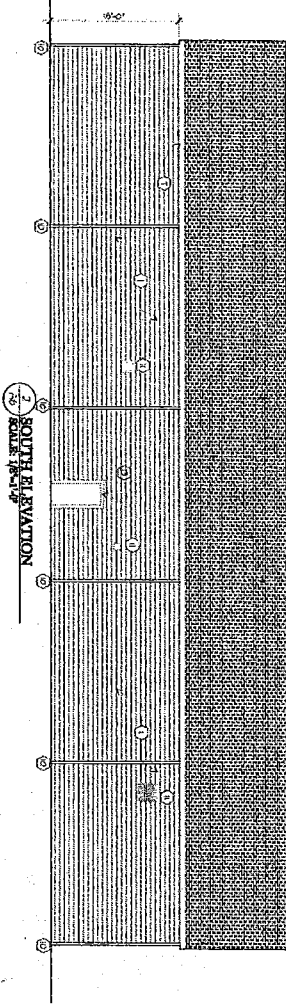
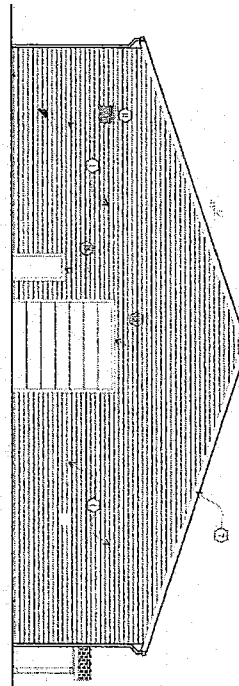


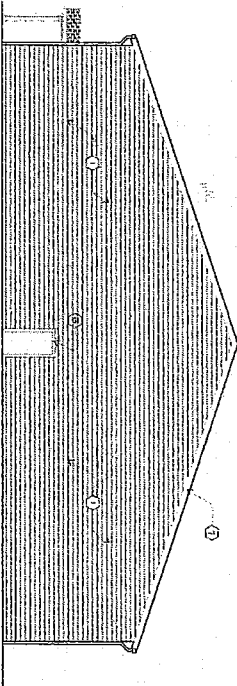
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- KEYED NOTES**
- 1 METAL SIDING - PROVIDE BRACING AS NEEDED - DETAIL BY OWNER
 - 2 METAL 1" TYPED WINDOW CHANNEL BRAD NAIL ON SIDING
 - 3 SPANBOND GLASS
 - 4 1/2" x 1/2" x 1/2" ANGLE
 - 5 1/2" x 1/2" x 1/2" ANGLE
 - 6 1/2" x 1/2" x 1/2" ANGLE
 - 7 1/2" x 1/2" x 1/2" ANGLE
 - 8 1/2" x 1/2" x 1/2" ANGLE
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 - 99 1/2" x 1/2" x 1/2" ANGLE
 - 100 1/2" x 1/2" x 1/2" ANGLE

CV15-026
Final Received 10/2/15

WMB
M&M BGR
10-2-2015

A6	<p>EXTERIOR ELEVATIONS</p> <p>JOB # 277914 SCALE: AS NOTED</p> <p>ISSUE DATE: 7/14/15</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"> </td> <td style="width: 15%;"> </td> <td style="width: 80%;"> </td> </tr> </table>				<p>Shawn McAllister 3001 Bethel Road, Suite 120 COLUMBUS, OH 43220</p> <p>M Architect, Inc.</p> <p>TEL: 614-451-4136 FAX: 614-457-7683 SMARCH@AMERITECH.NET</p>	<p>Central Grip 1190 Cleveland Ave Columbus, OH</p>

STATEMENT OF HARDSHIP

Applicant, CGL Holdings, LLC ("Applicant"), requests a variance from the Urban Commercial Overlay requirement pertaining to glass frontage and percentage of street frontage. Due to the nature of Applicant's business and the requirements thereof, the glass frontage and percentage of street frontage requirements are hardships for the following reasons:


1. Total Sound Reduction and Isolation Is Critical For Applicant's Business. Applicant intends to build a video and film production facility that will generate income and attract business based on its ability to provide a controlled sonic environment. In the film industry, such a facility is often referred to as a "soundstage". The quality, size, and location of the facility Applicant intends to build are all important factors in the determination to locate and build the soundstage as proposed. When reducing and isolating outside sound, mass and continuity are critical. If Applicant is required to comply with the glass frontage requirement, sound reduction and isolation will be compromised. By granting the variance to the glass frontage requirement, Applicant will be able to reduce, isolate, and control outside sound mandatory to the success of its business.

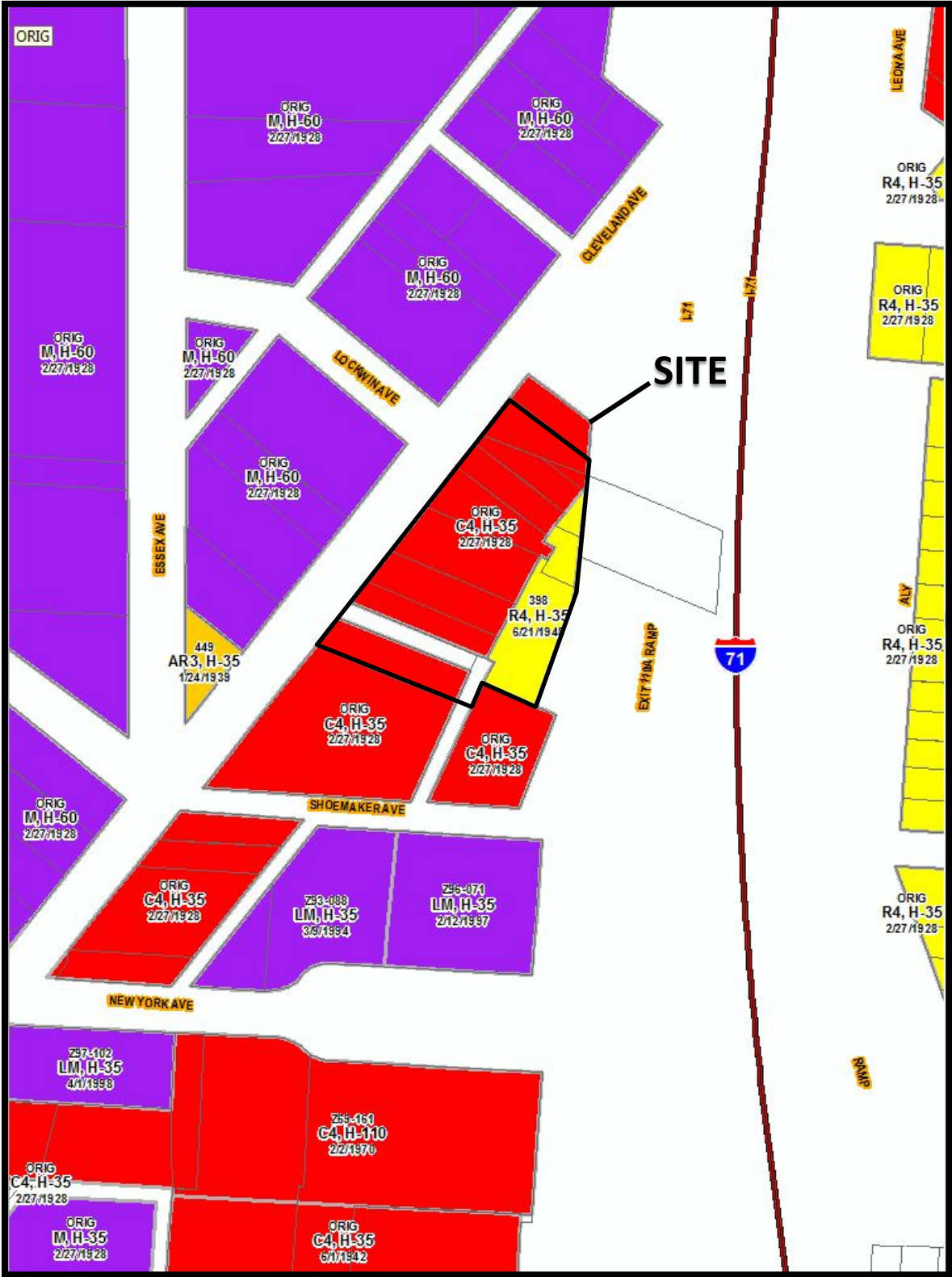
2. Elimination of Lighting is Critical for Applicant's Business Requirements. In addition to reducing and isolating outside sound, Applicant's ability to eliminate outside light from the soundstage is critical to Applicant's business. The soundstage is going to be a controlled location for image capture of various mediums including film, video, and photo. It is critical to control the light from outside sources over extended periods of time. If Applicant is required to comply with the glass frontage requirement, elimination of outside lighting will be compromised. By granting the variance to the glass frontage requirement, Applicant will be able to eliminate outside light critical to the success of its business.

3. Security. The glass frontage requirement in a retail context facilitates the display of goods of a retail business. Applicant's business is not a "walk-in" type of business. Applicant has no operations which derive from attracting attention from pedestrians. Applicant's business operations utilize expensive equipment at the soundstage. If Applicant is required to comply with the glass frontage requirement, security will be compromised. By granting the variance to the glass frontage requirement, Applicant will be able to better secure its equipment and the equipment of others using the soundstage.

4. Existence of Easements. Applicant can't adhere to the code requiring the building to occupy 60% of the street frontage on the building site due to the presence of easements granted for the existence of a 48" storm sewer line that bisects the property.

The glass frontage presents a hardship to the operations of a film and video production facility because Applicant must reduce and control outside sound, eliminate outside lighting, and employ enhanced security because of the significant cost of film and video equipment. The granting of the requested variance will alleviate the hardship to the Applicant's business operations.


 MOMB6R
 10-22-2015



CV15-026
1192 Cleveland Avenue
Approximately 1.16 acres

LAND USE

Future Land Use



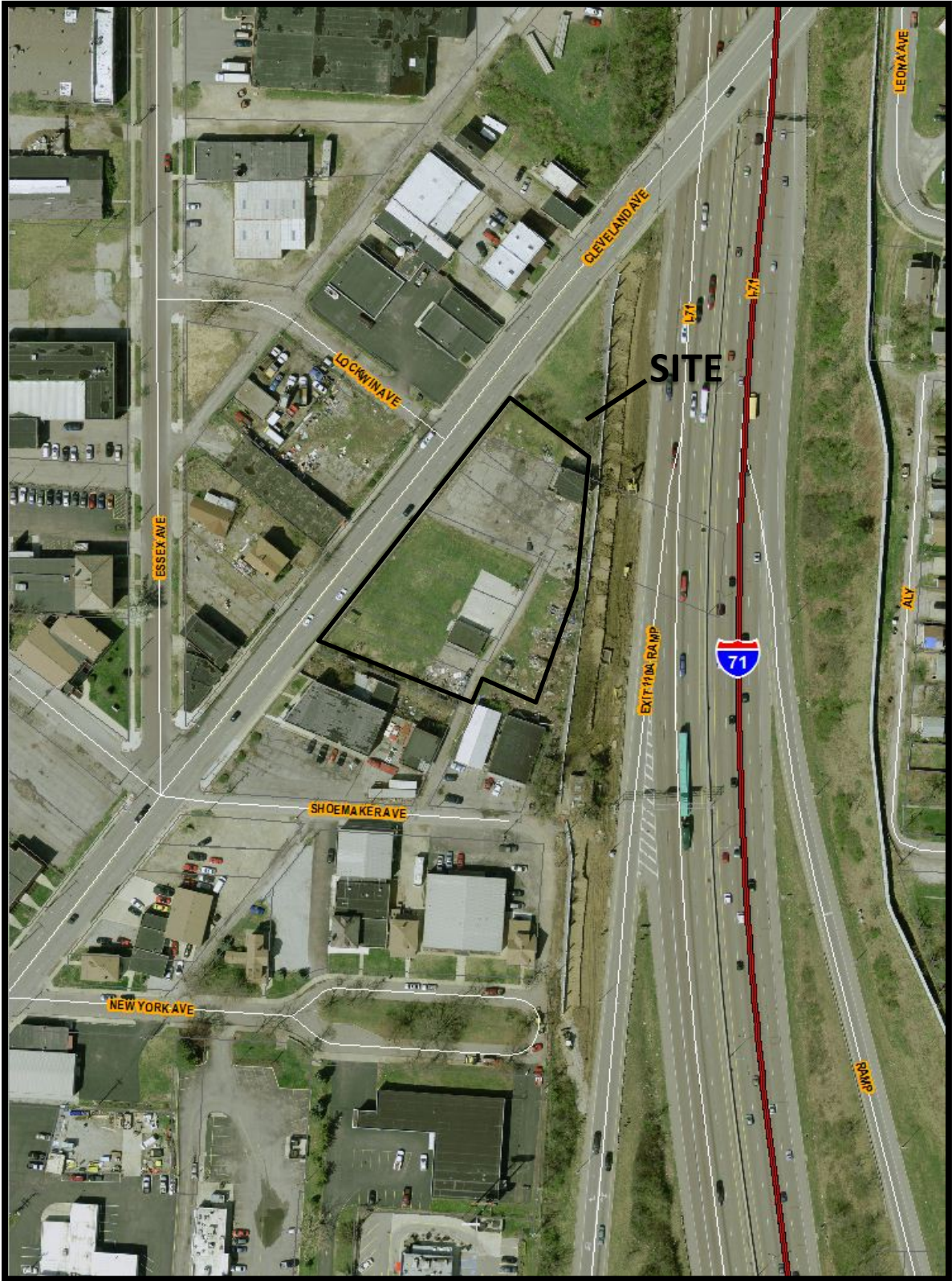
- Single-family Residential
- Multifamily Residential
- Light Industrial
- Heavy Industrial
- Commercial**
- Commercial/Multi-family
- Office
- Institutional
- Mixed Use
- Park
- Utility & City Owned

SITE

Map prepared by Planning Department, July 2006.

Milo-Grogan Neighborhood Plan

CV15-026
 1192 Cleveland Avenue
 Approximately 1.1* acres
 Milo Grogan Area Plan (2007)



CV15-026
1192 Cleveland Avenue
Approximately 1.16 acres

Thrush, Eliza C.

From: R. R. Barksdale <barksdalerr@yahoo.com>
Sent: Tuesday, June 16, 2015 9:19 AM
To: Dravillas, Mark C.; Thrush, Eliza C.
Cc: R. R. Barksdale; Brenda Johnson-Williams; Matt (Milo Grogan) Vaccaro; Ryan Johnson; Rick Mann; Silsdorf, Rachel M.; Charles Thompkins
Subject: Re: Central Grip - 1192 Cleveland Avenue Applications (Z15-024 & CV15-026) Milo Grogan

Ms. Thrush & Mr. Dravillas,

Please be advised that the Milo Grogan Area Commission approved subject application (intended use/Jun 9th) with the following issues/concerns;

C-4 excludes Auto repair (formal condition of variance approval)

Applicant continues to work with City Staff regarding clear glass requirements (see comments below).

Thx!

r/Robert 614.476.8634

From: "Dravillas, Mark C." <MCDravillas@Columbus.gov>
To: 'R. R. Barksdale' <barksdalerr@yahoo.com>
Sent: Tuesday, June 9, 2015 1:36 PM
Subject: Central Grip

Robert,

I'm leaving the office for a meetings for the afternoon and evening and won't have a chance to call you. I wanted to check in and let you know that the Planning Division is generally supportive of the variance request for Central Grip. We are asking them to consider ways to make the Cleveland Avenue frontage of their building more interesting. We understand they can't do glass, and are not going to ask them to do that, as it is not really a retail use and apparently the glass won't work for their use. One idea we had was to ask them to commit (in the zoning text) to doing some sort of non-advertising mural on the Cleveland Avenue frontage – something that would be visually interesting but not advertising. I am asking our Building and Zoning Services staff if that would be ok (we are hoping that they could do that without having to pursue a separate variance).

Just thought I'd share that, as I know the Commission will be considering that case tonight.

Thanks,

Mark

Mark Dravillas, AICP
Assistant Administrator
Planning Division

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 # CV15-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Keith B Keplinger Jr
of (COMPLETE ADDRESS) 6790 Charles Rd Westerville, Ohio 43082

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. CGL Holdings, LLC 3465 Noe Bixby Rd Columbus, Ohio 43232 2 Keith Keplinger-614-477-1585	2.
3.	4.

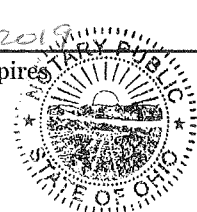
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of April, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

09/07/2019
My Commission Expires



Notary Seal Here
CHE A SMITH
Notary Public, State of Ohio
My Commission Expires 09/07/2019

This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer