

CV14-062

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant 

Date 12-1-14

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

CV14-062



Statement of Hardship

The 11.690 Acre site is located at 2120-2176 Citygate Drive. The subject, 11,457 s.f. space, is located at 2188 Citygate Drive. The site is zoned L-M, Limited Manufacturing (Z96-116). Applicant proposes to use the former Direct Buy space as an office / warehouse use on a daily basis with an A-3 use for scheduled events consisting of indoor gaming competitions. The events will be held initially once every three months with the flexibility, depending on success, of being held two times per month up to a maximum of 24 times per year.

Applicant requests the following variance:

Ordinance #941-97 (Z96-116) limits the use of the subject parcel to only light industrial office / warehouse and distribution areas. The only permitted commercial uses are retail sales of products that are accessory and incidental to a permitted manufacturing or office use. A hardship exists in that the scheduled events are a necessity to the business being successful. The location is prime due to the proximity to Port Columbus International Airport.

- The proposed A-3 use is limited to approximately 432 s.f.
- The occupant load for the A-3 use shall not exceed 250 persons during an event.
- The events will be scheduled on weekends or after normal business hours.
- The events are limited to indoor activities only.
- Existing parking for the building consists of 414 available spaces in which the invited guests to the events would have access to during an event.



February 24, 2015

City of Columbus
Department of Building & Zoning Services
Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, Ohio 43224

Re: Major League Gaming, Inc. - Application Number CV14-062

To Whom it May Concern:

My name is Glenn Delgado and I am the Executive Vice President of Business Affairs for Major League Gaming, Inc. ("MLG"). This letter is in support of the above-referenced application and shall serve as an addendum to the Statement of Hardship.

MLG is the leader in eSports, having pioneered the eSports industry as the longest-running competitive gaming league in North America and running the most prestigious videogame tournaments and competitions around the globe. MLG delivers premium videogame content to viewers through its streaming platform and promotes eSports globally through premier videogame tournaments and competitions.

MLG's streaming platform is one of the fastest growing broadcast networks worldwide. Each month MLG's platform reaches 20 million highly-engaged fans across the MLG network via web, mobile, connected TVs, gaming consoles and social media. MLG's GameBattles platform is one of the largest cross-platform online videogame tournament system with 9 million registered users.

MLG's streaming platform is a free to watch, ad-supported, premium video streaming platform built to showcase competitive videogame competition. MLG provides its global audience with instant access to the best in competitive videogame tournaments and competitions twenty-four hours a day, including:

- MLG's premier videogame tournaments and competitions which feature the best professional videogamers in the world and the biggest videogames including the *Call of Duty* franchise. This includes MLG's partnership with ESPN to host videogame tournaments and competitions at ESPN's X Games.



- Dedicated streaming channels on the MLG platform for more than 180 of the best players, teams and leagues from around the globe, including Gfinity (UK), ACL Pro (Australia), UMG (US), Call of Duty Pros like Nadeshot and Scumpi, teams like OpTic Gaming, You Tube stars like KSI and PewDiePie, MMA fighter Scott Jorgensen, and others.

- Amateur videogame tournaments and competitions on MLG's GameBattles platform which feature aspiring videogame players competing in online videogame tournaments and competitions featuring more than 40 videogame titles.

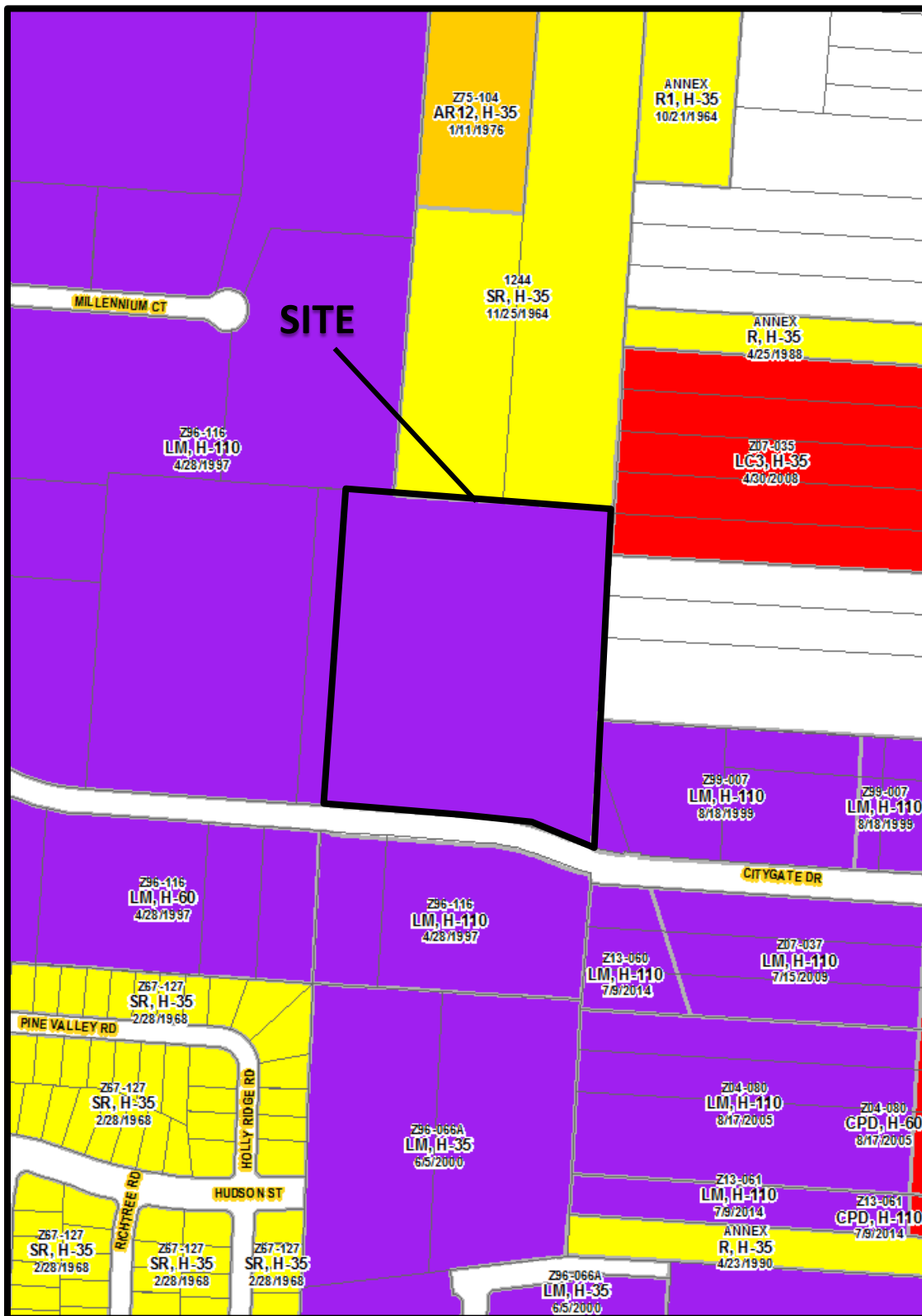
I hope this letter answers any questions you may have about MLG or its business operations. Should you have any additional questions or concerns, you may contact me at (646) 666-9360.

Very truly yours,

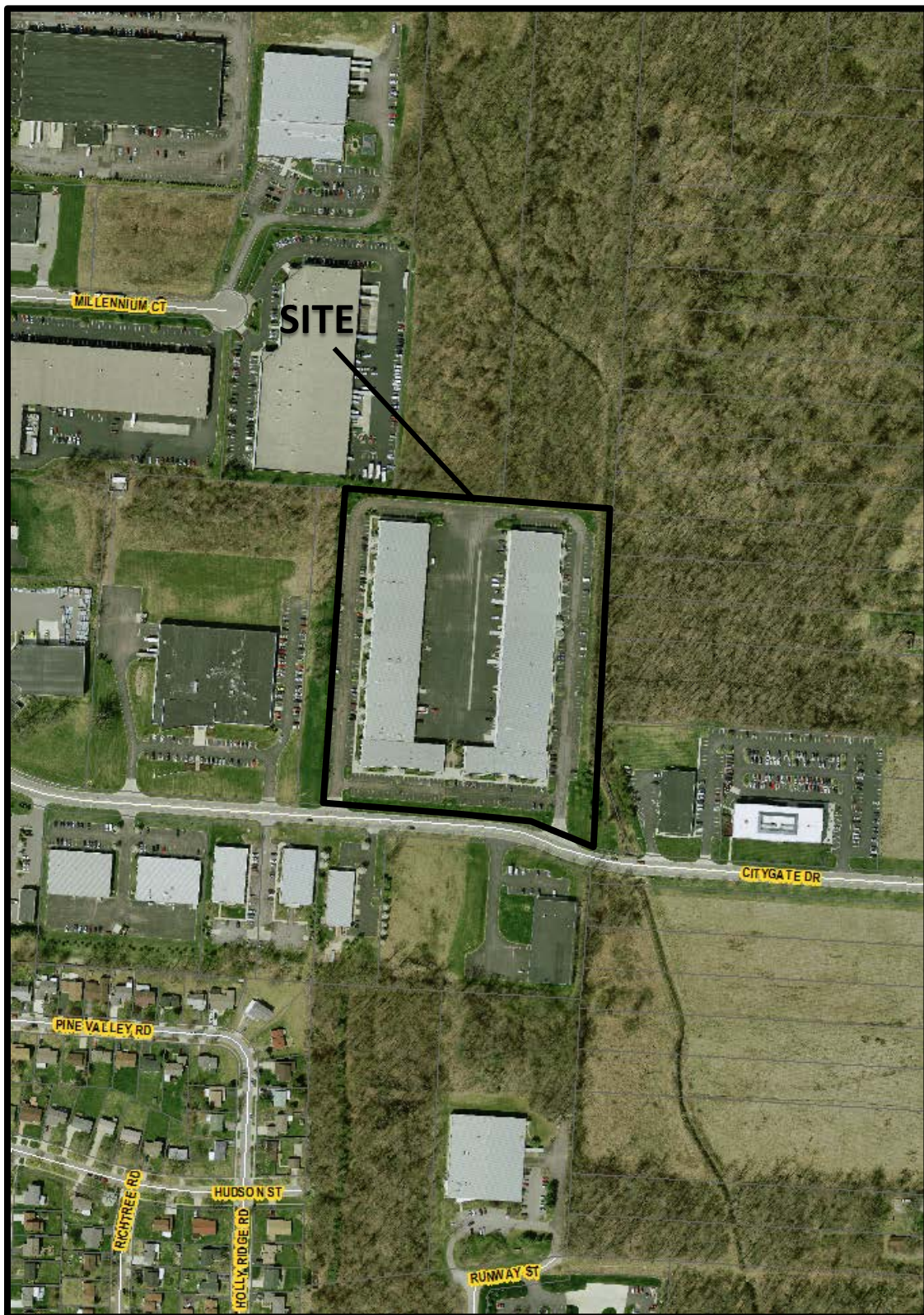
A handwritten signature in blue ink, appearing to read "Glenn Delgado", with a long horizontal flourish extending to the right.

Glenn Delgado, Esq.
EVP, Business Affairs

Cc: Files



CV14-062
2188 Citygate Drive
Approximately 11.69 acres



CV14-062
2188 Citygate Drive
Approximately 11.69 acres



"Together We Can Make a World of Difference"

North East Area Commission

April 13, 2015

Eliza Thrush
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Dear Ms. Thrush:

Subject: Variance 14-062, 1431500000855 on property known as 2188 Citygate, Columbus, OH, 43219. The Northeast Area Commission at a public meeting on April 2, 2015, recommended disapproval of the above variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter", written over a circular background.

Alice Porter – Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
Darin Ranker – Representative for RSF Rockmill V, LLC

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # CV14-062

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Darin Ranker

Of [COMPLETE ADDRESS] 5980 J Wilcox Place, Dublin OH 43016

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 formats:

- 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. Adam Apicella Major League Gaming - EVP, MLG Properties 3 Park Ave - 32 ND FLOOR - NY NY 10016 914-648-8751	2. Colliers International 2 Miranova Place - suite 900 Columbus OH 43215 - Aaron Dorsch 614-410-5622
3. Carney Ranker Architects 5980 J Wilcox Place, Dublin OH 43016 - Darin Ranker - 614-792-1000	4.

Check here if listing additional parties on a separate page.

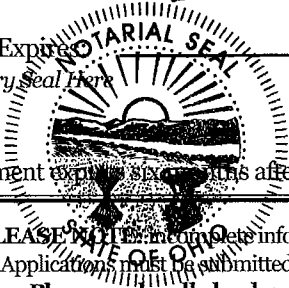
SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before this 1ST day of DEC, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires

Notary Seal Here



CHRISTOPHER R. HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires

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

February 22, 2015

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