

**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

14315-00000-00855

OBJECT USE ONLY

Application Number: CV14-002

Date Received: 12/2/14

Fee: \$3360

Application Accepted by: TP & SP

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

**LOCATION AND ZONING REQUEST**

Certified Address (for Zoning Purposes) 2188 CITYGATE DRIVE Zip 43219

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-265872

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

Current Zoning District(s): L.M

Civic Association or Area Commission: NORTHEAST COMMISSION

Proposed use or reason for Council Variance request: REQUESTING AN A-3 USE

Acreage: LESS THAN 1 FOR USE - PROPERTY IS 11.690 ACRES

APPLICANT: Name Darin Ranker

Address, City, State & Zip 5980 J Wilcox Place Dublin OH 43016

Phone # 614.792.1000 Fax # 614.792.1001 Email dranker@carneyranker.com

PROPERTY OWNER(S): Name RSF Rockmill V, LLC Austin, TX  
C/O HPI Real Estate, Inc. 3600 N Capital of TX Hwy, B-250 78746

Address, City, State & Zip 3600 N Capital of TX Hwy, B-250  
Phone # 512.835.4455 Fax # 512.835.1222 Email hightower@hpitx.com

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name N/A

Address, City, State & Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

**SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)**

Applicant Signature [Signature]

Property Owner Signature [Signature]

Attorney/Agent Signature \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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

---

---

**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**

### 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.

**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

**AFFIDAVIT**

(See next page for instructions)

APPLICATION # CV14-002

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DARIN RANKER

of (1) MAILING ADDRESS 5980 J WILCOX PLACE DUBLIN OH 43016

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 2188 CITYGATE DRIVE  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the

Department of Building and Zoning Services, on (3) 12/2/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) RSF ROCKMILL V LLC c/o HPI REAL ESTATE INC

AND MAILING ADDRESS

3600 N CAPITAL OF TX HWY B250 AUSTIN TX

78746

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

DARIN RANKER 614-792-1000

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) NORTHEAST AREA COMMISSION c/o  
ALICE PORTER  
3130 McCutcheon Place  
Columbus OH 43219

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

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

SIGNATURE OF AFFIANT

(8) [Signature]

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]

Notary Seal Here



CHRISTOPHER R. HARVEY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
February 22, 2015

CN4-062

City Gate Properties LLC  
609 Reliability Circle  
Knoxville, TN 37932

Educational Service ET AL  
2080 Citygate Dr.  
Columbus, OH 43219

Brian Frisbone  
8462 Clarington Ct  
Powell, OH 43065

G F T LLC  
7662 Cook Rd  
Plain City, OH 43064

Griffworth Title Holder LLC  
522 N State St  
Westerville, OH 43082

Hopkins Waterhouse LLC  
2246 Citygate Dr.  
Columbus, OH 43219

Henry J Horn ET AL  
6659 E Whispering Mesquit  
Scottsdale, AZ 85266

LAI Family Partnership LTD  
5778 Clark State Rd  
Gahanna, OH 43230

Magoo Properties LLC  
PO BOX 09764  
Columbus, OH 43209

Metropolitan Educational Council  
2100 Citygate Dr.  
Columbus, OH 43219

Millennium Court LLC  
c/o St Investment Properties LLC  
480 Olde Worthington Rd Ste 350  
Westerville, OH 43082

Rockmill Properties LTD  
2164 Citygate Dr.  
Columbus, OH 43219

Dorys Rogers  
2179 Citygate Dr.  
Columbus, OH 43219

Trustees Agler RD Parcel #2 LLC  
4300 E 5<sup>th</sup> Ave  
Columbus, OH 43219

RSF Rockmill V LLC  
3232 McKinney Ave  
Ste 890  
Dallas, TX 75204

Northeast Area Commission  
Zoning Commission Chair  
3130 McCutcheon Place  
Columbus, OH 43219

Carney Ranker Architects  
5980 Wilcox Place Ste J  
Dublin, OH 43016

RSF Rockmill V, LLC  
c/o HPI Real Estate, Inc.  
3600 N Capital of Tx Hwy, B250  
Austin, TX 78746

**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

**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 # CV14-002

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, MLB Properties 3 Park Ave - 32 <sup>nd</sup> 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

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



CHRISTOPHER R. HARVEY

NOTARY PUBLIC

STATE OF OHIO

Comm. Expires

This Project Disclosure Statement expires on this date of notarization.

February 22, 2015

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

**DESCRIPTION OF LAND, PREMISES AND FLOOR PLAN****Legal Description:**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 1, Range 17, United States Military Lands and being 11.690 acres of that tract of land as conveyed to Lepalo, Inc. by deed of record in Official Record 34086J10, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 2264 at the Intersection of Stelzer Road and Agler Road;

Thence North 86d 36' 53" West, being along the Centerline of Agler Road, a distance of 1430.83 feet to Franklin County Geodetic Survey Monument Box 4459;

Thence North 86d 29' 16" East, continuing along the centerline of Agler Road, a distance of 258.05 feet to a railroad spike at the northwesterly corner of that 5.769 acre tract as conveyed to Schottenstein Trustees by deed of record in Official Record 14542F08;

Thence South 4d 01' 07" West, being along the westerly line of said 5.769 acre tract, also being along the westerly line of that 4.416 acre tract as conveyed to Schottenstein Trustees by deed of record in Official Record 15642F10, a distance of 1715.70 feet to a 1" iron pin found at the southwesterly corner of said 4.416 acre tract, being the "True Point of Beginning" for the tract herein intended to be described;

Thence South 86d 30' 03" East, being along the southerly line of said 4.416 acre tract, also being along the southerly line of that tract of land conveyed to Schottenstein Trustees by deed of record in Official Record 01073F09, a distance of 530.12 feet to an iron pin in the westerly line of Lot 8 of Hugo Kaiser's Parcels as conveyed to Robert S. and Garnet Louise Lamneck by deed of record in Deed Book 3055, Page 521;

Thence South 3d 23' 44" West, being along the westerly line of said Hugo Kaiser's Parcels, part of Lot 8, all of Lots 9 through 16 and part of Lot 17, a distance of 823.50 feet to an iron pin set in the northerly right-of-way line of proposed CityGate Drive (60.00 feet in width) on the arc of a curve to the right;

Thence leaving the westerly line of said Hugo Kaiser's Parcels and being along the northerly right-of-way line of proposed CityGate Drive, the following courses (3) and distances:

Northwesterly, being along the arc of said curve (Delta = 8d 38' 06", Radius = 595.00 feet), a chord bearing and distance of North 70d 52' 15" West, 89.59 feet to an iron pin set at a point of reverse curvature;

Northwesterly, being along the arc of said curve to the left (Delta = 19d 26' 27", Radius = 525.00 feet), a chord bearing and distance of North 76d 16' 26" West, 177.28 feet to an iron pin set at a point of tangency; and

North 85d 59' 39" West, a distance of 400.00 feet to an iron pin;

Thence North 4d 00' 21" East, crossing said Lepalo, Inc. tract, a distance of 765.46 feet to an iron pin set;

Thence South 85d 59' 39" East, continuing across said Lepalo, Inc. tract, a distance of 122.35 feet to the place of beginning, containing 11.690 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

The bearings are based upon the same meridian as the bearing shown in Official Record 34086J10 in which the centerline of Agler Road has a bearing of South 86d 29' 16" East, Recorder's Office, Franklin County, Ohio.

**MAP ID: c**[illegible]

Scale = 140



Real Estate / GIS Department



A) Day to day

First Floor

- 101 Warehouse: This space will be used for day to day business including:
  - Merchandise and licensing fulfillment
  - Customer service
  - Community Management
  - Corporate planning and development
  - Global event planning
  - Storage
- 104 and 103 Executive offices: Offices for the highest ranking employees on site
- 105 Restroom
- 106 Break Room: This room will be utilized for a staff break room
- 106A Janitor Closet
- 107 IT and electrical closet
- 108 Display Area: The display area will be used as a visual of what MLG does in our traditional events. Our goal was to capture the essence of what we do on a larger scale globally by recreating one of our main stages that typically exists in 150,000+ square feet
- 108A Merchandise Area: This area will be used daily for merchandise display
- 109 Studio: The formal studio will be used for daily video content with our staff.
- 110 Control Room: Video editing and production room. In this room we will create, edit, and distribute live and post edit video
- 111 Lobby: Waiting room for visitors and general public facing component of the space
- 111A Waiting Area
- 112 Restroom
- 113 Restroom
- 114 Office: General office space for computer work.

Mezzanine

- 200 Staff Area: This area will be utilized as an open work type environment
- 201 Mechanical Room
- 202 Storage
- 203 Storage

B) Event

- 101 Staff Break Area: During an event this area will become a private area for staff working the event to take a break. We will also use it for storage of any sensitive materials such as unsold merchandise.
- 104 and 103 Executive Offices: Offices for the highest ranking employees on site
- 105 Restroom
- 106 Break Room: This room will be utilized for a break room area
- 106A Janitor Closet
- 107 IT and electrical closet
- 108 Tournament Area: During an event this area will become the main hub of the public event. We will utilize this area to produce live television around competitive gaming.
- 108A Merchandise Area: This area will be used for merchandise display and selling licensed products
- 109 Formal Studio: The formal studio will be used for daily video content with our staff. During an event this area will be used for segments similar to traditional sports:
  - Halftime Show
  - Analysis
  - Sponsored Segments
- 110 Control Room: Video editing and production room. In this room we will create, edit, and distribute live and post edit video. During an event this will be the main staff area for the production of live tournament webcast.
- 111 Lobby: Waiting room for visitors and general public facing component of the space. We will also check in registered guests for events in this area.
- 111A Waiting Area
- 112 Restroom
- 113 Restroom
- 114 Press Room: During an event this area will be used for visiting press to cover the event

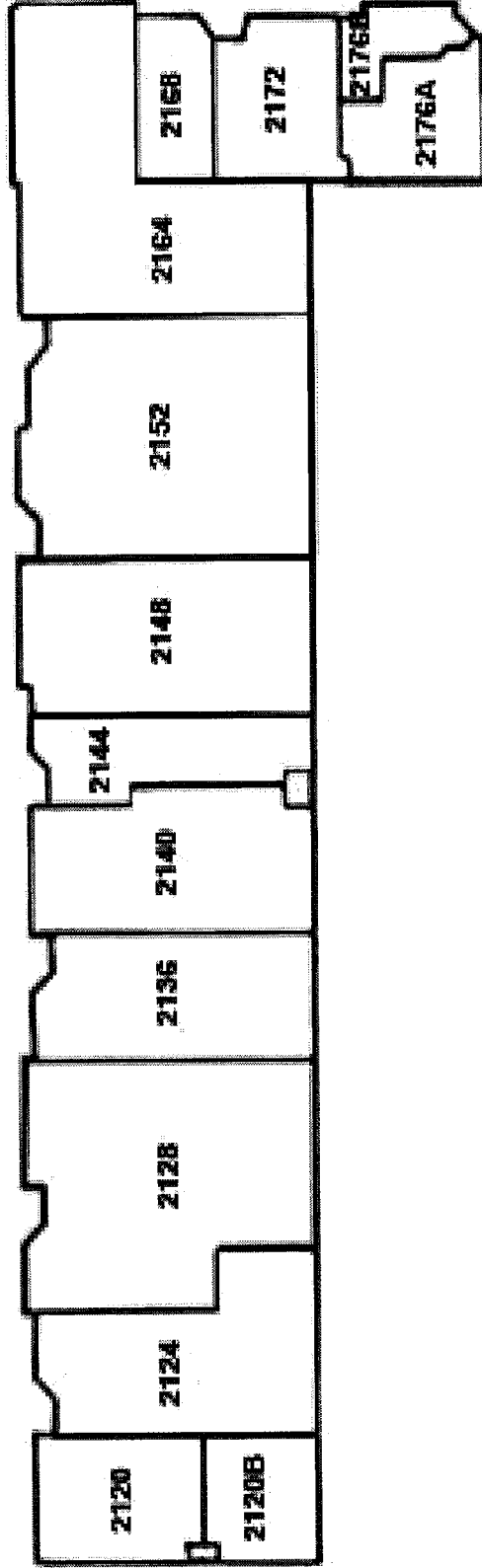
Mezzanine

- 200 VIP Area: During an event the Mezzanine will be used as a VIP area for a small group of people.
- 201 Mechanical Room
- 202 Storage
- 203 Storage

# ROCKMILL COMMERCE CENTER I

## 78,445 Square Feet

CityGate Drive  
Columbus, Ohio 43219



**2120:**  
(Dan)

**Meg Tec**

3,515 square feet  
06/01/13 - 08/31/18  
100% Office

**2120B:**  
(Andy)

**Renier Construction**

2,995 square feet  
06/01/98 - 11/30/15  
100% Warehouse

**2124:**

**Vacant**

6,369 square feet

75% office / 25% warehouse

Patterson Dental (2128) has ROFR on  
6,369 sf (2124)

**2128:**  
(Brett)

**Patterson Dental Supply**

10,800 square feet  
09/01/10 - 01/31/18  
80% office / 20% warehouse

**2136:**  
(Dan)

**Amada America Inc**

5,676 square feet  
08/01/14 - 07/30/19  
85% office / 15% warehouse

**2140:**  
(Dan)

**Partners Engineering**

6,000 square feet  
07/01/13 - 09/30/16  
50% office / 50% warehouse

Two (2) three-year renewal options at  
FMV with 6 months notice (08/01/17)

ROFR on 6,369 sf (2124)

11/24/2014

CVH-062

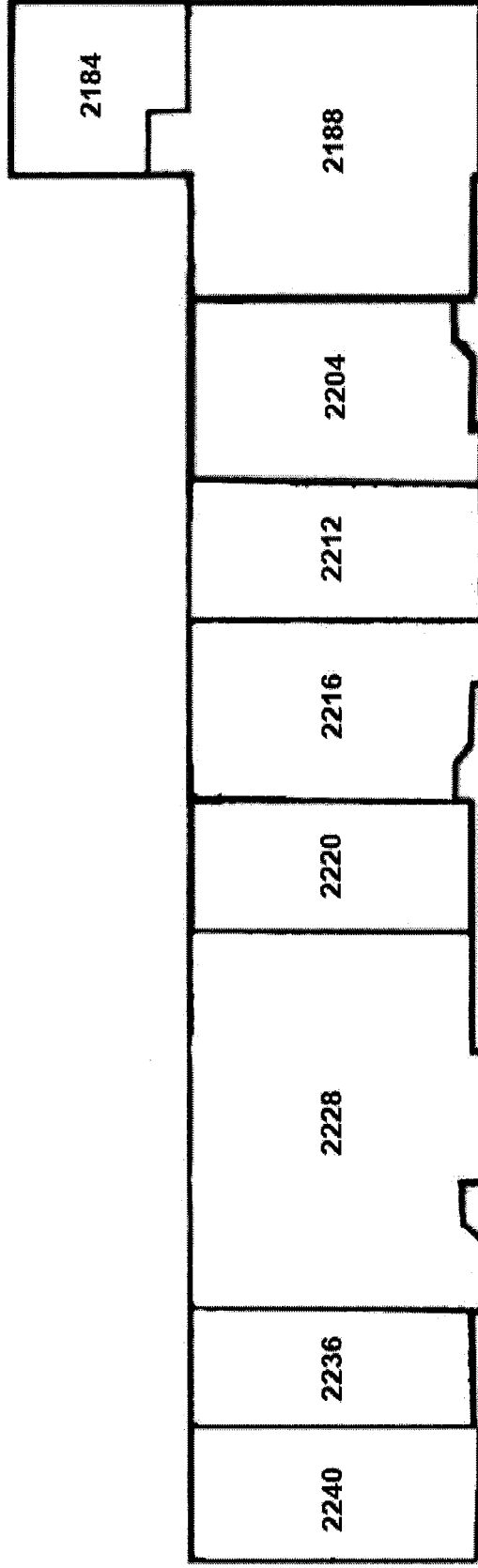
<b>2144:</b> (Andy)	<b>Stingray Studios</b> 3,419 square feet 4/1/14-3/30/15 65 % office / 35% warehouse	<b>2148:</b> (Andy)	<b>KSC Kreate</b> 7,444 square feet 10/01/13 - 03/30/21 10% office / 90% warehouse	<b>2152:</b> (Andy)	<b>KSC Kreate</b> 12,028 square feet 10/01/13 - 03/30/21 30% office / 70% warehouse
One (1) one-year renewal option at \$0.66 with 3 months notice (01/01/14)		One (1) two-year renewal option at \$0.50/\$0.52 with 4 months notice (09/01/14)			
<b>2164:</b> (Andy)	<b>Renier Construction</b> 11,117 square feet 06/01/98 - 11/30/15 85% office / 15% warehouse	<b>2168:</b> (Dan)	<b>Carolyn Williams (Williams Interior)</b> 1,890 square feet 06/01/14/ - 05/31/15 100% Office	<b>2172:</b> (Dan)	<b>RF Works</b> 3,100 square feet 03/01/13 - 04/30/16 100% office
One (1) three-year renewal option at FMV with no more than 8 (09/01/15) & no less than 4 (01/01/16) months notice		One (1) three-year renewal option at FMV with no more than 8 (09/01/15) & no less than 4 (01/01/16) months notice			
<b>2176A:</b> (Dan)	<b>Caregivers Helper</b> 2,769 square feet 12/15/10 - 02/29/16 100% Office	<b>2176B:</b> (Dan)	<b>Caregivers Helper</b> 1,301 square feet 12/01/12 - 02/29/16 100% Office	One (1) five-year renewal option at FMV with no more than 9 (06/01/15) & no less than 6 (09/01/15) months notice	
One (1) five-year renewal option at FMV with no more than 9 (06/01/15) & no less than 6 (09/01/15) months notice					

CV14-062

# ROCKMILL COMMERCE CENTER 2

75,993 Square Feet

CityGate Drive  
Columbus, Ohio 43219



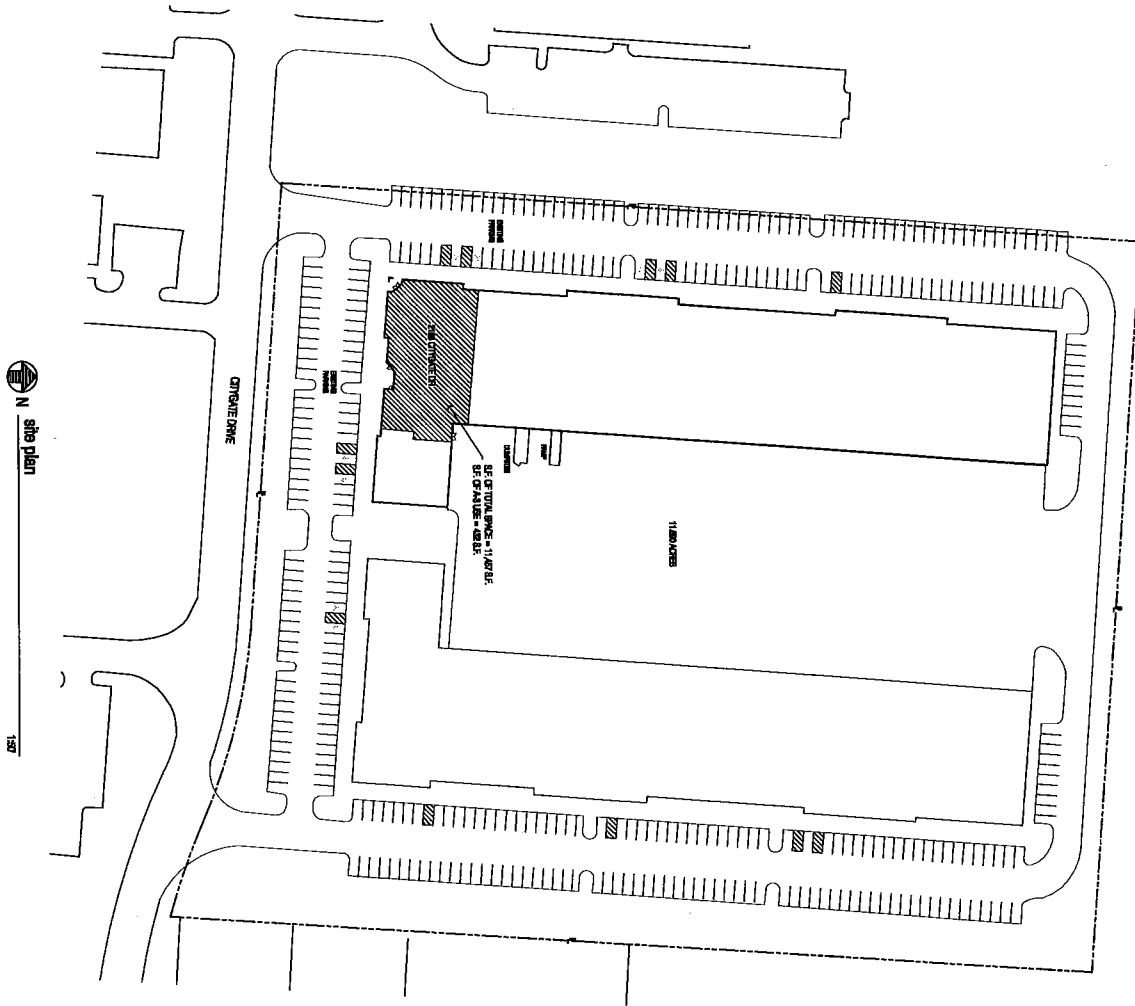
<b>2184:</b>	<b>Vacant</b> 4,000 square feet 100% office	<b>2188:</b> (Brett)	<b>Major League Gaming</b> 10,642 square feet 11/01/14 - 01/31/20 20% office / 80% showroom	<b>2204:</b> (Andy)	<b>Sears Home Improvement</b> 12,128 square feet 10/08/01 - 10/31/16 75% office / 25% warehouse
<b>2212:</b> (Andy)	<b>Horizon Datacom</b> 6,265 square feet 10/01/13 - 09/30/16 60% office / 40% warehouse	<b>2216:</b> (Brett)	<b>Toyo Systems USA</b> 8,431 square feet 05/01/13 - 10/31/16 100% HVAC warehouse	<b>2220:</b> (Andy)	<b>Cox Interior</b> 5,833 square feet 12/01/14 - 11/30/15 20% office / 80% warehouse
<b>2228:</b> (Andy)	<b>Zulily</b> 17,028 square feet 07/01/13 - 07/31/2016 60% office / 40% warehouse	<b>2236:</b> (Andy)	<b>Zulily</b> 5,833 square feet 09/06/14 - 07/31/16 100% office	<b>2240:</b> (Andy)	<b>Zulily</b> 5,833 square feet 09/06/14 - 07/31/16 100% office

One (1) five-year renewal option at FMV with 4 months notice (07/01/16)

CM4-062

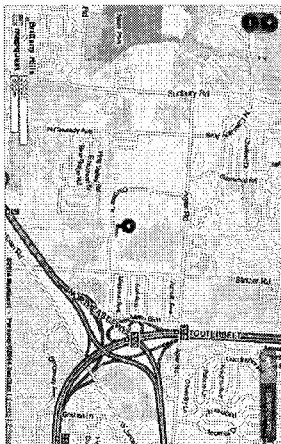
11/24/2014

CV14-062



N site plan

150'



SITE LOCATION MAP N

*[Handwritten signature]*

SP.01

CPM No. 101-1021300  
 Drawn by: JAM  
 Checked by: JAM  
 Date: 12/1/14  
 Revision:

Tenant Improvement  
**Major League Gaming**  
 2188 City Gate  
 Columbus, Ohio

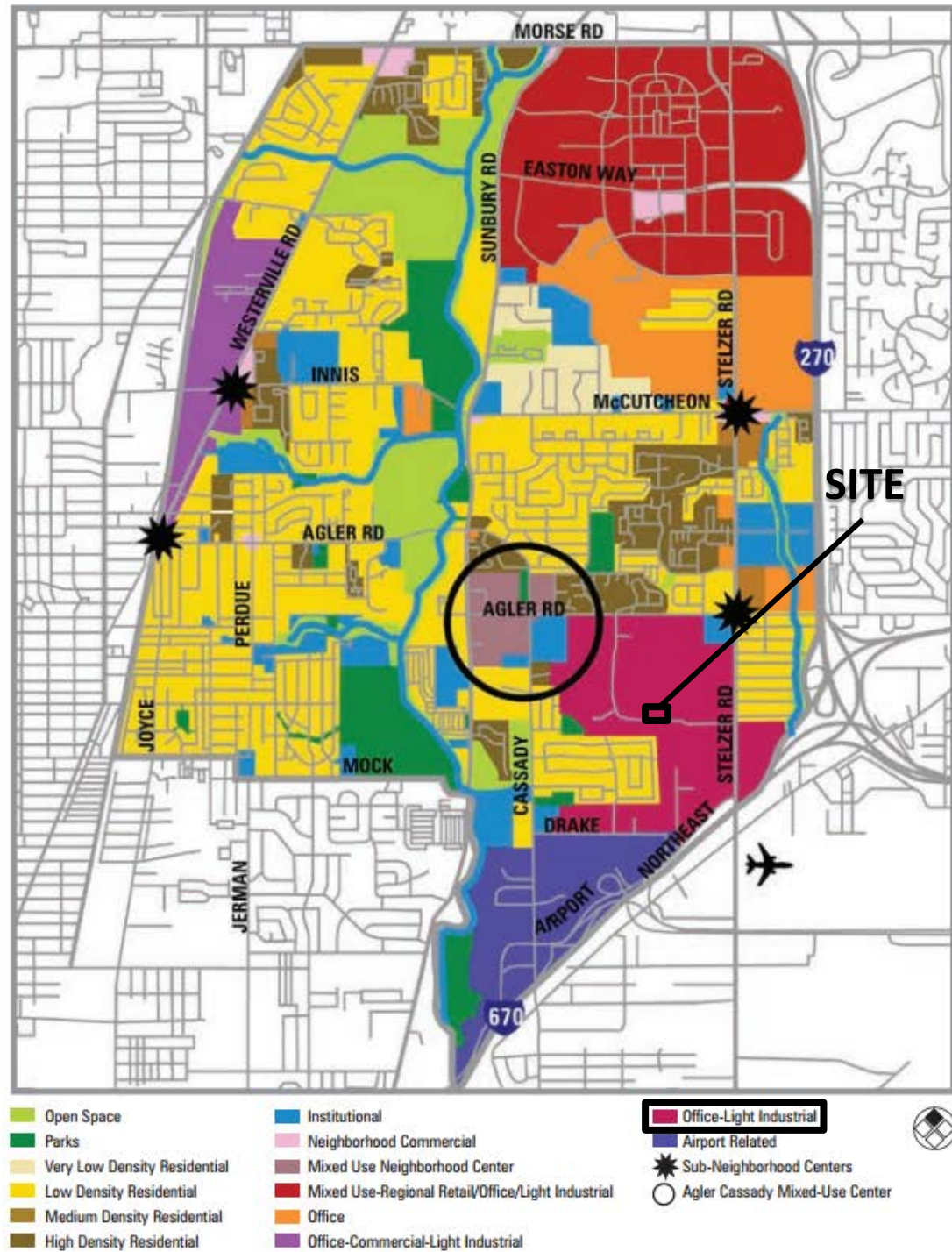
**CP carney**  
**R ranker**  
 ARCHITECTS Ltd

3150 Walnut Place  
 Suite 200  
 Dublin, OH 43015  
 Tel: 614-792-1000  
 Fax: 614-792-1001  
 mail@carneyranker.com





Figure 5. Land Use Plan



CV14-062  
2188 Citygate Drive  
Approximately 11.69 acres





CV14-062  
2188 Citygate Drive  
Approximately 11.69 acres