELEVATIONS SHALL BE FINISHED IN EITHER A STONE OR BRICK VENEER AND LANDSCAPING ISLANDS SHALL BE PLACED IN FRONT OF THE EAST ELEVATIONS, AS DEPICTED ON THE SITE PLAN. THE LANDSCAPING ISLANDS SHALL CONTAIN A MINIMUM OF TWO (2) TREES AND FOUR (4) SHRUBS. THIS EXHIBIT DEPICTS REQUIRED EXTERIOR FINISH OF THE EAST ELEVATIONS OF THE NEW STORAGE BUILDINGS AND THE REQUIRED LANDSCAPING. REQUIRED BUILDING MATERIALS AND LANDSCAPING MAY BE SLIGHTLY ADJUSTED IN CONJUNCTION WITH FINAL DEVELOPMENT PLANS. ANY SLIGHT ADJUSTMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF APPROPRIATE DAT REGARDING THE PROPOSED ADJUSTMENT.

*David B. Perry* Date: 06/10/2026 *Donald Plank* Date: 06/10/2026  
David B. Perry, Agent Donald Plank, Attorney



WOOD GRAIN CARRIAGE DOORS  
PROVIDE A WELCOMING ENTRANCE  
FOR CUSTOMERS

CURVILINEAR CORNICE  
DESIGN TO ADD DEPTH  
TO THE PARAPET

CHANGE IN MATERIAL COLORS TO PROVIDE  
VISUAL SEPARATION TO THE ELEVATION

LOCALLY SOURCED TREES AND BUSHES,  
CREATES A NATURAL BUFFER AT STREET LEVEL

VERSETTA STONE MISSION POINT LEDGESTONE  
TO PROVIDE TEXTURE FACING THE STREET

CV25-132, 3579 S HIGH STREET

Preliminary Drawings

Project Designed By



Project - Client



Composite Rendering

SHEET 05

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CV25-131 FINAL RECEIVED 6/10/2026 PAGE 2 OF 2

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

<b>APPLICATION:</b>	<b>CV25-132</b>
<b>Location:</b>	<b>3579 S. HIGH ST. (43207)</b> , being 13.5± acres on the west side of South High Street, 665± feet south of Williams Road (010-243926; Far South Columbus Area Commission).
<b>Existing Zoning:</b>	RAC, Regional Activity Center District.
<b>Proposed Use:</b>	Self-storage.
<b>Applicant(s):</b>	U-Haul of Central Ohio, Inc.; c/o Dave Perry; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215.
<b>Property Owner(s):</b>	Great Southern Owner, LLC; c/o Eric Leibowitz; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
<b>Planner:</b>	Joe Rose; 614-645-3526; <a href="mailto:jmrose@columbus.gov">jmrose@columbus.gov</a>

**BACKGROUND:**

- The site consists of one parcel developed with a vacant big-box retail store in the RAC, Regional Activity Center District. The requested Council variance will allow the existing building to be converted into a self-storage facility, and proposes two new storage buildings located between the principle building and an outparcel that fronts South High Street.
- Variances to increase the maximum front building setback, to eliminate the façade zone, to eliminate building entries, to reduce ground floor height and eliminate the ground floor depth, to eliminate façade transparency, to allow an existing circulation aisle between buildings and the front street, and to eliminate the required landscaping, are included in the request for the two new storage buildings.
- A Council variance is required because the RAC, Regional Activity Center District does not allow a any storage uses, including a self-storage facility.
- To the north are commercial uses in the CAC, Community Activity Center District, and a park in the C-4, Commercial District. To the south and east are commercial uses in the RAC, Regional Activity Center District. To the west is a walking trail in the C-4, Commercial District
- The site is located within the planning boundaries of the *Columbus Growth Strategy* (2026), which recommends “Mixed Use 3” land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development, and support the variances to building placement, building entries, façade transparency, and landscaping, specifically in regard to the two new storage buildings.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

Staff supports the requested self-storage facility as the existing big-box retail building will be repurposed, and the proposal includes building elevations and a site plan that demonstrate elevated building materials and new landscaping to screen the proposed new storage buildings from the right-of-way. As the new buildings do not directly front South High Street, the variances are acceptable.

# Council Variance Application

Address: 111 N. Front St., Columbus, Ohio 43215  
Email: [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)  
Website: [www.columbus.gov/bzs](http://www.columbus.gov/bzs)  
Phone: 614-645-4522



DEPARTMENT OF BUILDING AND ZONING SERVICES

CV25-132

## 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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.  Yes  No

The 128,000 SF retail building was designed for a single major retailer. The retailer has left and the building has been vacant for about 3 years. The owner, an expert on retail development and leasing, has been unable to locate a tenant. A variance is the only procedural solution.

- 2. Whether the variance is substantial.  Yes  No

Many variances have been approved for self-storage in the C-4. In terms of use, the RAC district is comparable to the C-4 district. Regardless of zoning district, the issue of how to deal with vacant big box retail uses is the same. An alternate use is required. Many have been converted to self-storage.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.  Yes  No

The essential character won't be altered nor will any adjoining properties suffer substantial detriment. To the contrary, the large vacant building is being vandalized and is a detriment to the commercial area. There are other storage uses in the area and on many of the Columbus aterials

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).  Yes  No

The variance will have no affect on the delivery of governmental services. All services are presently available to the site.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

The property was purchased and developed long before Zone-In. The buyer is aware of the zoning restriction, as determined during due diligence for consideration of the self-storage use.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.  Yes  No

A variance is required. The RAC district doesn't permit self-storage.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  Yes  No

Yes. The Zoning Code, other than in Zone-In districts which don't permit self-storage at all, treats self-storage the same as industrial warehouses requiring M District zoning, while, in fact, it is for retail/end user customers with the self-storage use often located on commercial corridors, in addition to former but no longer viable big box uses being located in commercial areas.

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

See Exhibit B

Signature of Applicant	<u><i>Cl-Haul of Central Ohio, Inc</i></u>	Date	<u>06/10/2026</u>
Signature of Attorney	<u><i>by David B. Peay, Esq</i></u> <u><i>Donald Plank</i></u>	Date	<u>06/10/2026</u>

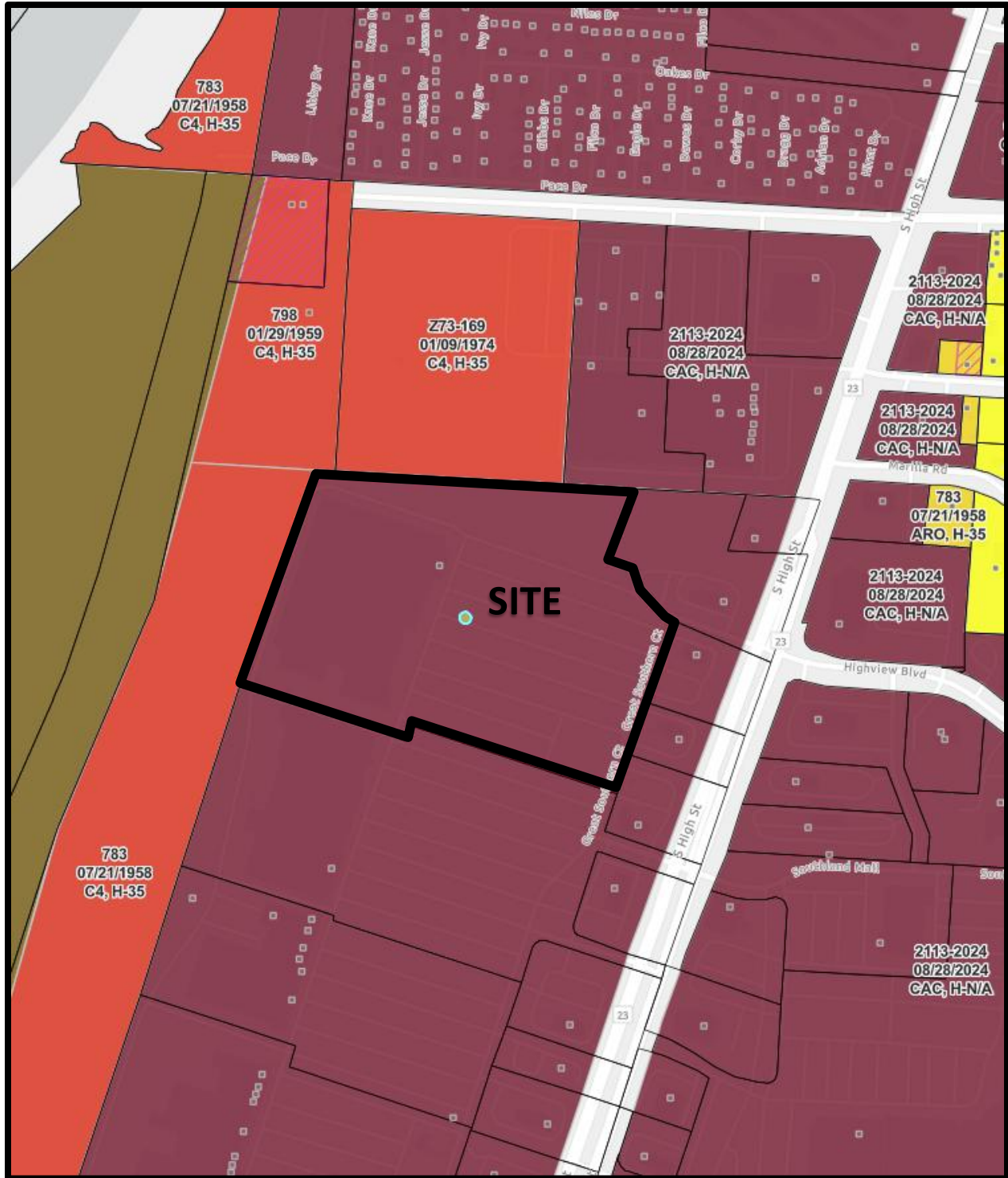
**EXHIBIT B**

**CV25-132**

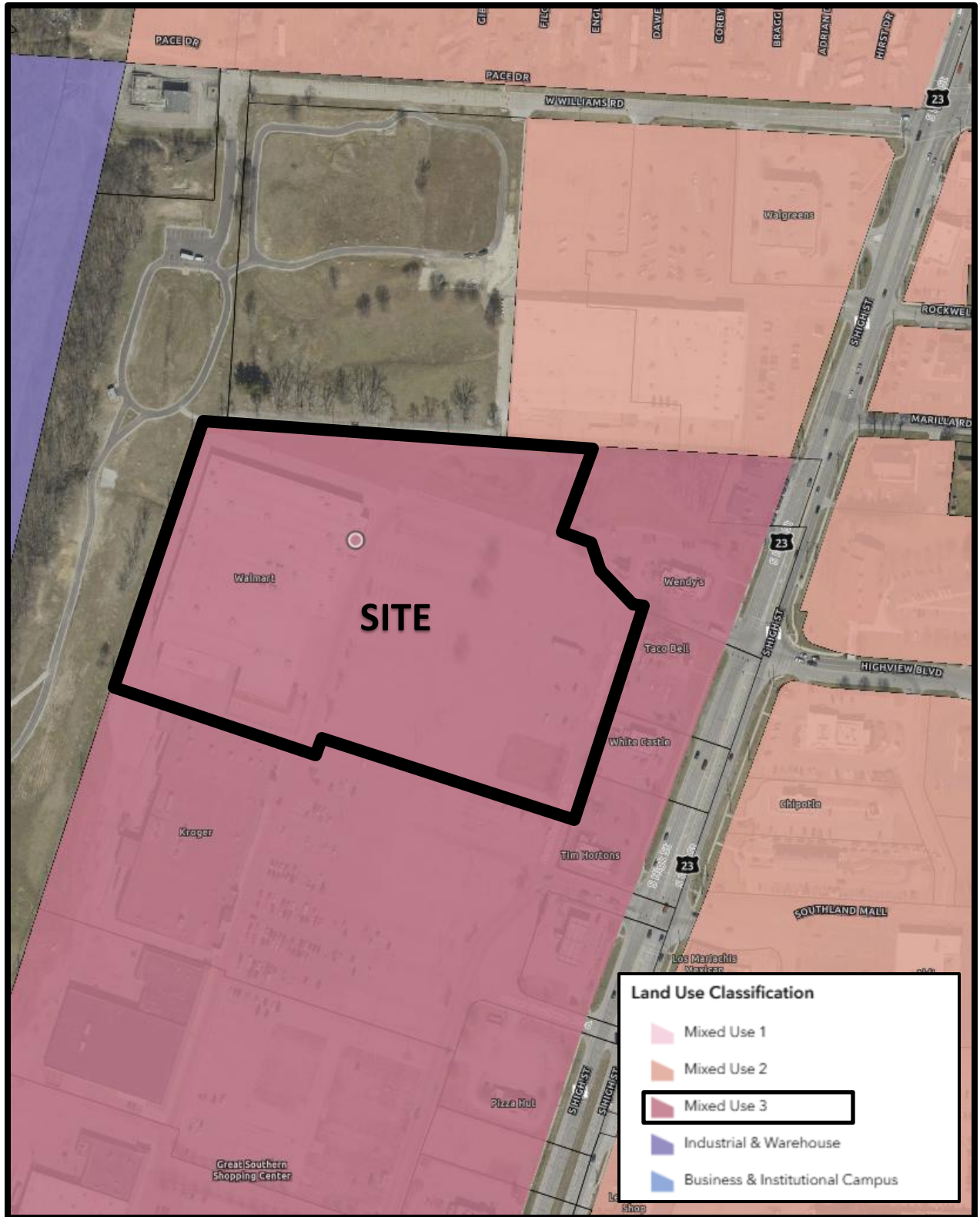
**3579 S High Street, Columbus, OH 43207**

**VariANCES** (06/10/2026)

- 1). Section E.20.100, Uses, to permit self-storage, as depicted on the submitted Site Plan.
- 2). Section E.20.030.C.1, General Requirements, Ground Floor Design, Building Entries, to vary the building entry requirement from 1 to 0 on the east end of the new self-storage buildings in the parking lot, thereby not complying with Chapter F.30, Frontage Type Standards.
- 3). Section E.20.090.C, Building Placement, to increase the maximum permitted setback from 30' to 62' +/- from the east property line for the proposed new self-storage storage buildings to be built in the existing parking lot.
- 4). Section E.20.090.C., Building Placement, to reduce the Façade Zone for the new self-storage buildings from 70% to 15%, as depicted on the Site Plan.
- 5). Section E.20.090.D, Building Form, for the new self-storage buildings, to reduce the ground floor height from 14' to 8'.
- 6). Section E.20.090.D, Building Form, for the existing and new storage buildings, to reduce the ground floor space depth from 12' to 0'.
- 7). Section E.20.090.F, Façade Transparency, to reduce 60% transparency to 0% transparency for the east ends of the proposed new storage buildings in the parking lot.
- 8). Section E.20.090.G, On-Site Parking, to permit an existing shopping center circulation aisle in front of the proposed new storage buildings in the parking on the east end of the new self-storage buildings as there is no building entry, the east end doesn't abut a street and the east end doesn't comply with frontage-type.
- 9). Section G.20.030., Landscaping, to reduce landscaping in the front setback (62') east of the proposed new storage buildings in the parking from 70% to 0% due the area being part of an existing circulation aisle.



CV25-132  
3579 S. High St.  
Approximately 13.5 acres



CV25-132  
3579 S. High St.  
Approximately 13.5 acres



CV25-132  
3579 S. High St.  
Approximately 13.5 acres

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

**Case Number** CV25-132

**Address** 3579 S HIGH STREET

**Group Name** FAR SOUTH COLUMBUS AREA COMM.

**Meeting Date** 3/5/2026

**Specify Case Type**

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


**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

This FSCAC is split on approval for this zoning. After a re-vote was called the motion passed.

The FSCAC would like to make its concern known though that with all of the new development opportunities and multi-unit developments coming to the area there is a major concern with traffic, transportation, & schools capacity to handle all of these properties.

**Vote** 4 Yeas 3 Nays 1 Abstentions

**Signature of Authorized Representative**  Digitally signed by Douglas W Shreve  
Date: 2026.03.06 14:45:56 -05'00'

**Recommending Group Title** Far South Columbus Area Commission

**Daytime Phone Number** 614-390-6687

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Council Variance Application

Address: 111 N. Front St., Columbus, Ohio 43215  
Email: [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)  
Website: [www.columbus.gov/bzs](http://www.columbus.gov/bzs)  
Phone: 614-645-4522

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Application # CV25-132

## 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.

STATE OF OHIO, COUNTY OF FRANKLIN  
Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Fl. 2, Columbus, OH 43215

deposes and states that he 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:

For Example: Name of Business or Individual  
Contact name and number  
Business or Individual's address; City, State, Zip Code  
Number of Columbus-based employees

<p>1. U-Haul of Central Ohio, Inc.; 775 Georgesville Road, Columbus, OH 43228 Number of Columbus-based employees: 203 Contact: Jon Hartman, (330) 687-7620</p>	<p>2. Great Southern Owner, LLC; 250 Civic Center Drive, Suite 500, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Eric Leibowitz, (614) 744-2027</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

Signature of Affiant Donald Plank

Sworn to before me and signed in the presence this 18<sup>th</sup> day of May, in the year 2026

Signature of Notary Public: MaryAlice Wolf My Commission Expires: \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

Notary Seal Here