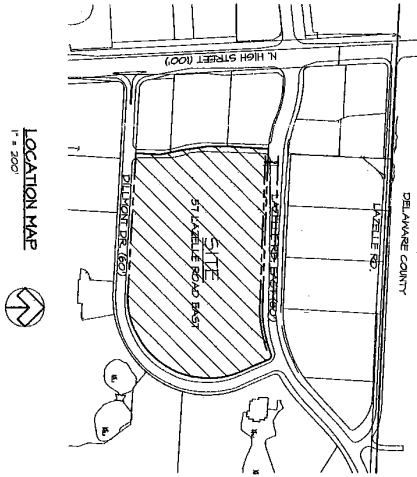


ZONING VARIANCE

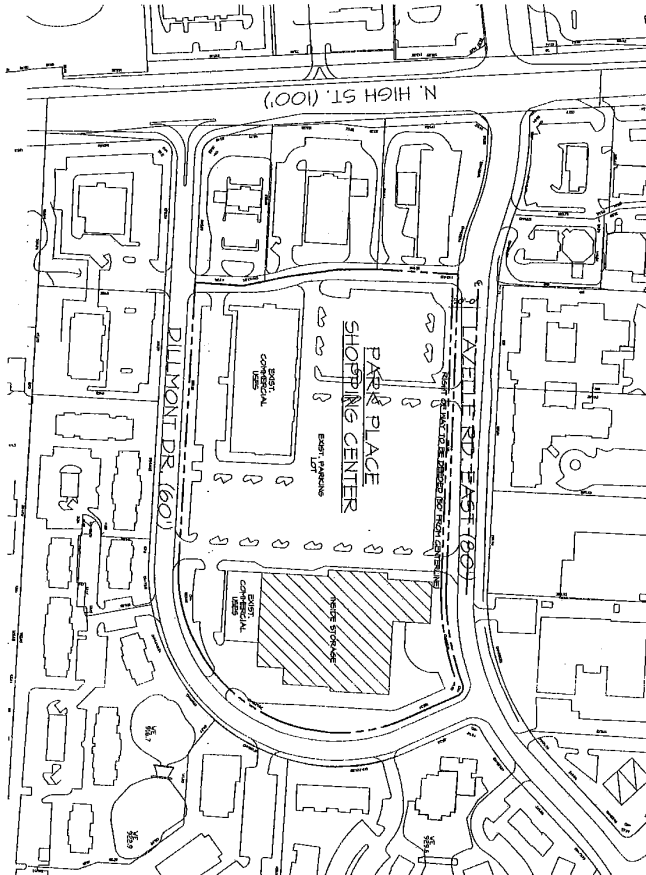
57 LAZELLE ROAD EAST

COLUMBUS, OHIO 43235

Copyright © DCH ARCHITECTS, LLC 2015



SITE DATA
 SITE ADDRESS: 57 LAZELLE ROAD EAST
 PROPERTY ID: 6023444
 AREA: 1074 ACRES
 EXISTING ZONING: COMMERCIAL (CPD 234-180)
 PROPOSED VARIANCE: 180
 NEIGHBORHOOD: 180
 FLOOD PLAIN: ZONE X



David M. Smith
 David M. Smith, Inc.

SITE PLAN
 1" = 100'

CV15-025

CV15-025 Final Received 6/17/15

NOT FOR
 CONSTRUCTION

DATE: JUNE 16, 2015
 TIME: 10:00 AM
 LOCATION: 57 LAZELLE ROAD EAST

DCH
 DCH ARCHITECTS, LLC
 1425 N. HIGH STREET, SUITE 200
 COLUMBUS, OHIO 43219
 614.727.1755
 PROJECT: 2600
 ZONING VARIANCE
 57 LAZELLE ROAD EAST
 COLUMBUS, OHIO 43235
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: S1

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CV15-025

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 Exhibit B

Signature of Applicant

Donald Plank

Date

4/14/15

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

EXHIBIT B
Statement of Hardship

57 Lazelle Road East, Columbus, OH 43235

Council Variance # CV15-025

The 10.174 acre site is part of Sub-Area 3 of Z84-138. The site is zoned CPD, Commercial Planned Development with all C-4 uses permitted. The site has two (2) commercial buildings totaling 98,000 +/- SF. Three (3) outlots on the N High Street frontage are developed with commercial uses. When the shopping center was developed, it was anchored by a Big Bear grocery store. After the grocery store closed (2004), there has been interim commercial occupancy, but the shopping center struggled. The current owner has made various site improvements and increased the occupancy rate of the center but, has been unable to attract a grocery store or other major retail anchor. By this application, applicant proposes to use up to 63,000 SF on the first floor ("Footprint") of the existing east building, as depicted on the Site Plan, for climate controlled self-storage. The Applicant may build a second floor for self-storage use above the Footprint, as noted on the Site Plan, that is equal to or less than the Footprint, so long as such second floor is contained within the existing building. Nothing in this Ordinance shall limit the amount of square footage that Applicant is permitted to construct in the area cross hatched on the Site Plan, so long as Applicant does not alter the exterior dimensions of the existing building.

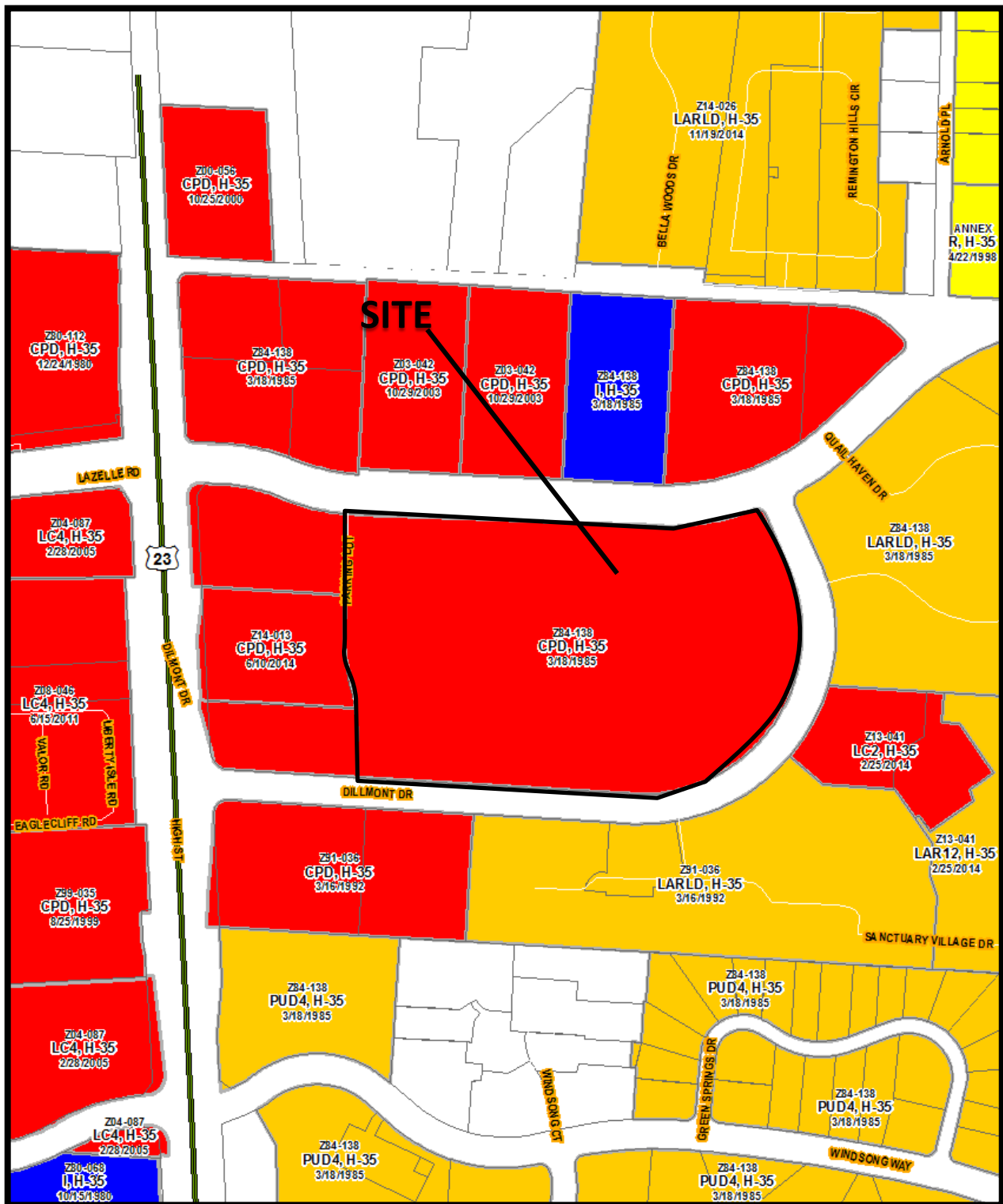
While self-storage is a use of the M district in the Columbus Zoning Code, the use is often associated with personal storage needs of residential uses, such as the many apartment complexes within a short distance of the site, as well as business storage needs, such as records retention. Applicant's storage use will be exclusively inside storage. No exterior building or site alterations related to the storage use are planned and there will be no outside storage. The site will continue to appear and function as a commercial shopping center. A hardship exists in that personal and business storage has evolved as a commercial use, and is an alternative use of properties, such as big box and other large retail uses, when the original designed retail use is no longer viable and, as in this case, the storage use is only for part of the property, in conjunction with commercial uses. At such time as a viable long term retail anchor is possible, the building area could be converted back to retail use. In conjunction with the Site Compliance Plan, applicant shall dedicate right of way totaling 50 feet from centerline along the Lazelle Road frontage of the site.

Applicant requests the following variances:

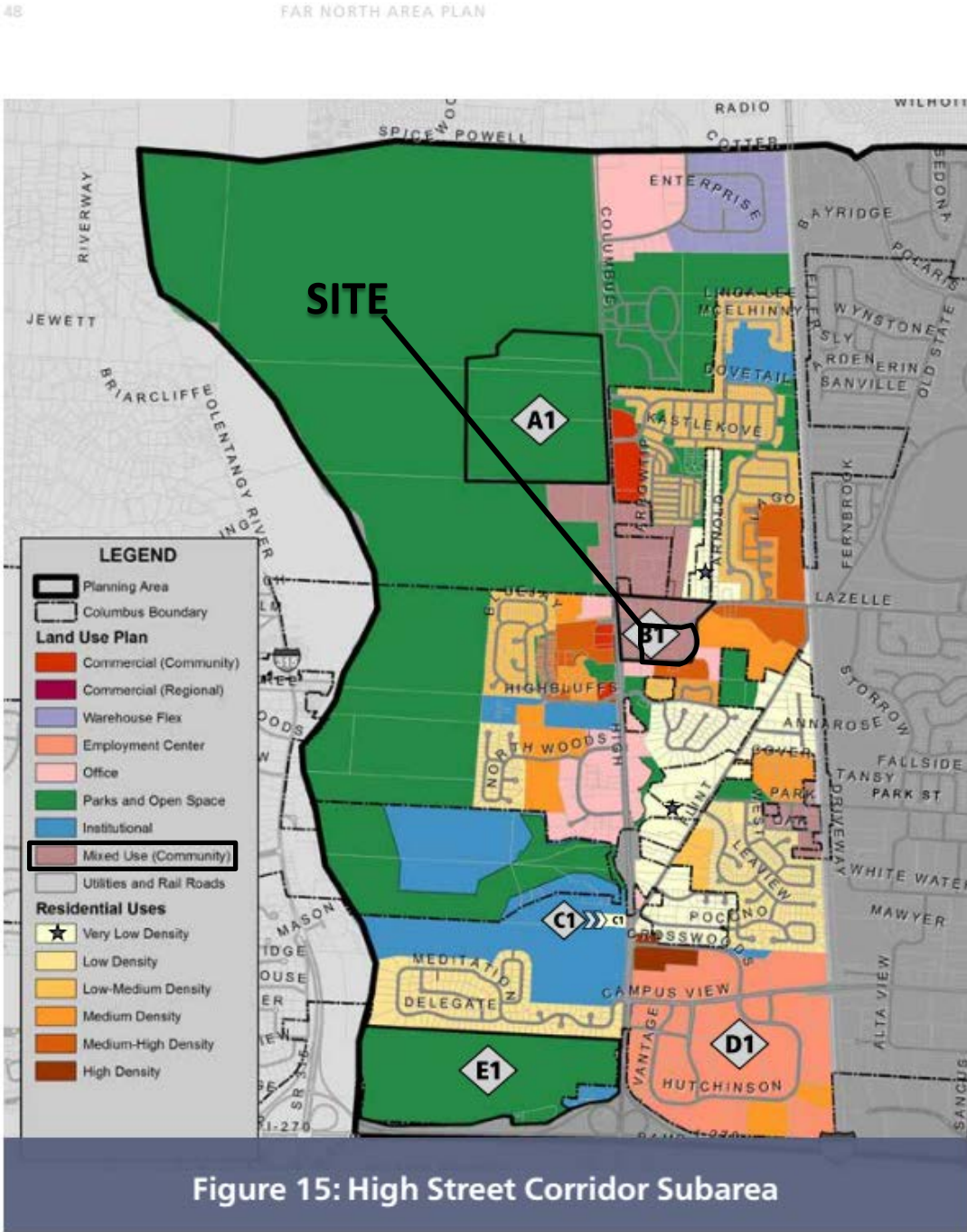
1. 3356.03, C-4, Permitted Uses, to permit storage as a primary use in a maximum of 63,000 SF on the first floor ("Footprint") of the existing east building, as depicted on the

Site Plan. The Applicant may build a second floor for self-storage use above the Footprint, as noted on the Site Plan, that is equal to or less than the Footprint, so long as such second floor is contained within the existing building. Nothing in this Ordinance shall limit the amount of square footage that Applicant is permitted to construct in the area cross-hatched on the Site Plan, so long as Applicant does not alter the exterior dimensions of the existing building.

2. 3361.02, Permitted uses, prohibits M, Manufacturing uses, including self-storage uses in the CPD, Commercial Planned Development District, while the applicant proposes a self-storage facility within an existing building at a retail center, as shown on the Site Plan.



CV15-025
51 Lazelle Road East
Approximately 10.17 acres



Refer to pages 50-51 for supporting text for sites A1, B1, C1, D1, and E1

★ Refer to page 43 for supporting text.

CV15-025
51 Lazelle Road East
Approximately 10.17 acres



CV15-025
51 Lazelle Road East
Approximately 10.17 acres



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

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

Case Number

CV15-025

Address

57 Lozelle Rd. East

Group Name

For North Columbus Communities Coalition

Meeting Date

June 2, 2015

Specify Case Type

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

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

11-1 in favor

Vote

11-1

Signature of Authorized Representative

SIGNATURE

James Palmisano
President - FNCCC

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

614-430-7840

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.

5pin@col.columbus.gov

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CV15-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

1. Fairway Acquisitions, LLC 1515 West Lane Avenue, Suite 10 Columbus, OH 43221 # Columbus based employees: 0 Contact: Mark Catalano, (614) 273-0553	2. DealPoint Merrill, LLC 11620 Wilshire Boulevard, 9th Floor Los Angeles, CA 90025 # Columbus based employees: 0 Contact: David Frank (310) 671-3900
3.	4.

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

SIGNATURE OF AFFIANT

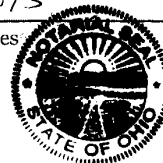
Donald Plank

Sworn to before me and signed in my presence this 14th day of APRIL, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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