

N:\1045209_TroubleMaker\Production Drawings\CV23\1045209_TroubleMaker_23.dwg -BTR- COMPLIANCE PLAN LAST EDITED BY:CDM ON 11/16/23

E.P. FERRIS & ASSOCIATES, INC.

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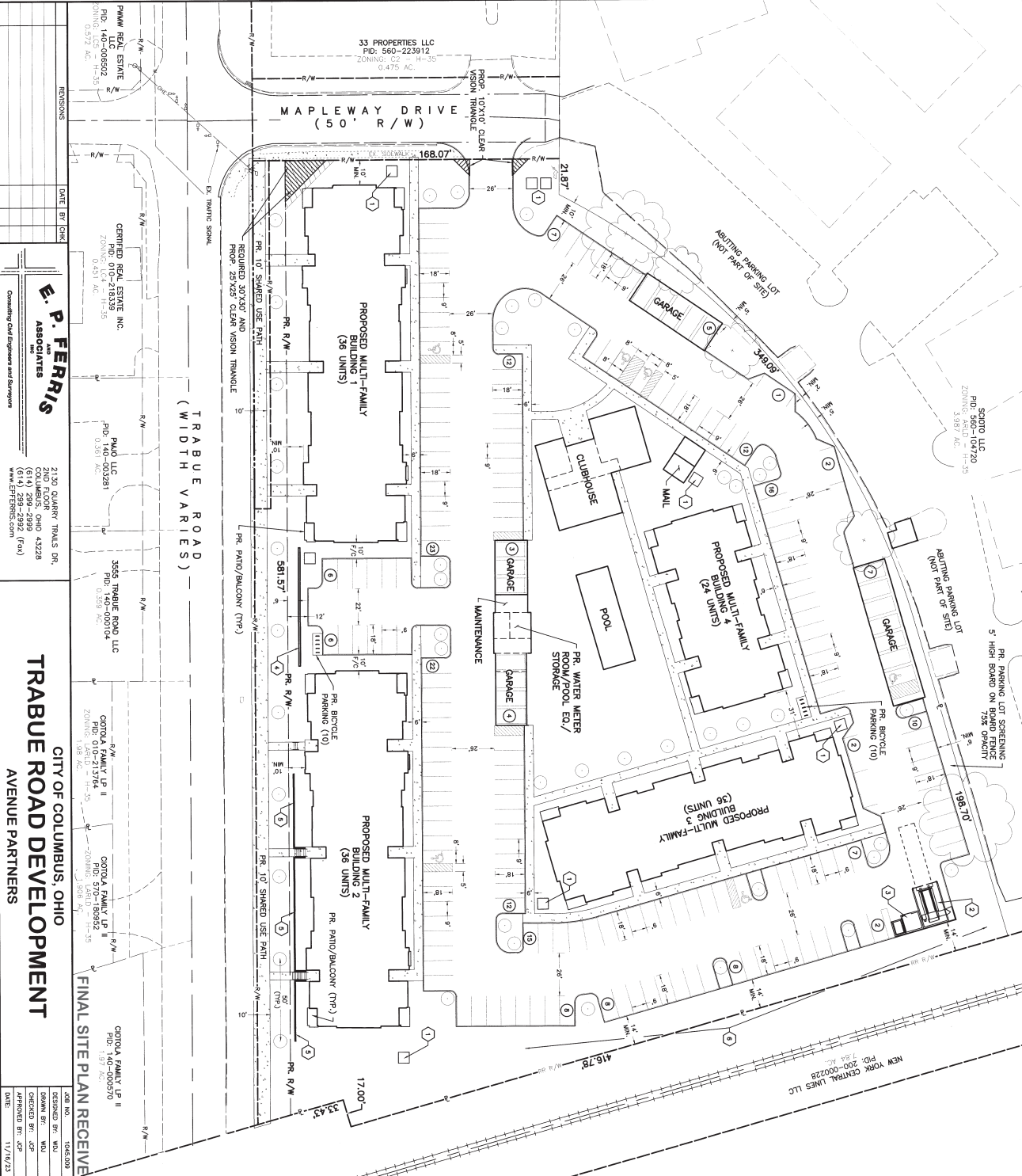
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FINAL SITE PLAN RECEIVED 11.16.23 SHEET 1 OF 1 CV23-126

ZONING SITE PLAN
CV23-126

SCALE: 1" = 30'

DATE: 11/16/2023

DESIGNED BY: WLU
CHECKED BY: JCP
APPROVED BY: JCP

GENERAL ZONING INFORMATION / SITE DATA

ADDRESS	3810 TRABUE ROAD
PARCEL NUMBER	560-12118, 560-13117, 560-30076
TOTAL SITE AREA	4,590 ACRES (18,812 S.F.)
NET SITE AREA (TOTAL LESS PER 5.2)	4,340 ACRES (18,844 S.F.)
EXISTING ZONING CLASSIFICATION/DISTRICT	482 - APARTMENT RESIDENTIAL (222-202)
EXISTING ZONING VARIANCE	CV23-029
EXISTING CONDOMINIUM VARIANCE	CV23-126
EXISTING HEIGHT DISTRICT	H-40
PROPOSED BUILDING HEIGHT (TO ROOF / HEIGHT DISTRICT)	40' / H-40
PROPOSED USE	MULTIFAMILY RESIDENTIAL - 120 UNITS
DENSITY - TOTAL SITE ACREAGE	29 UNITS/ACRE
DENSITY - NET SITE ACREAGE	31 UNITS/ACRE
LOT AREA/DENSITY	1432 S.F.
LOT COVERAGE	48 SHOW
LOT CORNER	4254 BUILDING CORNER, EBT
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	390403030X (EFF. 06/17/2009)
BASE FLOOD ELEVATION (FEET)	N/A

PARKING CALCULATION

USE	UNITS	REQUIREMENT	CALCULATED
RESIDENTIAL	132	1.81 UNIT	139
PROVIDED PARKING		198 (179 SURFACE, 19 GARAGE)	
CALCULATED REQUIRED VAN		6 SPACES (1 VAN)	
PROVIDED VAN PARKING		6 SPACES (1 VAN)	
PROVIDED BICYCLE PARKING		20 BICYCLE PARKING SPACES	
REQUIRED BICYCLE PARKING		20 BICYCLE PARKING SPACES	
REQUIRED PARKING LOT TREES		20 (77 SHADE TREES (200 PARKING SPACES)	
REQUIRED DWELLING UNIT TREES		14 DWELLING UNIT TREES	
PROVIDED DWELLING UNIT TREES		14 DWELLING UNIT TREES (ONES NOT INCLUDE PROPOSED TREES IN THE NORTH-CORNER)	

LEGEND

- 1' CLEAR VISION TRIANGLE PER 331.05
- VEHICLE PARKING COUNT
- PARKING LOT SHADE TREE (4' RADIUS)
- EXISTING PARKING LOT SHADE TREE
- DWELLING UNIT TREE/ADDITIONAL TREES

CODED NOTES

- 1 PROPOSED ELECTRIC TRANSFORMER/PO
- 2 PROPOSED TRASH CONTAINER
- 3 PROPOSED BIKE STORAGE/RECYCLE
- 4 HEADLIGHT SCREENING (2' HIGH, 75% OPACITY)
- 5 PROPOSED RETAINING WALL (HEADLIGHT SCREENING (2' HIGH, 75% OPACITY), AND 8' HIGH, 2' CULVERT RELOCATIONS TREES

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Application No. CV23- 126

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

*Avenue Partners
by David B. Deun*

Date

10/23/2023

Signature of Attorney

Donald Plank

Date

10/23/23

Exhibit B

Statement of Hardship

CV23-126, 3670 Trabue Road, Columbus, OH 43204

The 4.3 +/- acre site is located at the north side of Trabue Road at the northeast corner of Trabue Road and Mapleway Drive. The site consists of three (3) tax parcels: 560-131317, 560-212118 and 560-300785, zoned AR-2, Apartment Residential District (Z22-022, Ord. 3414-2022). This application is submitted to replace CV22-029, Ord. 3417-2022) with a new development proposal, as depicted on the submitted site plan reflecting reduction of dwelling units from 205 to 132. Applicant proposes to redevelop the site with an apartment complex, as depicted on the submitted site plan, "Zoning Site Plan, Trabue Road Development, CV23-126", dated November 16, 2023, hereafter "Site Plan", as the site development plan. Existing buildings will be razed with redevelopment of the site. This variance application is submitted for applicable variances related to the proposed use.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code Sections due to physical configuration of the site, two street frontages, and preference of the applicant and City of Columbus for location of parking and reasonable development of the site. The proposed variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3312.27, Parking Setback Line, to reduce the Trabue Road parking setback line from 25' to 12'.
- 2). Section 3321.05(B)(2), Vision Clearance, to reduce the 30' x 30' clear vision triangle at the intersection of Trabue Road and Mapleway Drive to 25' x 25'.
- 3). Section 3333.18, Building Lines, to reduce the Trabue Road and Mapleway Drive building setbacks from 60' and 25' feet to 10', net of 60' of Trabue Road right of way from centerline.
- 4). Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25' to 14' (east) and 2' (north).



CV23-126
3670 Trabue Rd.
Approximately 4.3 acres

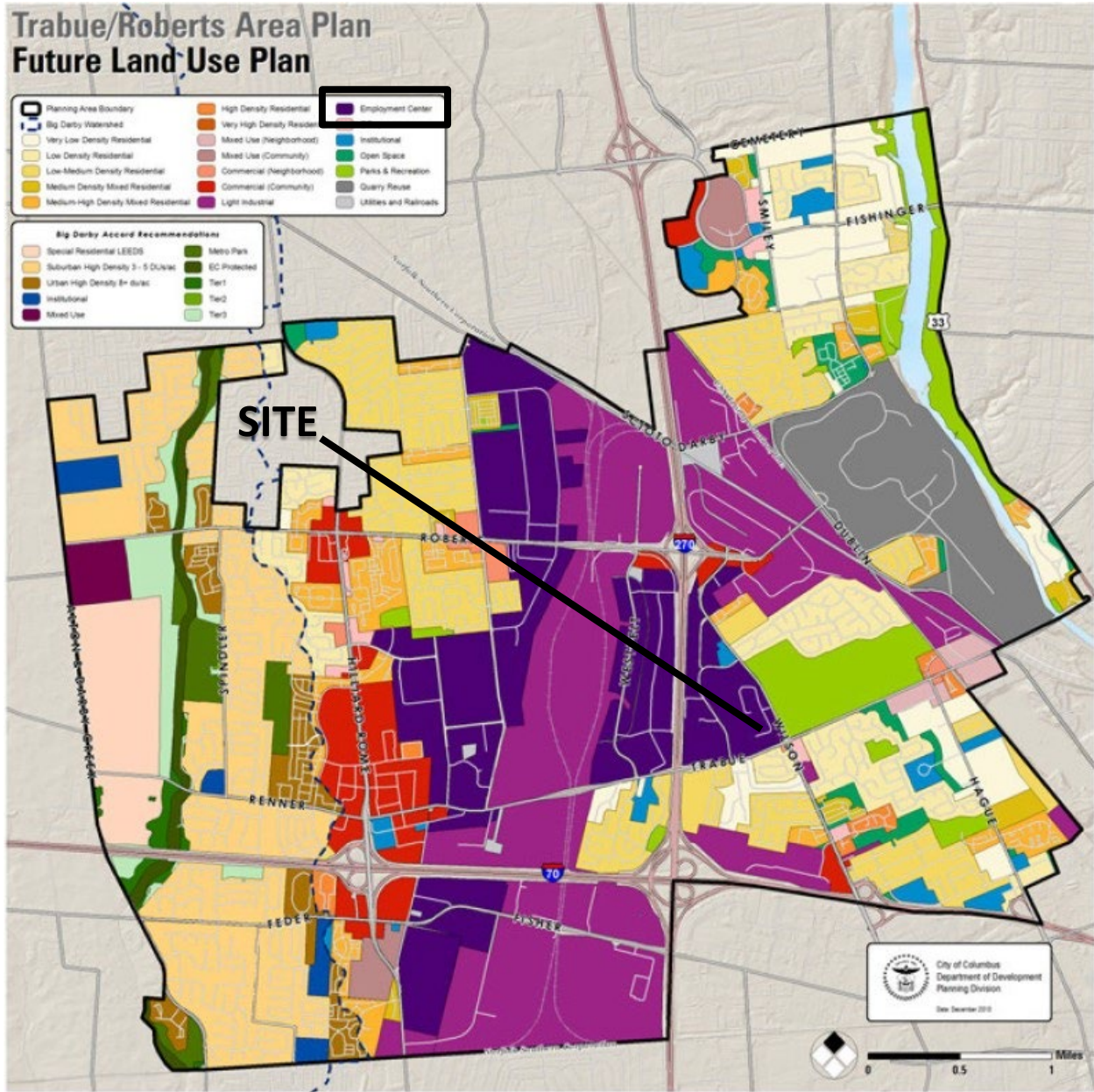


Figure 16

CV23-126
3670 Trabue Rd.
Approximately 4.3 acres



CV23-126
3670 Trabue Rd.
Approximately 4.3 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number CV23-126 to replace CV22-029

Address 3670 Trabue Road

Group Name West Scioto Area Commission

Meeting Date November 16, 2023

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

West Scioto Area Commission met on November 16, 2023 to consider the above application. Applicant attended to present to the full area commission. The area commission unanimously approved this application by a vote of 6-0 with two area commissioners absent.

Vote 6-0-0

Signature of Authorized Representative Kristen E. McKinley
Digitally signed by Kristen E. McKinley
Date: 2023.11.16 19:52:09 -05'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 126

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Trabue Links, LLC; 100 W Third Ave, Suite 240R, Columbus, OH 43201; # Cols-based emps: Zero (0) Contact: Paul Pardi, (614) 579-3433	2. ----- -----
3. ----- -----	4. ----- -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of October, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

Project Disclosure Statement expires six (6) months after date of notarization.