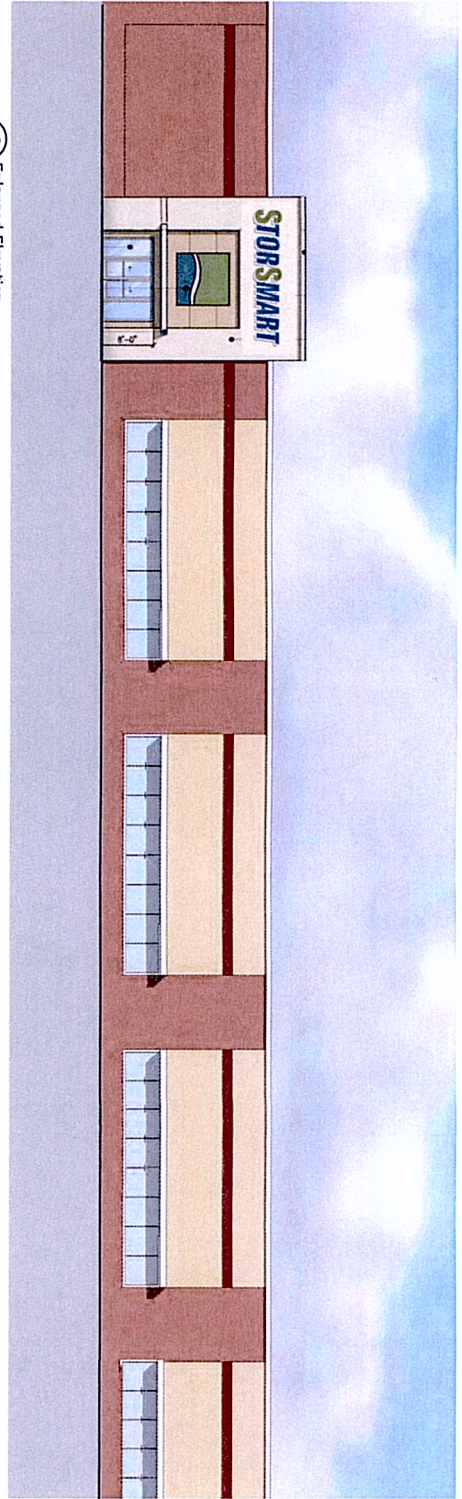


CV13-030 Final Received 10/9/13  
 10662

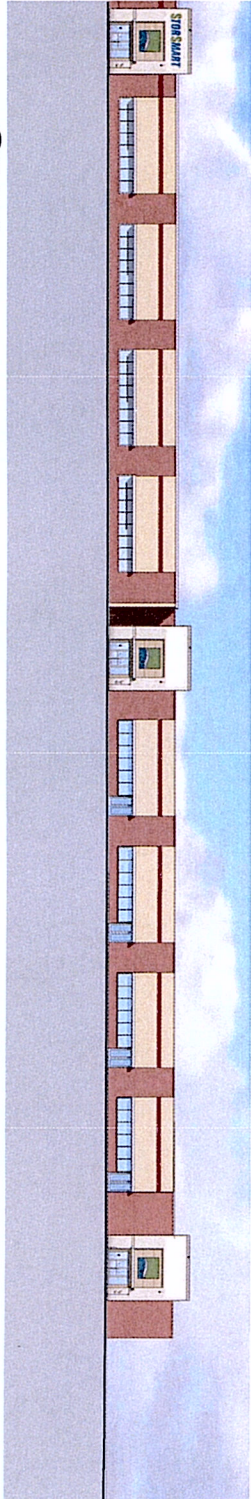
1 Preliminary Site Plan  
 A011 1" = 48' - 0"

<p>Michael, Gensert &amp; Associates                  2000 North High Street, Columbus, OH 43204                  Tel: 614.291.1111 Fax: 614.291.1112                  www.mga.com</p>	<p>2013 Vehicle ID License: 57-AR-0001                  This document is the property of Michael, Gensert &amp; Associates. It is to be used only for the project and site for which it was prepared. Do not use for regulatory approval, permit or construction.</p>						
<p>PROJECT NUMBER                  STORESMART                  Adaptive Re-use and Renovation                  3784 to 3800 West Broad St.                  Columbus, Ohio</p>	<p>OWNER                  DealPoint Merrill, LLC                  22817 Ventura Boulevard                  Suite 310                  Woodland Hills, CA 91364                  Dick Meese                  Director of Construction</p>						
<p>DATE: 10/9/13                  TIME: 10:00 AM                  DRAWING NO: A011</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description			
No.	Date	Description					
<p>DR: WANG XIAO                  Site Plan</p>	<p>SHEET NUMBER                  A011</p>						

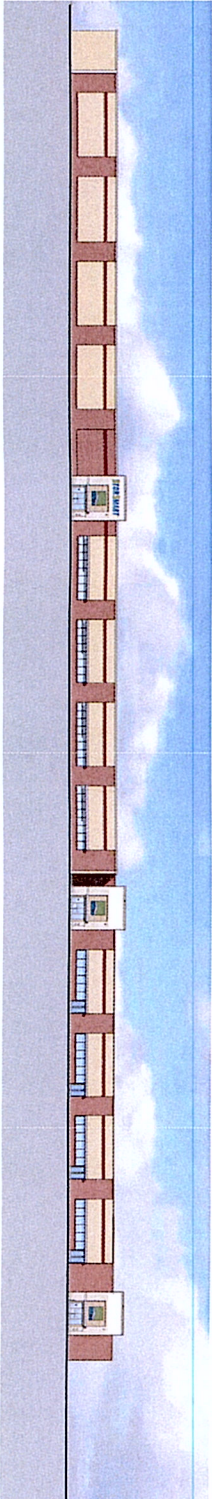




**C** Enlarged Elevation  
A200 1/8" = 1'-0"



**B** Partial Elevation  
A200 1" = 1'-0"



**A** Entire Elevation  
A200 1" = 30'-0"

CV13-030 Final Revised 10/1/13

②06②

MG A

Michael G. Carter, AIA  
Principal Architect  
Michael G. Carter Architects, Inc.  
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www.mgcarter.com

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written permission of Michael G. Carter, AIA.

PROJECT NUMBER  
PROJECT NAME  
STORESMART  
ADDRESS: Re-use and  
Renovation of  
3784 to 3800 West Broad St.  
Columbus, Ohio

OWNER  
Dorland Merrill, LLC  
2700 N. Ventura Boulevard  
Suite 310  
Woodland Hills, CA 91364  
Dick Mason  
Director of Construction  
*Dick Mason*

DATE: 10/1/13  
BY: Michael G. Carter, AIA  
PROJECT: STORESMART  
SHEET: A 200

REVISIONS	No.	Date	Description

DRAWING NAME: Front Elevation  
SHEET NUMBER: A 200





### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV13-030

### 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

*[Handwritten Signature]* on behalf of *Drapoint Merrill LLC* Date *7/2/2013*

**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

**Council Variance Application – 3790 W. Broad Street, Columbus, Ohio**  
**Applicant: DealPoint Merrill, LLC**

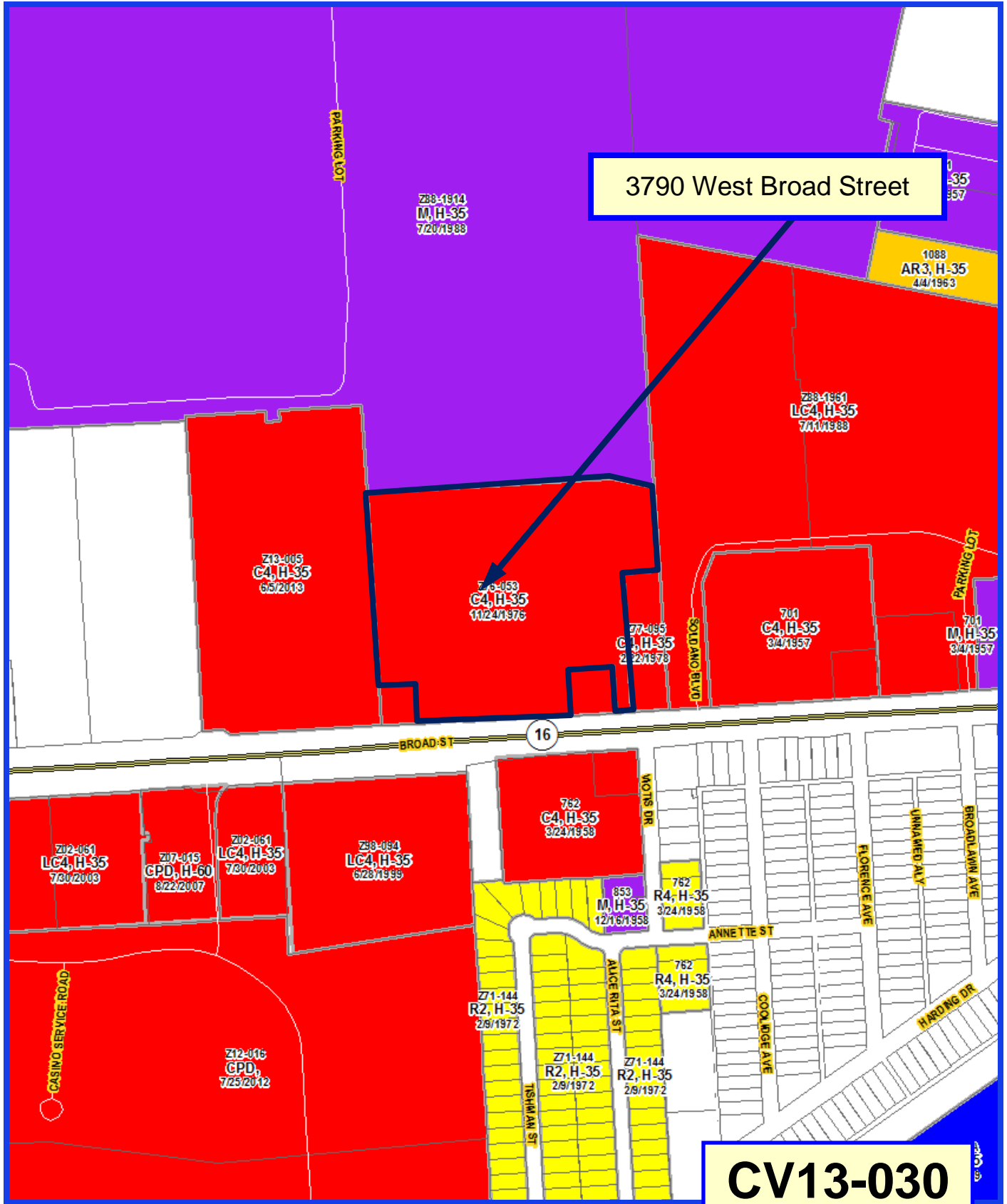
**STATEMENT OF HARDSHIP**

This statement of hardship is submitted in support of Applicant's request for an indoor and outdoor self-storage use variance in connection with the property located at 3790 W. Broad Street, Columbus, Ohio. As outlined below, the requested use variance will not adversely affect the surrounding property or neighborhood, but will instead allow the property to be adapted and re-used in a manner that will enhance the neighborhood, while preserving the underlying zoning with retail and commercial uses. Retaining the underlying zoning will serve the long term goals of the zoning code and Greater Hilltop Plan Amendment.

The property is a former retail facility that has been vacant and in a state of great disrepair for many years. Applicant believes that at this time and in the foreseeable future, there is and will be absolutely no market or demand for traditional retail or commercial use of the building at rents which would support redevelopment of the property. Accordingly, the highest and best use of the property is to refurbish and convert the majority of the existing retail structure, such that the main building can be used for climate-controlled indoor self-storage. The smaller wing of the building to the east will remain retail use. The self-storage component essentially subsidizes the retail use, and generates the revenue needed to support the site while allowing the east wing of the building to be utilized for retail or commercial use. Additionally, the site plan anticipates future commercial and retail development at the front of the site which is consistent with the desired long term development plan in the area.

Due to the property's location within the Greater Hilltop Plan Amendment, a variance allowing the indoor and outdoor self-storage uses is an appropriate request at this time, as compared to a complete rezoning of the property. The requested uses will allow the property to adapt to the changing needs of the neighborhood without a change to the existing zoning, as the proposed retail use is currently permitted under the current zoning. Additionally, the requested use variance will not conflict with the uses of the neighboring parcels or the feel of the neighborhood; instead, the project will greatly enhance the neighborhood as shown on the proposed site plan. The exterior elevation of the large building has been designed to conform to the remainder of the property. The granting of the requested variance will not adversely impact the surrounding property owners in any way, nor will it impact the delivery of governmental services.

Applicant strongly believes that the proposed development will provide an economic stimulus to the community, replace what is now a vacant distressed parcel, as well as provide additional jobs to both the retail and storage businesses. Based upon the current proposal the applicant respectfully requests that the application for a use variance be approved.







3790 West Broad Street

CV13-030





# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

CV13-030/13315-00000-00472

Address

3790 W BROAD ST 43228

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

\_\_\_\_\_

Specify Case Type

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

Recommendation  
(Check only one)

- Approval
- Disapproval

**NOTES:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote

FOR 11 - AGAINST 2 - ABSTAIN 0

Signature of Authorized Representative

Ang Jayne  
SIGNATURE

ZONING CHAIR, GHAC  
RECOMMENDING GROUP TITLE

614-653-7653  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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 # CV13-030

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Ryan P. Aiello, Esq.

Of [COMPLETE ADDRESS] c/o Dinsmore & Shohl LLP, 191 W. Nationwide Blvd., Suite 300, Columbus, OH 43215  
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. DealPoint Merrill, LLC 22817 Ventura Boulevard, Suite 310 Woodland Hills, CA 91364 0 Columbus based employees David Frank, Esq. - CEO - (818) 887-9797	2.
3.	4.

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 2nd day of July, in the year 2013

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

*Notary Seal Here*



**SONYA G. FREEMAN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MAY 8, 2016

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer