



Mayor Michael B. Coleman

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

OFFICE USE ONLY

Application Number: CV13-030/13315-00000-00472
Date Received: 7/2/13
Application Accepted By: S. Pine Fee: \$3840
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3790 W. Broad Street Zip 43228

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: 570132278

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

Current Zoning District(s): Commercial, C4

Civic Association or Area Commission: Greater Hilltop Area Commission

Proposed use or reason for Council Variance request: Indoor and outdoor self-storage; boat and RV storage

Acreage: 14.985

APPLICANT: Name DealPoint Merrill, LLC

Address 22817 Ventura Boulevard, Suite 310 City/State Woodland Hills, CA Zip 91364

Phone # (818) 887-9797 Fax # (818) 337-7269 Email: dfrank@themerrillcompanies.com

PROPERTY OWNER(S): Name West Chris Realty LLC

Address 135 Jericho Turnpike City/State Old Westbury, NY Zip 11568

Phone # (516) 334-9730 Fax # (513) 579-6457 Email: kpkreider@kmklaw.com

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

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Donald B. Leach, Jr., Esq. and Ryan P. Aiello, Esq. - Dinsmore & Shohl LLP

Address 191 W. Nationwide Blvd., Suite 300 City/State Columbus, OH Zip 43215

Phone # (614) 227-4262 Fax # (614) 628-6890 Email: donald.leach@dinsmore.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature] on behalf of Dealpoint Merrill, LLC

PROPERTY OWNER SIGNATURE [Signature] on behalf of West Chris Realty LLC

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 all checks payable to the Columbus City Treasurer



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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 *Darpoint Merrill LLC* Date *7/2/2013*

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

STATEMENT OF HARDSHIP

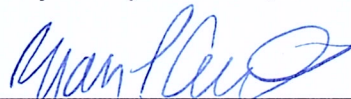
This statement of hardship is submitted in support of Applicant's request for indoor and outdoor self-storage and boat and RV storage use variances in connection with the property located at 3790 W. Broad Street, Columbus, Ohio. As outlined below, the requested use variances will not adversely affect 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. 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 other commercial use at the property. Instead, the highest and best use of the property is to refurbish and convert the existing retail structure such that a large portion of it can be used for climate-controlled indoor self-storage. A portion of the existing building will remain retail use, which most likely would be complimentary in nature to the self-storage component (business center with overnight shipping, moving supply sales, etc.). In addition, the project will include a high-end RV park component in the middle of the site (which is a permitted use under the property's current zoning), as well as outdoor self-storage and RV and boat storage at the rear of the site. As shown on the site plan, there are plans for extensive screening (both trees/landscape and high-quality fencing) to shield the outdoor self-storage and RV and boat storage components. Additionally, the site plan allows for future commercial development at the front of the site, which would further shield the proposed self-storage and RV and boat storage areas and is consistent with the desired long term development in the area.

Due to the property's location within the Greater Hilltop Plan Amendment, a variance allowing the indoor and outdoor self-storage and boat and RV 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 many of the other proposed uses are currently permitted under the current zoning. Additionally, the requested use variances will not conflict with the uses of the neighboring parcels or the feel of the neighborhood; instead, the project will greatly enhance the neighborhood, through the introduction of trees and additional landscaping and screening features as shown on the proposed site plan. The granting of the requested variances 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 is the only viable use of the site, and thus requests that the requested use variances be approved.

Respectfully submitted,



Donald B. Leach, Jr., Esq.

Ryan P. Aiello, Esq.

Dinsmore & Shohl LLP

on behalf of DealPoint Merrill, LLC



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-030

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ryan P. Aiello, Esq.

of (1) MAILING ADDRESS c/o Dinsmore & Shohl LLP, 191 W. Nationwide Blvd., Suite 300, Columbus, OH 43215

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 3790 W. Broad Street

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) 7/2/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) West Chris Realty LLC

135 Jericho Turnpike

Old Westbury, NY 11568

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

DealPoint Merrill, LLC

(818) 887-9797

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

(5) Greater Hilltop Area Commission

Mr. Greg Large

P.O. Box 28052, Columbus, OH 43228

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 me this 2nd day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



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

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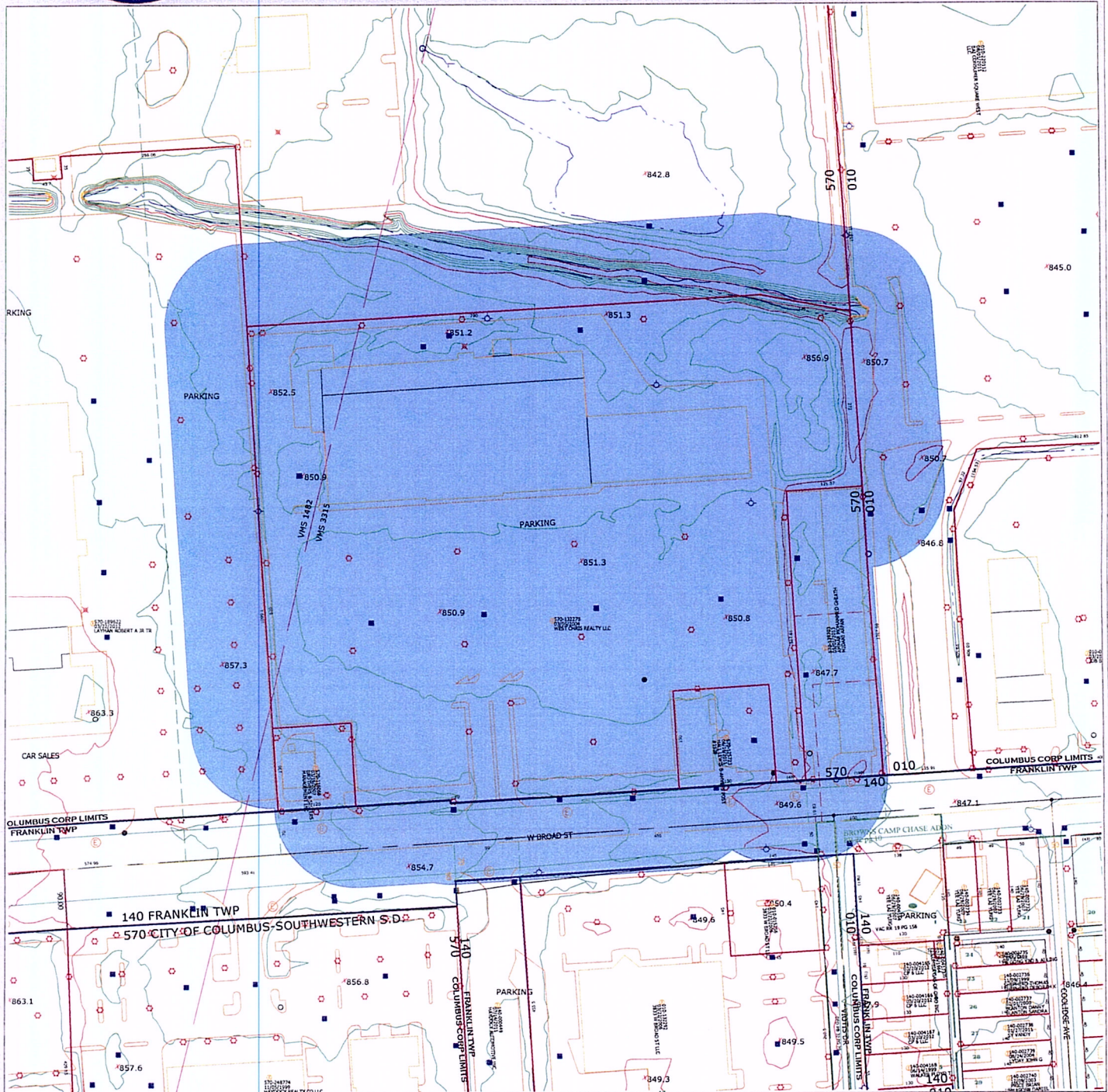
CV13-030



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/26/13



Disclaimer

Scale = 228'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

DealPoint Merrill, LLC
22817 Ventura Boulevard, Suite 310
Woodland Hills, California 91364

West Chris Realty LLC
135 Jericho Turnpike
Old Westbury, New York 11568

Donald B. Leach, Jr., Esq.
Dinsmore & Shohl LLP
191 W. Nationwide Boulevard, Suite 300
Columbus, Ohio 43215

Greater Hilltop Area Commission
Mr. Greg Lange
Post Office Box 28052
Columbus, Ohio 43228

3833 W Broad Street LLC
433 N. Camden Drive, Suite 800
Beverly Hills, California 90210

BAI Consumer Square West LLC
c/o Corelogic Commercial
1 Corelogic Drive 4-3-389
Westlake, Texas 76262

Brothers & Sisters Management Inc.
2740 Patrick Henry Avenue
Columbus, Ohio 43207

Lewis B. Hall
AmVets Post 1928
3780 W. Broad Street
Columbus, Ohio 43228

Mohammed Ghiath Ammar
and Arfan Midani
6143 Dublin Road
Dublin, Ohio 43017

Robert A. Layman, Jr., Trustee
c/o Bobby Layman Chevrolet
3900 W. Broad Street
Columbus, Ohio 43228

Big Lots Stores Inc.
c/o Consolidated Stores Corp.
Attn: Tax Department
300 Phillipi Road
Columbus, Ohio 43228

CV13-030



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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 # 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



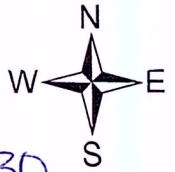
SONYA G. FREEMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 8, 2016

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

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City of Columbus Zoning Plat



CU13-030

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 570132278

Zoning Number: 3790

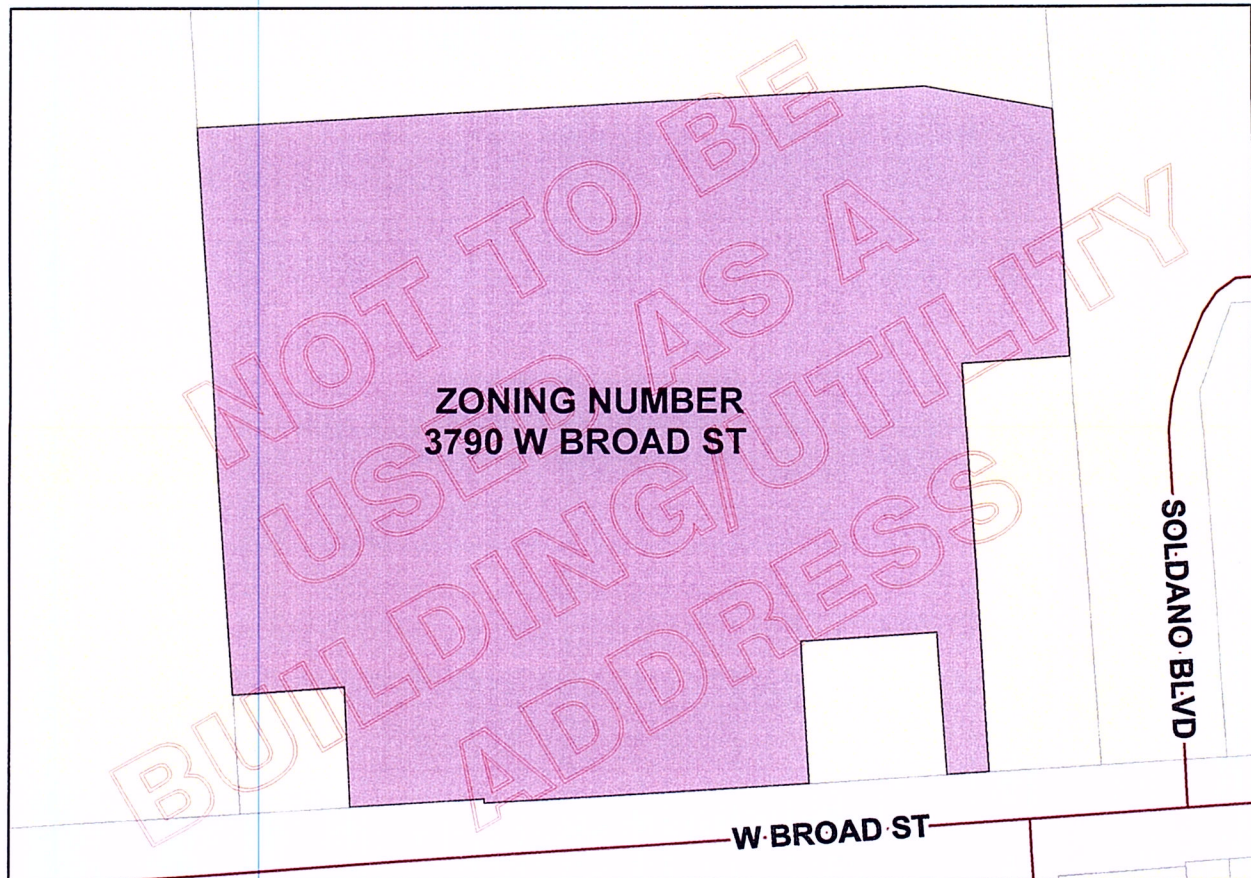
Street Name: W BROAD ST

Lot Number: N/A

Subdivision: N/A

Requested By: DINSMORE & SHOHL LLP

Issued By: James R Reagan Date: 6/21/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 13802

CV13-030

3790 W. BROAD STREET, COLUMBUS, OH

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio, described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, CONTAINING 15.502 ACRES OF LAND, MORE OR LESS, SAID 15.502 ACRES BEING OUT OF THAT 15.86 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FIRST WEST BROAD ASSOCIATES, OF RECORD IN DEED VOLUME 2547, PAGE 610, ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 15.86 ACRE TRACT IN THE ORIGINAL CENTERLINE OF WEST BROAD STREET (U.S. ROUTE 40 - NATIONAL ROAD), SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THAT 0.929 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RUTH WIEFEL, OF RECORD IN DEED VOLUME 1787, PAGE 167;

THENCE, SOUTH 86 DEG 09' 36" WEST, WITH THE SOUTHERLY LINE OF SAID 15.86 ACRE TRACT AND WITH SAID ORIGINAL CENTERLINE OF WEST BROAD STREET, A DISTANCE OF 800.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID 15.86 ACRE TRACT;

THENCE, NORTH 04 DEG 09' 29" WEST, WITH THE WESTERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 70.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST BROAD STREET AT THE SOUTHWESTERLY CORNER OF THAT 0.358 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE KFC NATIONAL MANAGEMENT CORPORATION OF RECORD IN DEED VOLUME 3591, PAGE 40;

THENCE, NORTH 86 DEG 09' 36" EAST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET, THE SAME BEING PARALLEL WITH AND 70.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID 15.86 ACRE TRACT AND WITH THE SOUTHERLY LINE OF SAID 0.358 ACRE TRACT, A DISTANCE OF 120.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID 0.358 ACRE TRACT;

THENCE, NORTH 04 DEG 09' 29" WEST, PARALLEL WITH AND 120.00 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF SAID 15.86 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID 0.358 ACRE TRACT, A DISTANCE OF 130.00 FEET TO THE NORTHEASTERLY CORNER OF SAID 0.358 ACRE TRACT;

THENCE, SOUTH 86 DEG 09' 36" WEST, PARALLEL WITH AND 130.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET AND WITH THE NORTHERLY LINE OF SAID 0.358 ACRE TRACT, A DISTANCE OF 120.00 FEET TO THE NORTHWESTERLY CORNER OF SAID 0.358 ACRE TRACT IN THE WESTERLY LINE OF SAID 15.86 ACRE TRACT;

THENCE, NORTH 04 DEG 09' 29" WEST, WITH THE WESTERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 620.00 FEET TO THE NORTHWESTERLY CORNER OF SAID 15.86 ACRE TRACT;

THENCE, NORTH 86 DEG 09' 36" EAST, WITH A NORTHERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 790.00 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID 15.86 ACRE TRACT;

THENCE, SOUTH 80 DEG 55' 40" EAST, WITH A NORTHERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 136.00 FEET TO THE NORTHEASTERLY CORNER OF SAID 15.86 ACRE TRACT, THE SAME BEING IN THE WESTERLY LINE OF THAT 16.192 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHAKERES-COLUMBUS, INC., OF RECORD IN DEED VOLUME 3076, PAGE 427;

THENCE, SOUTH 03 DEG 59' 03" EAST, WITH THE EASTERNMOST LINE OF SAID 15.86 ACRE TRACT WITH THE WESTERLY LINE OF SAID 16.192 ACRE TRACT, A DISTANCE OF 272.00 FEET TO A SOUTHEASTERLY CORNER OF SAID 15.86 ACRE TRACT, THE SAME BEING THE NORTHEASTERLY CORNER OF SAID 0.929 ACRE TRACT;

THENCE, SOUTH 86 DEG 09' 36" WEST, WITH A SOUTHERLY LINE OF SAID 15.86 ACRE TRACT AND WITH THE NORTHERLY LINE OF SAID 0.929 ACRE TRACT, A DISTANCE OF 121.57 FEET TO A CORNER OF SAID 15.86 ACRE TRACT, THE SAME BEING THE NORTHWESTERLY CORNER OF SAID 0.929 ACRE TRACT;

THENCE, SOUTH 04 DEG 09' 29" EAST, WITH AN EASTERLY LINE OF SAID 15.86 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 0.929 ACRE TRACT, A DISTANCE OF 517.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.502 ACRES OF LAND, MORE OR LESS;

EXCEPTING THEREFROM THE FOLLOWING 0.517 ACRE TRACT OF LAND:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, CONTAINING 0.517 ACRE OF LAND, MORE OR LESS, SAID 0.517 ACRE BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO THE REAL ESTATE TEN CO., OF RECORD IN DEED VOLUME 3601, PAGE 211, SAID 0.517 ACRE BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE SOUTHEASTERLY CORNER OF SAID 15.86 ACRE TRACT IN THE ORIGINAL CENTERLINE OF WEST BROAD STREET (US ROUTE #40 - NATIONAL ROAD), SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THAT 0.929 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RUTH WIEFEL, OF RECORD IN DEED VOLUME 1787, PAGE 167;

THENCE, FROM SAID REFERENCE POINT OF BEGINNING, NORTH 04 DEG 09' 29" WEST, WITH AN EASTERLY LINE OF SAID 15.86 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 0.929 ACRE TRACT, A DISTANCE OF 70.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET;

THENCE, SOUTH 86 DEG 09' 36" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET, THE SAME BEING PARALLEL WITH AND 70.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 43.00 FEET TO THE TRUE POINT OF BEGINNING, AT THE SOUTHEASTERLY CORNER OF SAID 0.517 ACRE TRACT;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 86 DEG 09' 36" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET, THE SAME BEING PARALLEL WITH AND 70.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID 15.16 ACRE TRACT, A DISTANCE OF 150.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID 0.517 ACRE TRACT;

THENCE, NORTH 04 DEG 09' 29" WEST, PARALLEL WITH AND 193.00 FEET WESTERLY FROM, AS MEASURED AT RIGHT ANGLES, AN EASTERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID 0.517 ACRE TRACT;

THENCE, NORTH 86 DEG 09' 36" EAST, PARALLEL WITH AND 150.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST BROAD STREET, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID 0.517 ACRE TRACT;

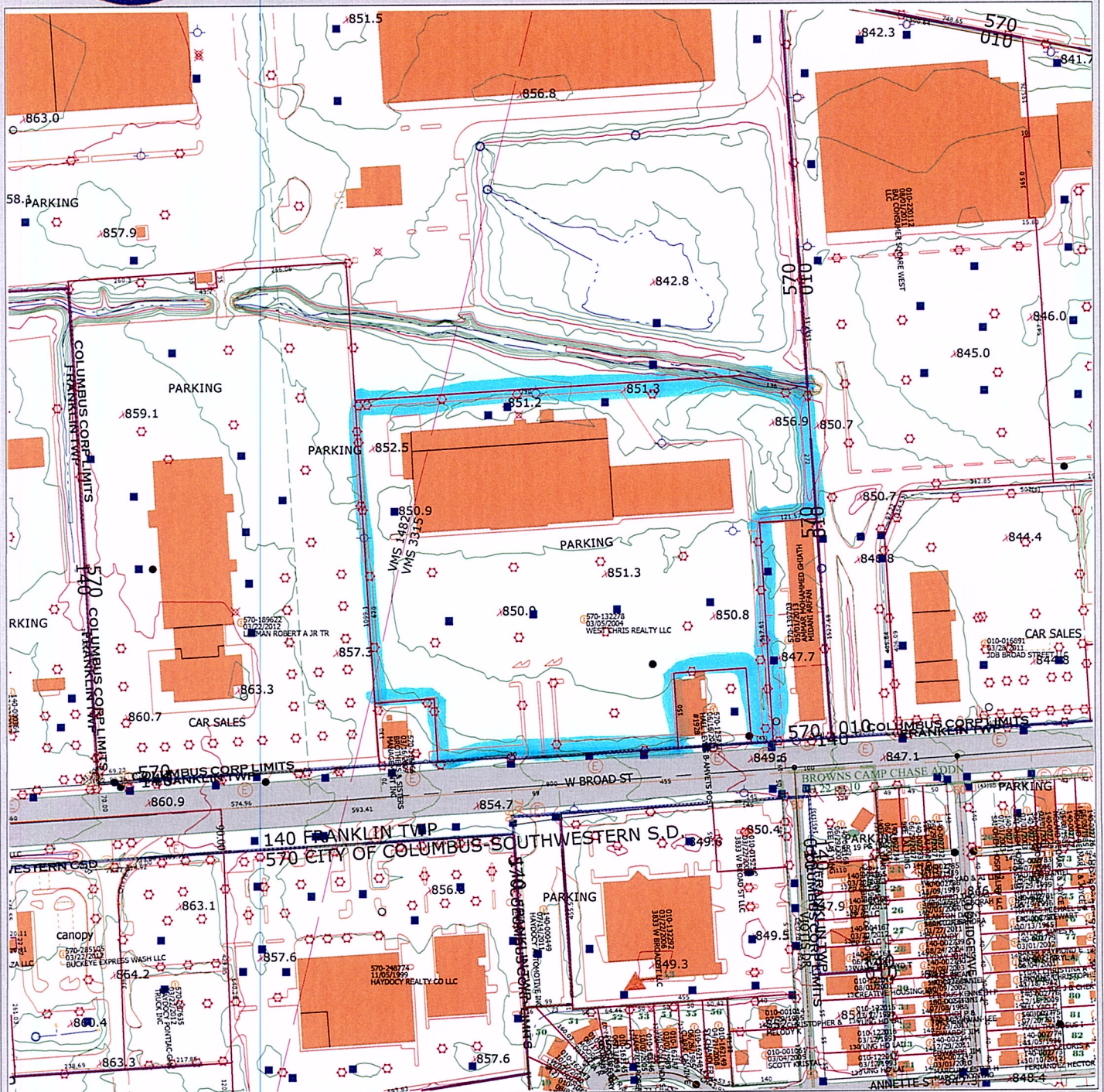
THENCE, SOUTH 04 DEG 09' 29" EAST, PARALLEL WITH AND 43.00 FEET WESTERLY FROM, AS MEASURED AT RIGHT ANGLES, AN EASTERLY LINE OF SAID 15.86 ACRE TRACT, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.517 ACRE OF LAND, MORE OR LESS.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/26/13



Disclaimer

Scale = 300

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

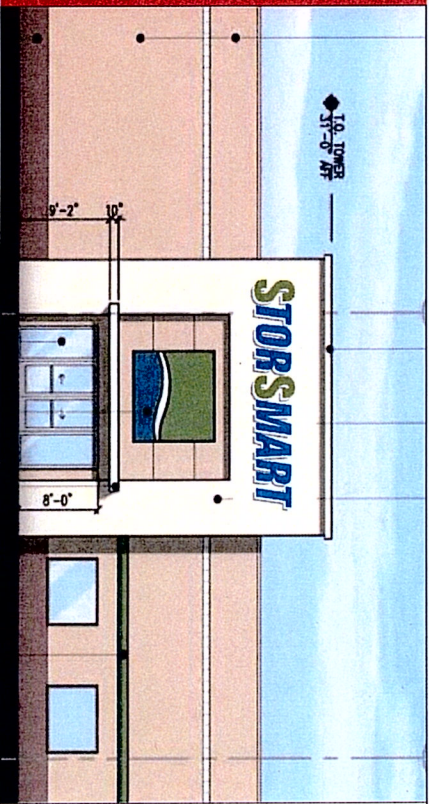
Real Estate / GIS Department

STORSMART

Adaptive Re-use and Renovation
3784 to 3800 West Broad
Columbus, Ohio

M
G
A

MICHAEL GAERTNER ARCHITECTS
2200 MARKET ST. SUITE 501, GALVESTON, TX 77550
409.762.0500 FAX 409.497.4333 MGAIA.COM



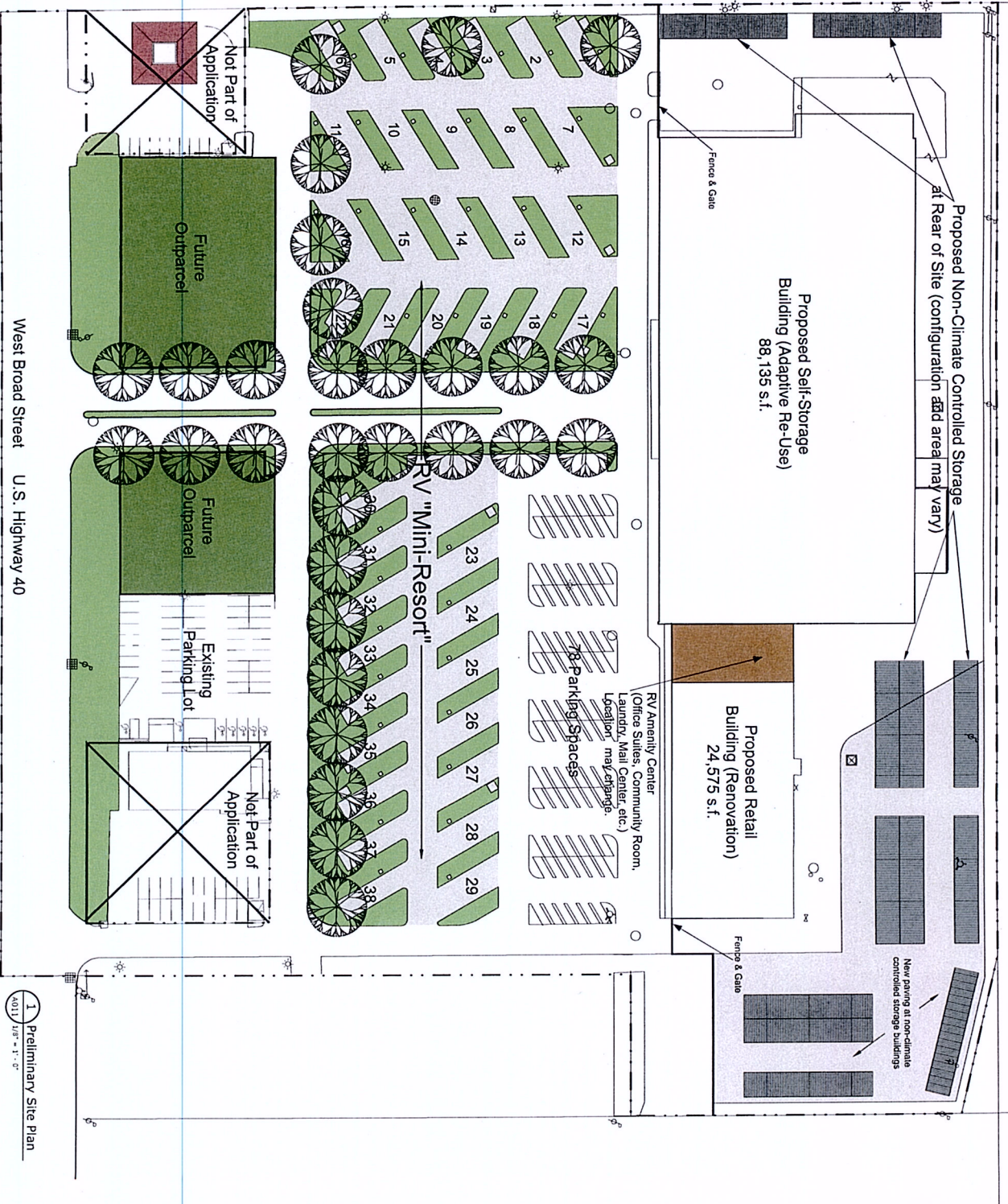
DealPoint Merrill, LLC
22817 Ventura Boulevard
Suite 310
Woodland Hills, CA 91364

Project Name: STORSMART
Project Number

Date: Preliminary Drawings June 30, 2013

© 2013 Michael D. Gaertner, Sr., Architect
This document dated 6/30/13 and
authorized by Michael D. Gaertner, Sr.
Architect (Texas Reg. No. 9342) is
incomplete. Do not use for regulatory
approval, permit or construction.

CV13-030



1 Preliminary Site Plan
A011 1/8" = 1' - 0"

Site
Plan

A011

OWNER
DeaPoint Merrill, LLC
22817 Ventura Boulevard
Suite 310
Woodland Hills, CA 91364

DESIGNER
STORSMART
Adaptive Re-use and
Renovation
3784 to 3800 West Broad St.
Columbus, Ohio

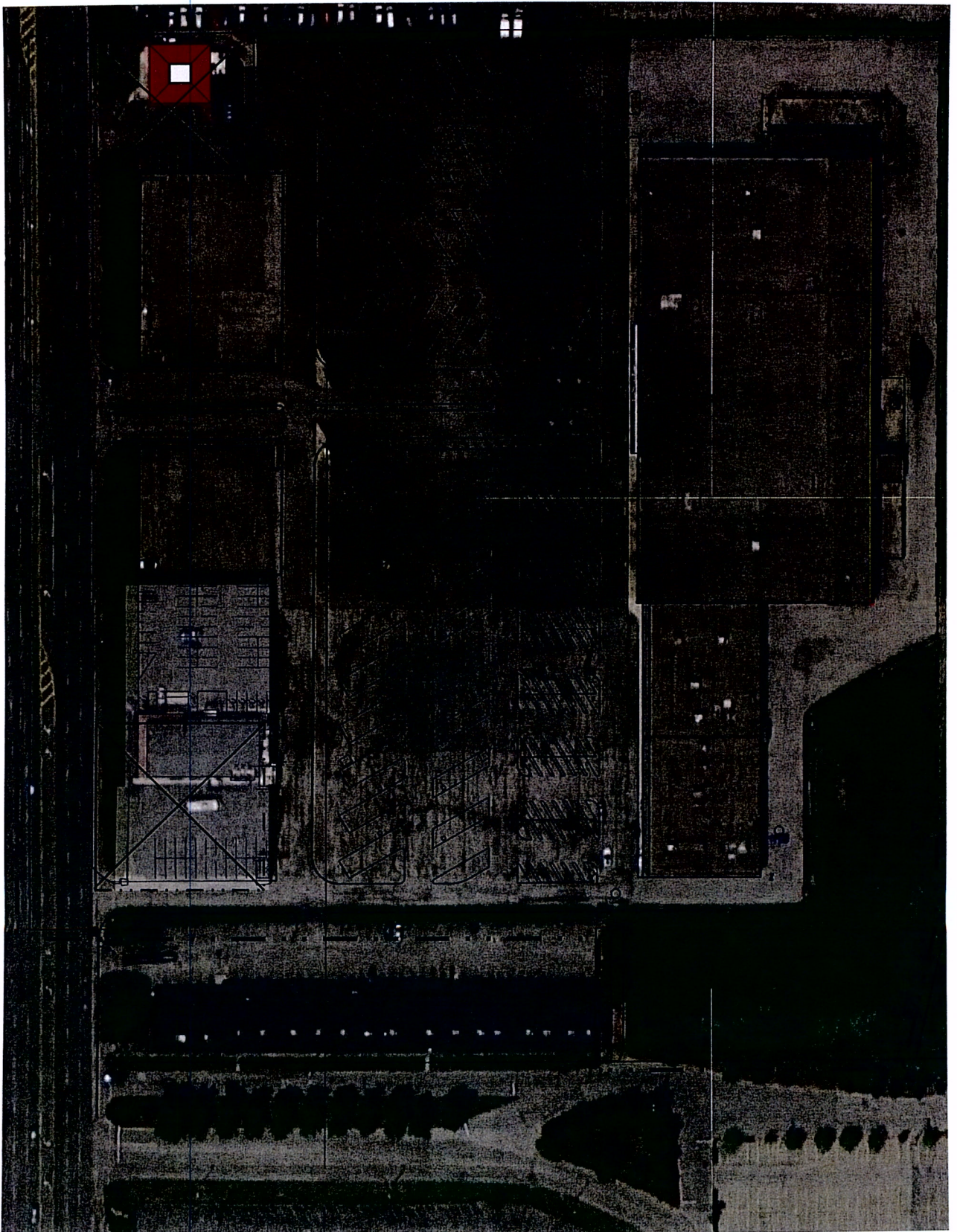
CONTRACT NO.
The owner is the property of DeaPoint Merrill, LLC. This drawing is a preliminary site plan and is not for construction. It is for informational purposes only. All dimensions and locations are approximate. Do not use for regulatory approval, permit or construction.

© 2011 Michael J. Sargent, Jr., Architect
This drawing is a preliminary site plan and is not for construction. It is for informational purposes only. All dimensions and locations are approximate. Do not use for regulatory approval, permit or construction.

Michael J. Sargent, Jr., Architect
10000 E. 12th Avenue, Suite 100
Denver, CO 80231
Tel: 303.755.1234
Fax: 303.755.1235
www.mjsa.com



CV13-030



M
C
A

McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1396
Tel: 212 512 2000 Fax: 212 512 2098

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McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1396
Tel: 212 512 2000 Fax: 212 512 2098

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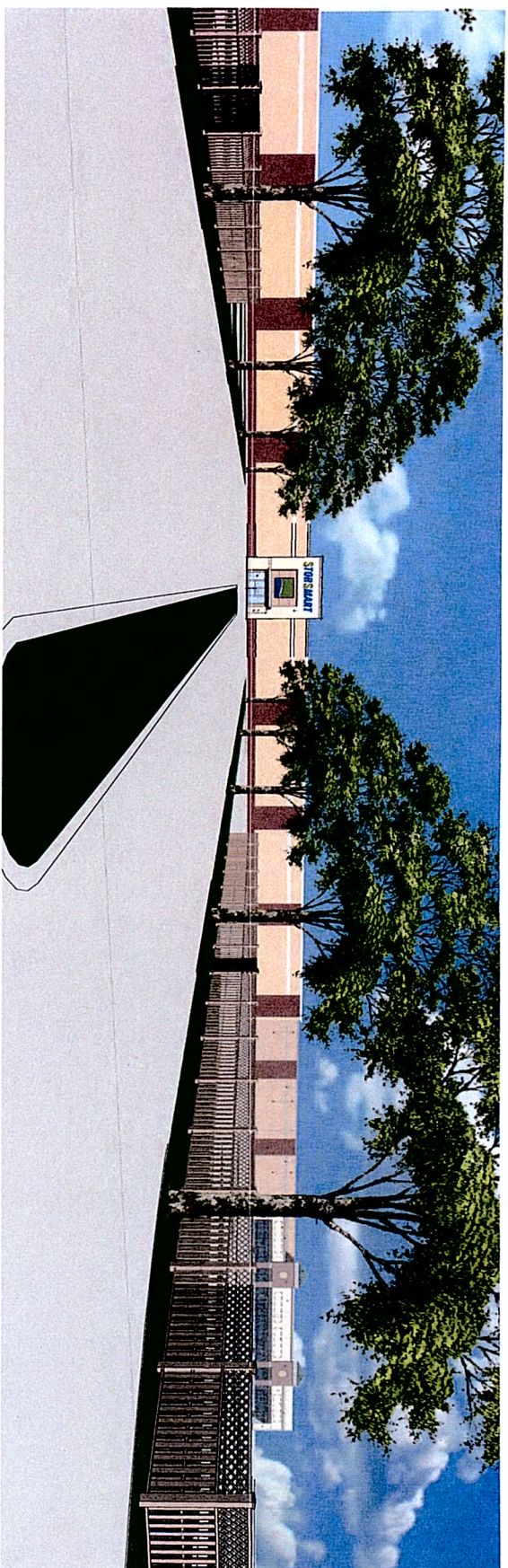
McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1396
Tel: 212 512 2000 Fax: 212 512 2098

ITEM NO.	DESCRIPTION
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10	

McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1396
Tel: 212 512 2000 Fax: 212 512 2098

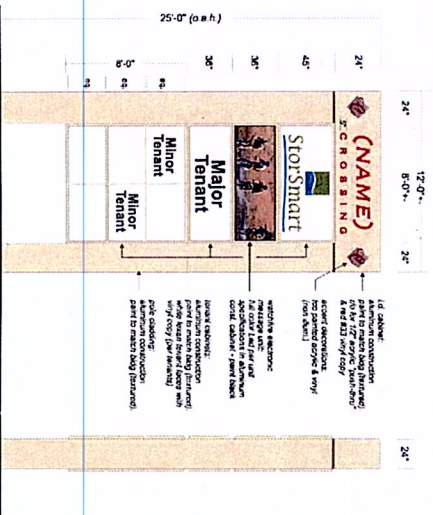
McGraw-Hill Construction Information Group
1221 Avenue of the Americas
New York, NY 10020-1396
Tel: 212 512 2000 Fax: 212 512 2098

CU13-030



1 Preliminary Site Sketch

A200 (not to scale)



2 Preliminary Sign Design

$$\text{A200 } 1/4" = 1'-0"$$

Sign
DIF Illuminated I.D./Led Message/Mini-Tenant Sign
Scale 1/4"=1'-0"

End View

CV13-036



3790 West Broad Street

CV13-030