

## Council Variance Application

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

OFFICE USE ONLY

Application Number: CU15-026 Date Received: 4/30/15

Application Accepted by: Eliza Thrush Fee: \$ 880

Comments: Assigned to Eliza Thrush, U14-U45-1341  
ecthrush@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1192 Cleveland Ave Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☒ YES ☐ NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 010055419 and 10 others

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C4, R4

Area Commission or Civic Association: Milo Grogan Area Commission

Proposed Use or reason for Council Variance request:

Glass frontage requirements create hardship in the ability to provide quality of service desired.

Acreage: 1.1

### APPLICANT:

Name: CGL Holdings, LLC Phone Number: 614-477-1585 Ext.:

Address: 3465 Noe Bixby Rd City/State: Columbus, Oh Zip: 43201

Email Address: info@centralgrip.com Fax Number:

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: CGL Holdings, LLC Phone Number: 614-477-1585 Ext.:

Address: 3465 Noe Bixby Rd City/State: Columbus, Oh Zip: 43201

Email Address: info@centralgrip.com Fax Number:

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ Agent

Name: KEITH B KEPLINGER JR. Phone Number: 614-477-1585 Ext.:

Address: 6770 CHARLES RD City/State: WESTERVILLE, OH Zip: 43082

Email Address: INFO@CENTRALGRIP.COM Fax Number:

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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 checks payable to the Columbus City Treasurer

CV15-024

1192 Cleveland Ave. Parcels:

010055419

010015239

010046423

010013540

010058154

010055368

010055369

010023684

010055367

010034416

010046424

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### STATEMENT OF HARDSHIP

CV15-024

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:**

Variance request related to city code 3372.605(D). Please see attached.

Signature of Applicant \_\_\_\_\_

Date 4-30-2015

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CV15-0240

## STATEMENT OF HARDSHIP

Applicant, CGL Holdings, LLC ("Applicant"), requests a variance from the Urban Commercial Overlay requirement pertaining to glass frontage. Due to the nature of Applicant's business and the requirements thereof, the glass frontage requirement is a hardship 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. Applicant intends to use panels of concrete and foam to create a wall virtually impenetrable by sound in order to isolate the soundstage from the noise of Cleveland Avenue, U.S. I-71, and the surrounding area. 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.

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.

## Council Variance Application

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**AFFIDAVIT** (See instruction sheet)

Application Number: CV15-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Keith B Keplinger Jr

of (1) MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1192 Cleveland Ave

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/30/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) CGL Holdings, LLC

3465 Noe Bixby Rd

Columbus, OH 43232

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

CGL Holdings, LLC

614-477-1585

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

(5) Milo Grogan Area Commission

Zoning Chair- Mathew Vaccaro-614-405-2097

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.

(8) SIGNATURE OF AFFIANT

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

(8) SIGNATURE OF NOTARY PUBLIC

09/07/2019  
My Commission Expires



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

**This Affidavit expires six (6) months after the date of notarization.**

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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CGL Holdings, LLC  
3465 Noe Bixby Rd  
Columbus, OH 43232

CGL Holdings, LLC  
3465 Noe Bixby Rd  
Columbus, OH 43232

Todd W. Collis, Esq.  
Collis, Smiles & Collis, LLC  
1650 Lake Shore Dr., Ste 225  
Columbus, OH 43204

Milo-Grogan Area Commission  
Robert Barksdale, Commission Chair  
P.O. Box 248567  
Columbus, OH 43224

City of Columbus Ohio  
Real Estate Management  
90 W. Broad St., Room 425  
Columbus, OH 43215

Tim W Fiske & Lori L Fiske  
6545 Steen St.  
Canal Winchester, OH 43110

Eickholt Glass Inc  
2725 Clarion Ct.  
Columbus, OH 43220

SROSE Properties Ltd  
c/o OLRB  
35 N. 4th St.  
Columbus, OH 43215

SROSE Properties Ltd  
3720 Settlers Rd.  
Dublin, OH 43016

Donald J Compton & Anna B Compton  
1100 Urlin Ave.  
Columbus, OH 43212

City of Columbus Ohio  
Land Bank  
50 W. Gay St.  
Columbus, OH 43215

SROSE Properties Ltd  
P.O. Box 3053  
Dublin, OH 43016

Kevin A Roberts & Mary E Waydo  
KAR Auto Group  
1166 Cleveland Ave.  
Columbus, OH 43201

L&N-Up Alum Creek LLC  
3540 E. Fulton St.  
Columbus, OH 43227

## Council Variance Application

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### 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 OF NOTARY PUBLIC

[Signature]

My Commission Expires

09/07/2019

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.***

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HEAVY DUTY PAVEMENT

## LIGHT DUTY PAVEMENT

HANDICAP SYMBOL

### CONCRETE WALK

HANDICAP PARKING SIGN

[illegible]

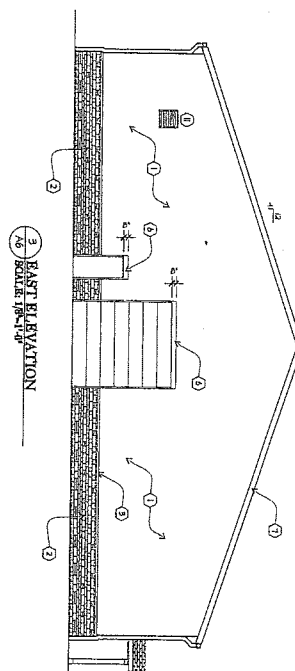
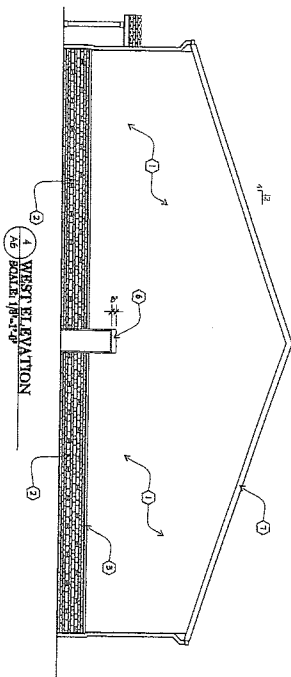
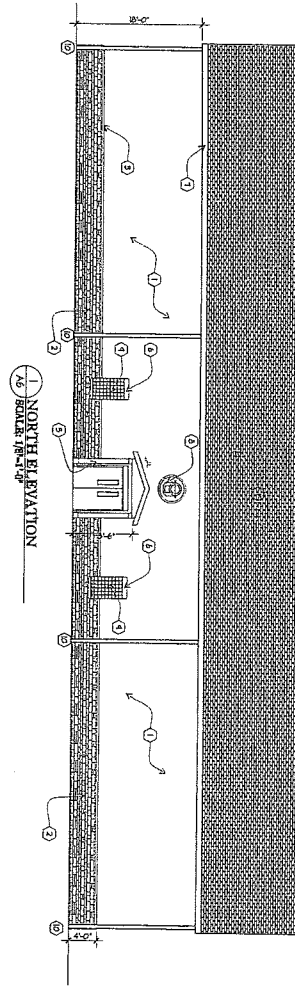
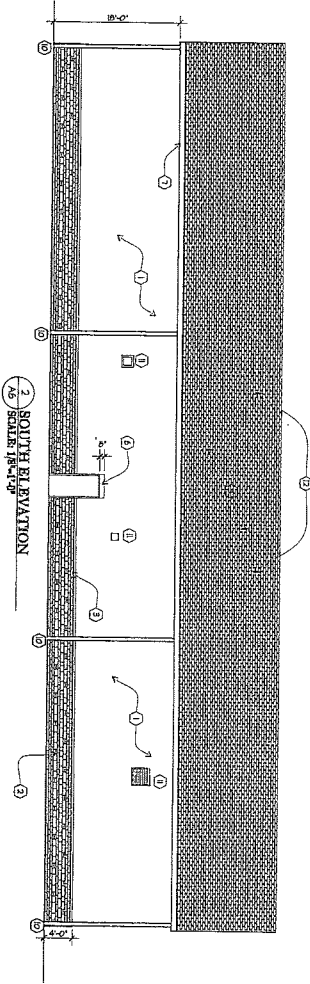
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HARTMAN ENGINEERING

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- KEYED NOTES**
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CV15-026  
1192 Cleveland Avenue  
Approximately 1.1 acres

## Future Land Use

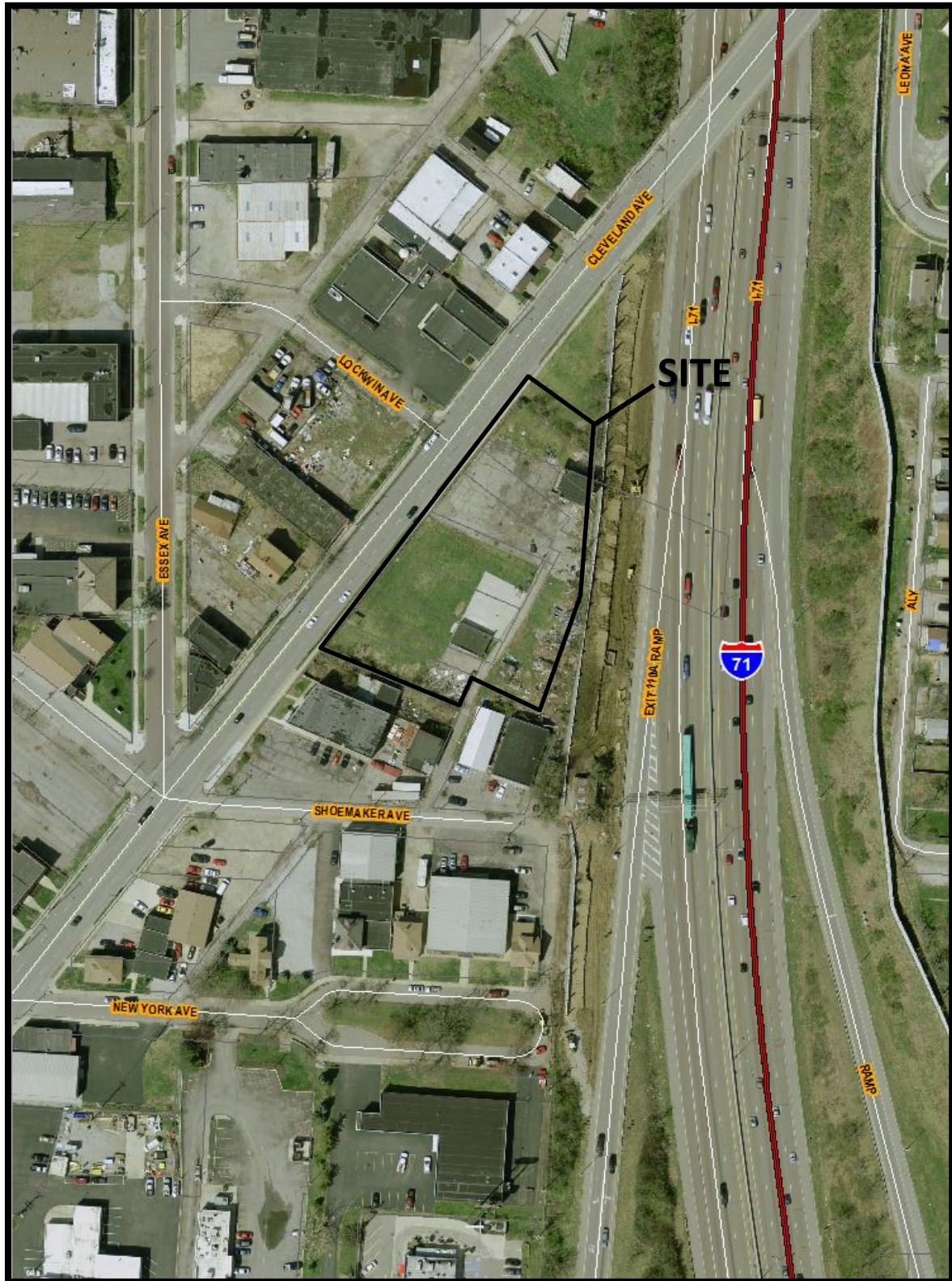


Map prepared by Planning Department, July 2006.

Milo-Grogan Neighborhood Plan

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





CV15-026  
1192 Cleveland Avenue  
Approximately 1.1 acres