



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: CV13-040/13315-00000-00814

Date Received: 11/5

Application Accepted By: TP

Fee: \$2726.00

Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3469 S. High Street Zip 43207

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: 010-180058

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

Current Zoning District(s): C-4

Civic Association or Area Commission: Far South Columbus Area Commission

Proposed use or reason for Council Variance request: see Statement of Hardship

Acreage: 7.696 Acres

APPLICANT: Name WTOL, LLC c/o Donald Plank

Address Plank Law Firm, LPA, 145 E. Rich Street, 3rd Floor City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

PROPERTY OWNER(S): Name Land Holding LLC c/o Wendy Pollarine-Matheny

Address PNC Bank, NA, 1900 E. 9th Street, 22nd Floor City/State Cleveland, OH Zip 44114

Phone # (216) 222-6017 Fax # (866) 579-9327 Email: wendy.pollarine@pnc.com

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

ATTORNEY / AGENT

☒ Attorney

☐ Agent For Applicant

Name Donald Plank

Address Plank Law Firm, LPA, 145 E. Rich Street, 3rd Floor City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Donald Plank attorney

PROPERTY OWNER SIGNATURE Wendy Pollarine-Matheny Vice President Land Holding LLC

ATTORNEY / AGENT SIGNATURE Donald Plank

For Applicant

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

Revised 11/12 tmt



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

CV13-040

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

10/29/2013

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

EXHIBIT B
Statement of Hardship

3469 South High Street, Columbus, OH 43207

Council Variance # CV13- 040

The 7.696 acre site is located on the west side of South High Street and south side of Williams Road. The site is zoned C-4, Commercial and is developed with a 94,500 sq. ft. building and large parking fields. The building was formerly a K-Mart, but the K-Mart has been closed. 24,150 sq. ft. of the building on the South High Street side is presently used for miscellaneous retail tenants. 70,350 sq. ft. or 75%, of the building is vacant. Applicant proposes to use the 70,350 sq. ft. of vacant space in the building for self storage and also proposes to use the existing north parking field for vehicle storage. The north parking field is paved, illuminated and was part of the on-site accessory parking for K-Mart. Vehicle storage will not include wrecked vehicles. The parking lot appearance will be no different than a parking lot with vehicles when the retail store was operating and viable. The east parking lot, fronting and accessed from South High Street, will remain for the retail uses. Applicant has a hardship in that the South High Street corridor is predominantly a retail corridor, but big box retail use of this property at this time isn't viable. At such time as a viable big box user is possible, the property could easily be converted back to retail use. Few alterations are being made to the exterior of the property other than to secure the vehicle storage area. The large interior open space of a big box use is easily adapted for self storage.

Applicant requests the following variances:

- 1) 3356.03, C-4, Permitted Uses, to permit storage as a primary use rather than an accessory use to permit a change of use of up to 70,350 sq. ft. of the existing building from retail to self-storage use and to permit outside vehicle storage in the north parking lot, as depicted on the Site Plan.
- 2) 3312.27, Parking Setback Line, to permit the existing ten (10) foot parking setback for the existing commercial parking lot along Williams Road, rather than a 25 foot parking setback for Manufacturing District uses.



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 # CV13-040

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, LPA, 145 E. Rich Street, 3rd Floor, Columbus, OH 43215-5240

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 3469 S. High 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Land Holding LLC c/o Wendy Pollarine-Matheny
PNC Bank, NA
1900 E. 9th Street, 22nd Floor
Cleveland, OH 44114

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

WTOL, LLC c/o Donald Plank
(614) 947-8600

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

(5) Far South Columbus Area Commission, c/o Becky Walcott, Zoning Chair
723 Ivorton Road South
Columbus, OH 43207

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) Donald Plank

Subscribed to me in my presence and before me this 29th day of OCTOBER, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



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

Exhibit A Public Notice
3469 S High Street
CV13- , 10/28/13

APPLICANT:

WTOL, LLC
 c/o Donald Plank, Attorney
 Plank Law Firm, LPA
 145 East Rich Street, Flr. 3
 Columbus, OH 43215

PROPERTY OWNER:

Land Holding LLC
 c/o Wendy Pollarine-Matheny
 1900 East 9th Street, 22nd Floor
 Mail Stop B7-YB13-22-1
 Cleveland, OH 44114

ATTORNEY FOR APPLICANT:

Donald Plank, Attorney
 Plank Law Firm, LPA
 145 East Rich Street, Flr. 3
 Columbus, OH 43215

COMMUNITY GROUP
/COALITION:

Far South Columbus Area
 Commission
 c/o Becky Walcott
 723 Ivorton Road South
 Columbus, OH 43207

SURROUNDING PROPERTY
OWNERS (125 Feet)

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

Great Southern Owner LLC
 Ste. 200
 191 W. Nationwide Blvd.
 Columbus, OH 43215

Great Southern Shoppers Inc.
 c/o Casto, Ste. 200
 191 W. Nationwide Blvd.
 Columbus, OH 43215

David V. Manning
 Carol S. Manning
 12456 Center Dr.
 Orient, OH 43146

Sheldon Estreicher
 3700 Island Blvd. CPH04
 Aventura, FL 33160

Huntington National Bank
 Bank Property Division
 PO Box 182334
 Columbus, OH 43218-2334

Davis Estates Ltd.
 285 S. 60th St.
 West Des Moines, IA 50266

Fairlane LP
 c/o Moore Enterprises
 Ste. 475
 4425 W. Airport Fwy.
 Irving, TX 75062

Fifth Third Bank of Columbus
 38 Fountain Square Plaza.
 Cincinnati, OH 45263

ALSO NOTIFY:-----

David B. Perry
 David Perry Co., Inc.
 145 East Rich Street, FL 3
 Columbus, OH 43215

WTOL, LLC
 c/o Dennis L. Wood
 23219 W. 30th St. N.
 Haskell, OK 74436

SHEET 1 of 1
3469 S High Street
CV13- , 10/28/13



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

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 # CV13-040

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, LPA, 145 E. Rich Street, 3rd Floor, Columbus, OH 43215-5240
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. WTOL, LLC 23219 W. 30th Street N Haskell, OK 74436 Contact: Dennis Wood, (918) 482-3602 # of Columbus Employees: 0	2. Land Holding LLC PNC Bank, NA 1900 E. 9th Street, 22nd Floor Cleveland, OH 44114 Contact: Wendy Pollarine-Matheny (216) 222-6017 # of Columbus Employees: 0
3. ----- 	4. -----

☐ Check here if listing additional parties on a separate page.

Donald Plank
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



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

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer

CV13- 040
3469 S High Street

Legal Description

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING PART OF SECTION 16, TOWNSHIP 4, RANGE 22, UNITED STATES MILITARY LANDS AND BEING 7.697 ACRES OF LAND, AND BEING THE REMAINDER OF AN ORIGINAL 8.505 ACRES TRACT OF LAND BELONGING TO COOKE ROAD DEVELOPMENT CORP., OF RECORD IN OFFICIAL RECORD 25573 B12 AT THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 7.697 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND), CAPPED J. AND J. SURVEY, SAID IRON PIN BEING LOCATED AT THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS ROAD (60 FEET WIDE), SAID IRON PIN ALSO BEING LOCATED AT THE MOST NORTHWESTERLY PROPERTY CORNER OF A 1.924 ACRE TRACT OF LAND BELONGING TO DAVID ESTATES LTD., SAID IRON PIN ALSO BEING LOCATED AT THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE MOST WESTERLY PROPERTY LINE OF SAID 1.924 ACRE TRACT, S 04 DEG. 14' 16" W, A DISTANCE OF 300.43 FEET TO AN IRON PIN (FOUND) CAPPED J. J. SURVEY;

THENCE ALONG THE MOST SOUTHERLY PROPERTY LINE OF SAID 1.924 ACRE TRACT, S 85 DEG. 59' 31" E, A DISTANCE OF 249.79 FEET TO AN IRON PIN (FOUND), CAPPED J. AND J. SURVEY, SAID IRON PIN BEING LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF HIGH STREET (VARIABLE WIDTH);

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SAID HIGH STREET, S 19 DEG. 39' 25" W, A DISTANCE OF 201.51 FEET TO AN IRON PIN (FOUND);

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S 19 DEG. 51' 00" W, A DISTANCE OF 153.75 FEET TO AN IRON PIN (SET), SAID IRON PIN BEING LOCATED AT THE MOST NORTHEASTERLY PROPERTY CORNER OF A 0.617 ACRE TRACT OF LAND BELONGING TO DAVID V. AND CAROL S. MANNING;

THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID 0.617 ACRE TRACT, AND ALSO ALONG A NORTHERLY PROPERTY LINE OF A 2.6923 ACRE TRACT BELONGING TO GREAT SOUTHERN OWNER LLC AND ALSO ALONG A NORTHERLY PROPERTY LINE OF A 15.0422 ACRE TRACT BELONGING TO GREAT SOUTHERN OWNER LLC, N 86 DEG. 40' 35" W, A DISTANCE OF 569.98 FEET TO AN IRON PIN (FOUND);

THENCE ALONG THE EASTERLY PROPERTY LINE OF A 8.991 ACRE TRACT OF LAND BELONGING TO THE CITY OF COLUMBUS, N 04 DEG. 19' 34" E, A DISTANCE OF 641.97 FEET TO A MAG NAIL (SET IN CONCRETE SLAB) SAID NAIL BEING LOCATED AT THE SAID SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 85 DEG. 36' 54" E, A DISTANCE OF 414.15 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 7.697 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING USED IN THIS DESCRIPTION THE WESTERLY PROPERTY LINE OF A 8.505 ACRE TRACT BEING, N 04 DEG. 19' 34" E, OF RECORD IN OFFICIAL RECORD 25573 B12.

TRANSFERRED

CV13-040

SEP 18 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201309190159861
Pg: 4 \$44.00 T20130085062
09/19/2013 9:34AM MEPROETZEL &
Terry J. Brown
Franklin County Recorder

1888D

Conveyance
Mandatory- 1600.00
Permissive- 1600.00 sc
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

SHERIFF'S DEED
Rev. Code Sec. 2329.36

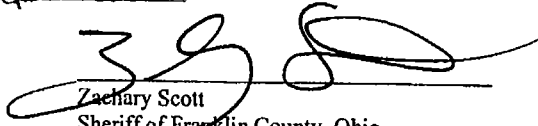
I, Zachary Scott, Sheriff of Franklin County, Ohio pursuant to Order of Sale entered on March 28, 2013, in which PNC Bank, National Association, recovered of Southpointe of High, LLC, the judgment granted on October 17, 2011, in the amount of \$4,414,000.00, plus interest, together with the cost of said action, and in consideration of the sum of \$1,600,000.00, the receipt whereof is hereby acknowledged from the Sale conducted on August 2, 2013 and upon Confirmation of Sale, do hereby **GRANT, SELL AND CONVEY** unto **LAND HOLDING, LLC** all rights, title and interest of the parties in the Court of Common Pleas, Franklin County, Ohio, Case No. 10 CV 004753, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Franklin and State of Ohio, known and described as follows, to-wit:

(SEE ATTACHED EXHIBIT A)

This deed does not reflect any restrictions, conditions or easements of record.

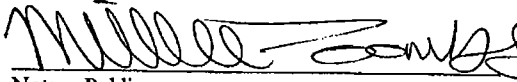
Prior Owner: Southpointe on High, LLC
Property Address: 3463 S. High Street, Columbus, Ohio 43207
Parcel Nos.: 010-180058-00
Prior Instrument Number: 200505160092499
Tax Mailing Address: Land Holding, LLC, Attn: #943000453, P.O. Box 25999,
Shawnee Mission, KS 66225-5999

Executed this 16th day of September, 2013.


Zachary Scott
Sheriff of Franklin County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing was acknowledged before me this 16th day of September, 2013 by Zachary Scott, Sheriff of Franklin County, Ohio.


Notary Public

Sheriff of Ohio

My commission Expires June 11, 2018



Michelle Toombs
Notary Public, State of Ohio
My Commission Expires 06-11-2018

This instrument was prepared by:

Bruce R. Schrader, II, Esq.
Roetzel & Andress
222 S. Main Street
Akron, OH 44308
September 12, 2013

EXHIBIT A

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING PART OF SECTION 16, TOWNSHIP 4, RANGE 22, UNITED STATES MILITARY LANDS AND BEING 7.697 ACRES OF LAND, ~~AND BEING THE REMAINDER OF AN ORIGINAL 8.505 ACRES TRACT OF LAND BELONGING TO CORE ROAD DEVELOPMENT CORP., OF RECORD IN OFFICIAL RECORD 25573 B12 AT THE FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 7.697 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

BEGINNING AT AN IRON PIN (FOUND), CAPPED J. AND J. SURVEY, SAID IRON PIN BEING LOCATED AT THE SOUTHERLY RIGHT OF WAY ~~LINE~~ OF WILLIAMS ROAD (60 FEET WIDE), SAID IRON PIN ALSO BEING LOCATED AT THE MOST NORTHWESTERLY PROPERTY CORNER OF A 1.924 ACRE TRACT OF LAND BELONGING TO DAVID ESTATES LTD., SAID IRON PIN ALSO BEING LOCATED AT THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE MOST WESTERLY PROPERTY LINE OF SAID 1.924 ACRE TRACT, S 04 DEG. 14' 16" W, A DISTANCE OF 300.43 FEET TO AN IRON PIN (FOUND) CAPPED J. J. SURVEY;

THENCE ALONG THE MOST SOUTHERLY PROPERTY LINE OF SAID 1.924 ACRE TRACT, S 85 DEG. 59' 31" E, A DISTANCE OF 249.79 FEET TO AN IRON PIN (FOUND), CAPPED J. AND J. SURVEY, SAID IRON PIN BEING LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF HIGH STREET (VARIABLE WIDTH);

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SAID HIGH STREET, S 19 DEG. 39' 25" W, A DISTANCE OF 201.51 FEET TO AN IRON PIN (FOUND);

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S 19 DEG. 51' 00" W, A DISTANCE OF 153.75 FEET TO AN IRON PIN (SET), SAID IRON PIN BEING LOCATED AT THE MOST NORTHEASTERLY PROPERTY CORNER OF A 0.617 ACRE TRACT OF LAND BELONGING TO DAVID V. AND CAROL S. MANNING;

Along THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID 0.617 ACRE TRACT, AND ALSO ~~LONG~~ A NORTHERLY PROPERTY LINE OF A 2.6923 ACRE TRACT BELONGING TO GREAT SOUTHERN OWNER LLC AND ALSO ALONG A NORTHERLY PROPERTY LINE OF A 15.0422 ACRE TRACT BELONGING TO GREAT SOUTHERN OWNER LLC, N 86 DEG. 40' 35" W, A DISTANCE OF 569.98 FEET TO AN IRON PIN (FOUND);

THENCE ALONG THE EASTERLY PROPERTY LINE OF A 8.991 ACRE TRACT OF LAND BELONGING TO THE CITY OF COLUMBUS, N 04 DEG. 19' 34" E, A DISTANCE OF 641.97 FEET TO A MAG NAIL (SET IN CONCRETE SLAB) SAID NAIL BEING LOCATED AT THE SAID SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS ROAD;

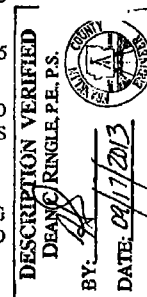
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 85 DEG. 36' 54" E, A DISTANCE OF 414.15 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 7.697 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING USED IN THIS DESCRIPTION THE WESTERLY PROPERTY LINE OF A 8.505 ACRE TRACT BEING, N 04 DEG. 19' 34" E, OF RECORD IN OFFICIAL RECORD 25573 B12.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR TRAFFIC AND PARKING AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PREMISES:

STRIP 1:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN SECTION 16, TOWNSHIP 4, RANGE 22, UNITED STATES MILITARY LANDS AND BEING A STRIP OF LAND THIRTY (30) FEET IN WIDTH ACROSS PART OF THE 18.991 ACRE TRACT



CONVEYED TO CASTRO DEVELOPERS BY DEED OF RECORD IN DEED BOOK 3390, PAGE 971, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 1.492 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, BY DEED BOOK 3432, PAGE 355, SAID POINT ALSO BEING LOCATED NORTH 85 DEG. 40' 26" WEST 522.10 FEET FROM THE SOUTHEASTERLY CORNER OF SAID 1.492 ACRE TRACT, THE SOUTHWESTERLY CORNER OF THE 0.3099 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, BY DEED OF RECORD IN DEED BOOK 3301, PAGE 602, THENCE SOUTH 4 DEG. 19' 34" WEST, 350.47 FEET TO A POINT; THENCE NORTH 85 DEG. 39' 47" WEST, 30.0 FEET TO A POINT; THENCE NORTH 4 DEG. 19' 34" EAST, 350.46 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CITY OF COLUMBUS, 1.492 ACRE TRACT, THENCE ALONG SAID SOUTHERLY LINE, SOUTH 85 DEG. 40' 26" EAST, 30.0 FEET TO THE PLACE OF BEGINNING.

STRIP 2:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN SECTION 16, TOWNSHIP 4, RANGE 22, UNITED STATES MILITARY LANDS AND BEING A STRIP OF LAND THIRTY (30) FEET IN WIDTH, ACROSS PART OF THE 18.991 ACRE TRACT CONVEYED TO CASTO DEVELOPERS BY DEED OF RECORD IN DEED BOOK 3399, PAGE 971, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID CASTO DEVELOPERS 18.991 ACRE TRACT, THE NORTHERLY LINE OF THE SAMUEL B. HARTMAN 55.8165 ACRE TRACT, SAID POINT ALSO BEING LOCATED NORTH 85 DEG. 39' 47" WEST, 570.0 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF THE 18.991 ACRE TRACT WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH HIGH STREET (U.S. ROUTE 23); THENCE ALONG SAID SOUTHERLY LINE OF THE 18.991 ACRE TRACT, NORTH 85 DEG. 39' 47" WEST, 30.0 FEET TO A POINT; THENCE NORTH 4 DEG. 19' 34" EAST, 291.43 FEET TO A POINT; THENCE SOUTH 85 DEG. 39' 47" EAST, 30.0 FEET TO A POINT; THENCE SOUTH 4 DEG. 19' 34" WEST, 291.43 FEET TO THE PLACE OF BEGINNING.

STRIP 3:

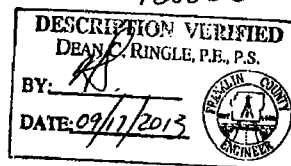
SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS BEING LOCATED IN SECTION 16, TOWNSHIP 4, RANGE 22, UNITED STATES MILITARY LANDS AND BEING PART OF THE 18.991 ACRE TRACT CONVEYED TO CASTO DEVELOPERS BY DEED OF RECORD IN DEED BOOK 3399, PAGE 971, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 1.492 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, BY DEED OF RECORD IN DEED BOOK 3432, PAGE 355 SAID POINT ALSO BEING LOCATED NORTH 85 DEG. 40' 26" WEST, 552.10 FEET FROM THE SOUTHEASTERLY CORNER OF SAID 1.492 ACRE TRACT THE SOUTHWESTERLY CORNER OF THE 0.3099 ACRE

TRACT CONVEYED TO THE CITY OF COLUMBUS, BY DEED OF RECORD IN DEED BOOK 3301, PAGE 602; THENCE SOUTH 4 DEG. 19' 34" WEST, 350.46 FEET TO A POINT; THENCE NORTH 85 DEG. 40' 26" WEST, 146.0 FEET TO A POINT; THENCE NORTH 4 DEG. 19' 34" EAST, 350.46 FEET TO A POINT IN THE SOUTHERLY LINE OF THE CITY OF COLUMBUS 1.492 ACRE TRACT; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 85 DEG. 40' 26" EAST, 146.0 FEET TO THE PLACE OF BEGINNING.

PPN: 010-180058-00

0-023-A
ALL OF
(010)
180058





City of Columbus Zoning Plat



CV13-040

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: 010180058

Zoning Number: 3469

Street Name: S HIGH ST

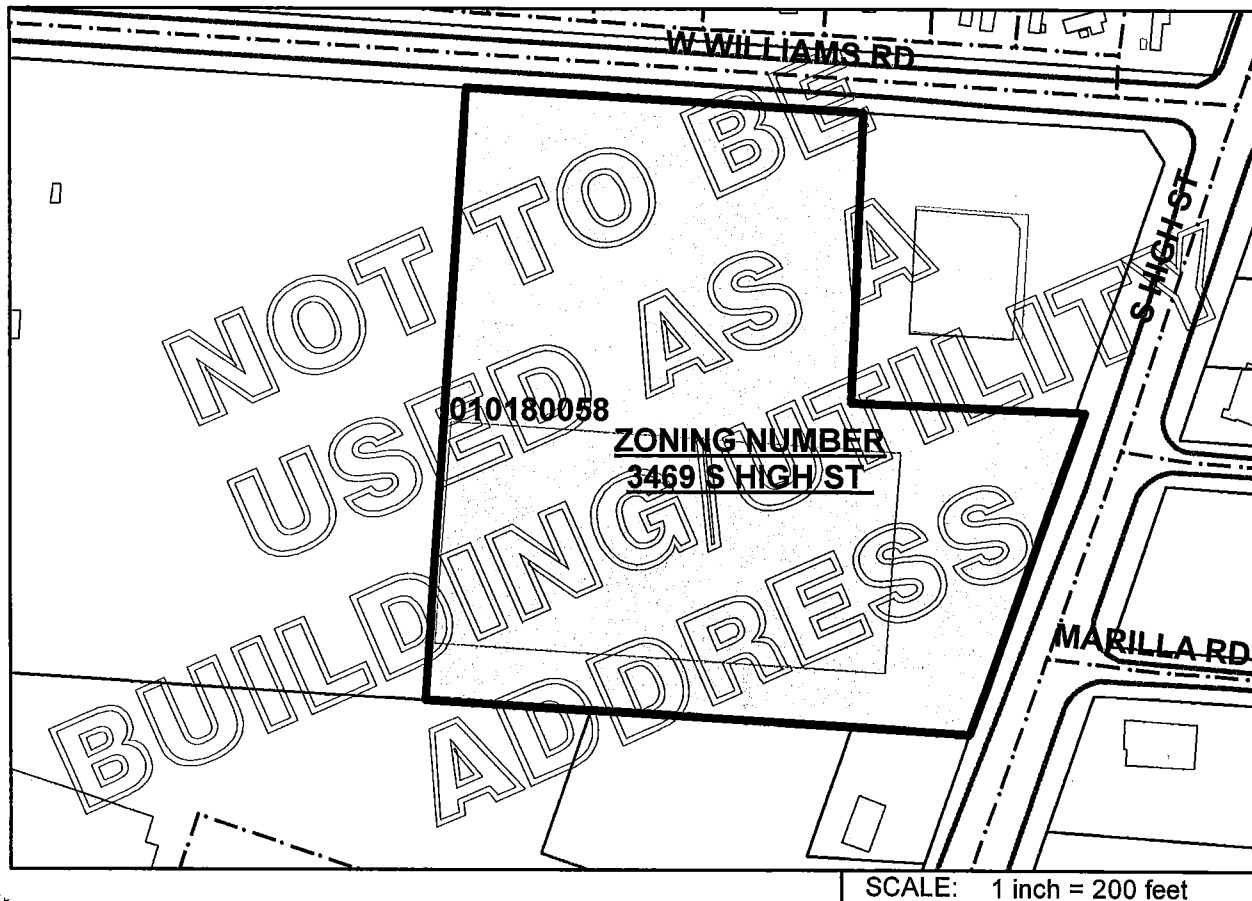
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO. Inc (DAVE PERRY)

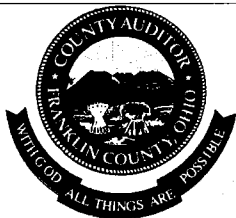
Issued By: *Patricia A. Austin*

Date: 10/29/2013



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

GIS FILE NUMBER: 15162



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 10/31/13



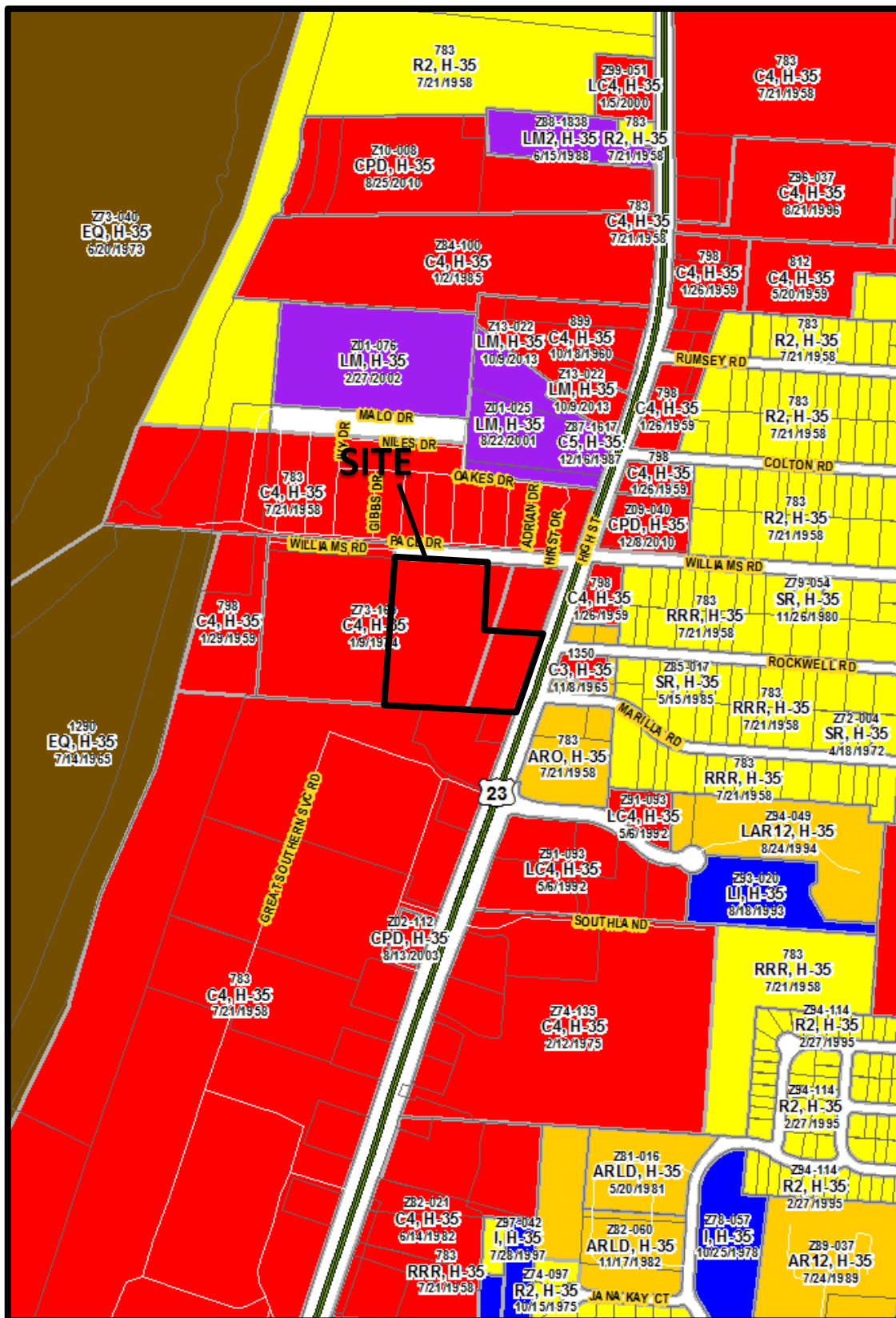
Disclaimer

Scale = 200

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



CV13-040

3469 S. High Street

Approximately 7.696 acres

Request: Council Variance to permit self-storage and vehicle parking/storage



CV13-040
3469 S. High Street
Approximately 7.696 acres
Request: Council Variance to permit self-
storage and vehicle parking/storage