

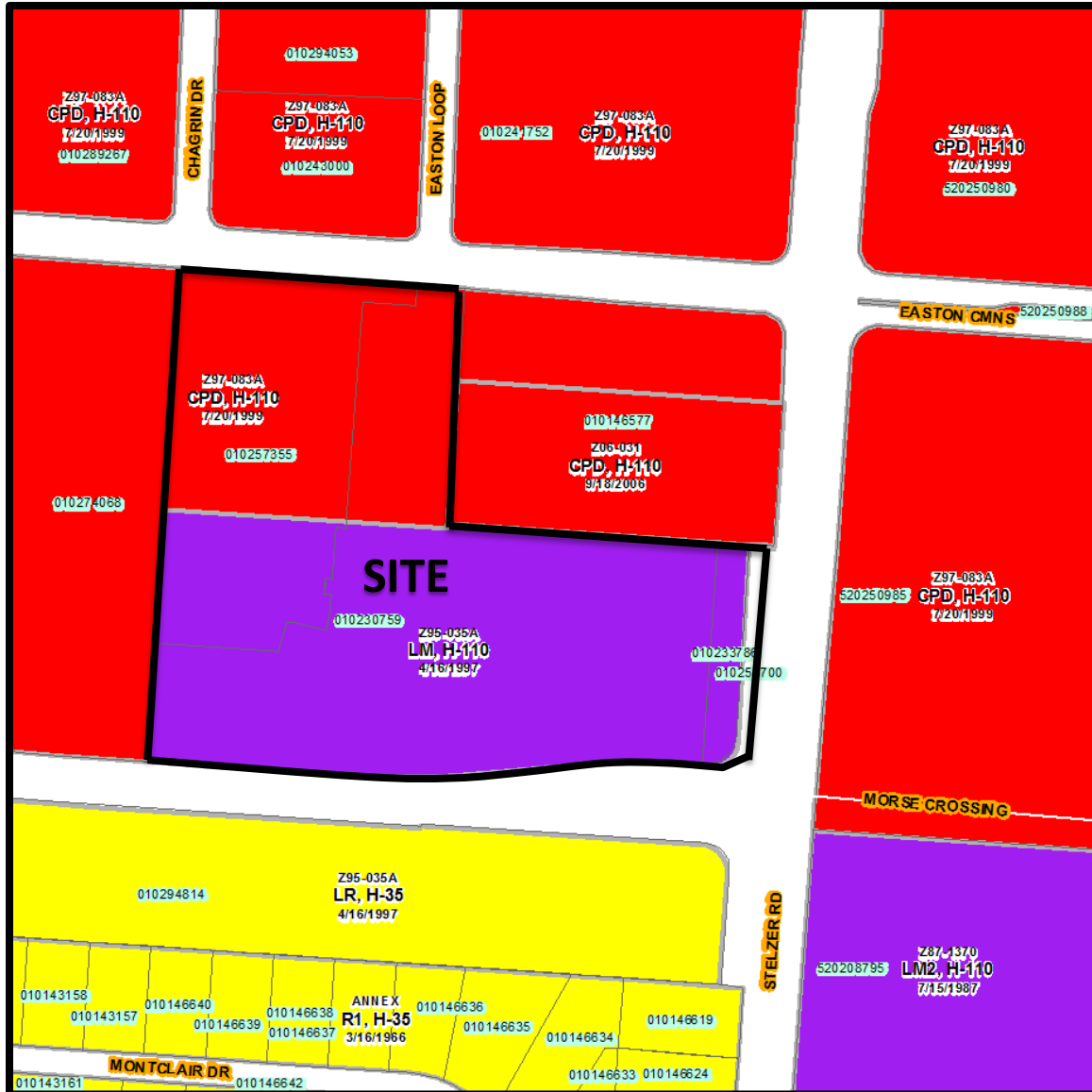
Statement of Hardship

The applicant is requesting a variance from Section 3370.05 (Limited Overlay) Permitted Uses and Section 3361.02 Permitted Uses (CPD) for a medical research laboratory.

The Site is split by two zoning districts, CPD, Commercial Planned Development and L-M, Limited Manufacturing and is currently developed with two office buildings. The proposed request would permit a medical research laboratory. The parking area north of the buildings is in the CPD zoning district while the buildings are located in the L-M zoning district. Laboratories are permitted in C-2, Commercial and M, Manufacturing zoning districts. The language in the L-M zoning text lists offices as a permitted use rather than all C-2, uses; therefore the need for a council variance for the medical research laboratory. This site is part of the office development area at Easton and the proposed use would complement the existing uses in this part of Easton. The granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public street, increase the danger of fires, endanger the public safety, unreasonable diminish or impair the public health, safety, comfort, morals, or welfare on the inhabitants of the City of Columbus.

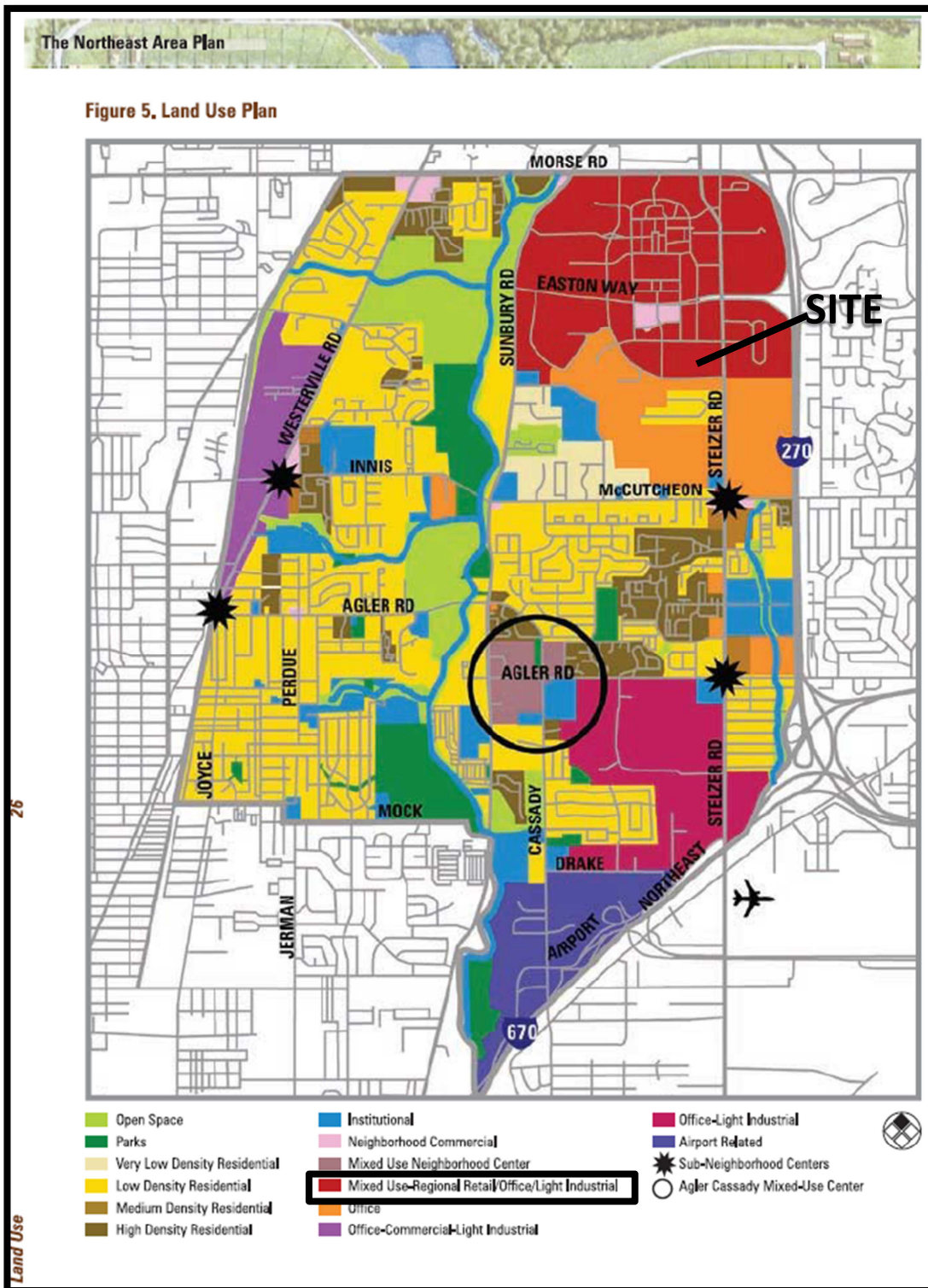


10/30/18

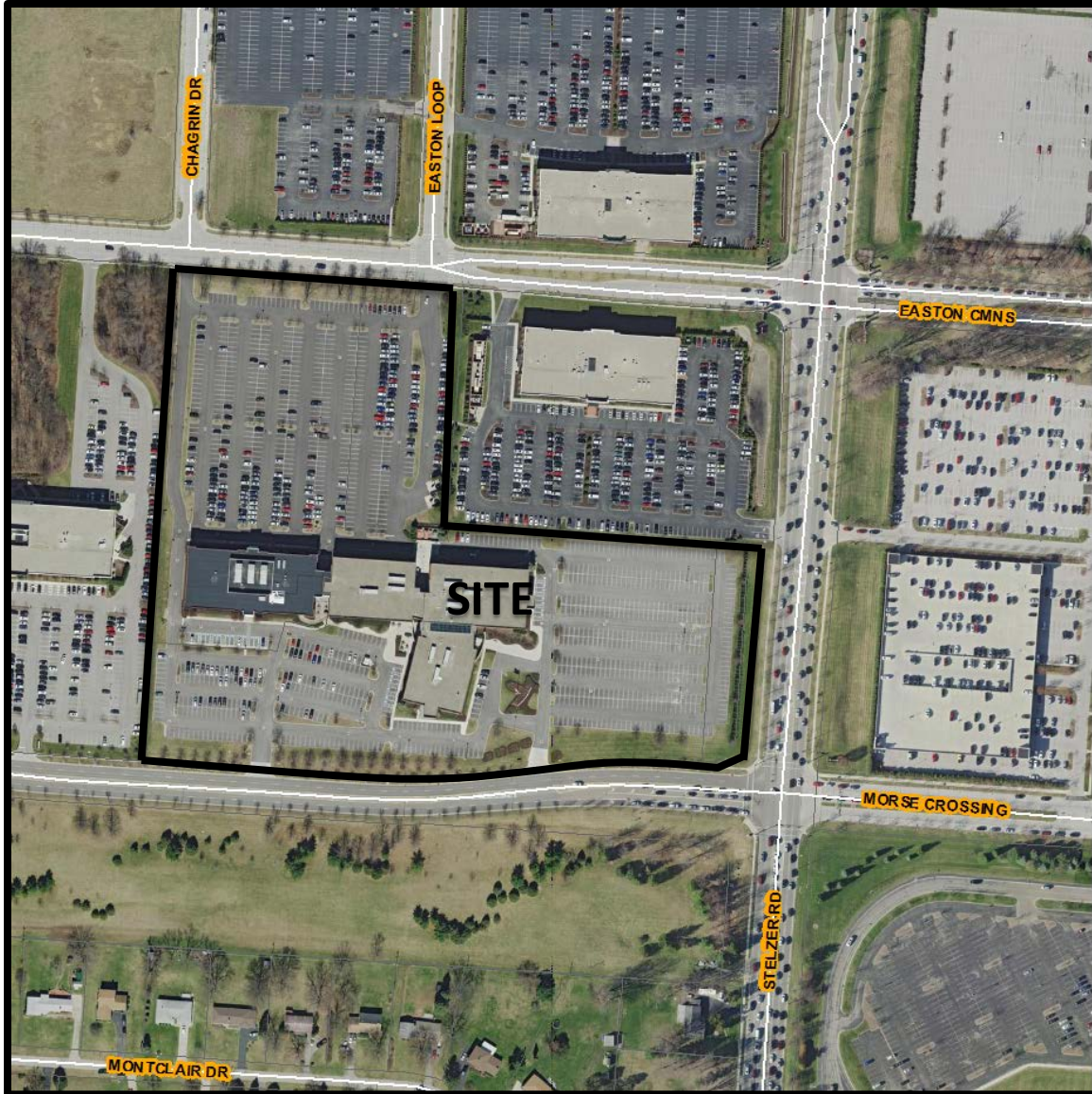


CV18-077  
3435 Stelzer Road  
Approximately 16.855 acres

Northeast Area Plan (2007)



CV18-077  
3435 Stelzer Road  
Approximately 16., ) ) acres



CV18-077  
3435 Stelzer Road  
Approximately 16.855 acres

"Together we can build a stronger community"

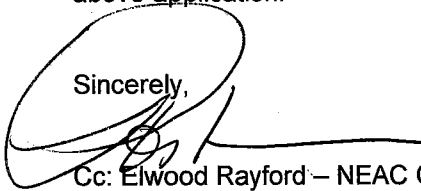
October 15, 2018

Ms. Lisa Russell  
Department of Development  
Building & Development Services  
111 No. Front Street  
Columbus, OH 43215

Ms. Russell:

Subject: CV18-077, property known as 3435 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on October 4, 2018, voted to approve the above application.

Sincerely,



Cc: Elwood Rayford - NEAC Chair  
Jeffery Brown - Attorney



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown c/o Smith & Hale of (COMPLETE ADDRESS) 37 W. Broad St, #460, 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 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

Table with 2 columns and 2 rows containing business information for Sarepta Therapeutics and Columbus 1031 LLC et al.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeffrey L. Brown

Subscribed to me in my presence and before me this 28th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

9/4/2020

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

Property Owner

Columbus 1031, LLC and the other entities listed on Schedule I hereto, by and through Robert O. Click, solely in his capacity as court-appointed Receiver in Case No. 18CV002159 on the docket of the Common Pleas Court of Franklin County, Ohio.

Robert O. Click  
Senior Vice President  
CBRE Brokerage Services  
200 Civic Drive, 14<sup>th</sup> Floor, Columbus, OH 43215  
Rob.click@cbre.com

Robert O Click receiver  
by J. J. K.  
per court appointment

sarepta-prop-owner.doc  
8/27/18 s:docs

**SCHEDULE I**

Columbus-Babbin, L.L.C,  
Columbus-Parks, L.L.C.  
Columbus-Black, L.L.C.  
Columbus-Pendleton, L.L.C.  
Columbus-Carlin, L.L.C.  
Columbus-Pinner, L.L.C.  
Columbus-Darlene Kropf, L.L.C.  
Columbus-Platto, L.L.C.  
Columbus-Filus, L.L.C.  
Columbus-Posner, L.L.C.  
Columbus-Floyd Kropf, L.L.C.  
Columbus-Pretzer, L.L.C.  
Columbus-Foster, L.L.C.  
Columbus-Reaser-1, L.L.C.  
Columbus-Gifford, L.L.C.  
Columbus-Reaser-2, L.L.C.  
Columbus-Mary Harzich, L.L.C.  
Columbus-Reynolds-1, L.L.C.  
Columbus-Joseph Harzich, L.L.C.  
Columbus-Reynolds-2, L.L.C.  
Columbus-Hayes, L.L.C.  
Columbus-Rhyne, L.L.C.  
Columbus-Hess, L.L.C.  
Columbus-Scherber-1, L.L.C.  
Columbus-Higgins, L.L.C.  
Columbus-Scherber-2, L.L.C.  
Columbus-Johnson, L.L.C.  
Columbus-Sierra, L.L.C.  
Columbus-JPB Properties, L.L.C.  
Columbus-Smokey Point, L.L.C.  
Columbus-Macon, L.L.C.  
Columbus-Soberski, L.L.C.  
Columbus-Marcillac, L.L.C.  
Columbus-St. Charles, L.L.C.  
Columbus-Mills, L.L.C.  
Columbus-Twilight Dreams, L.L.C.  
Columbus-Willis, L.L.C.