



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@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

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 discovered after your application is approved, a new application 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 attached Appendix 1

Signature of Applicant

[Handwritten signature]

Date

12/19/2019

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

STATEMENT OF HARDSHIP

Property Address: 3370 Trabue Road

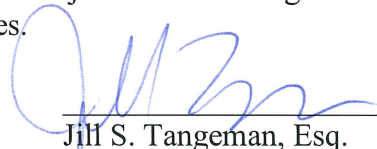
Applicant: Cardinal Self Storage LLC

Application: CV19- 133

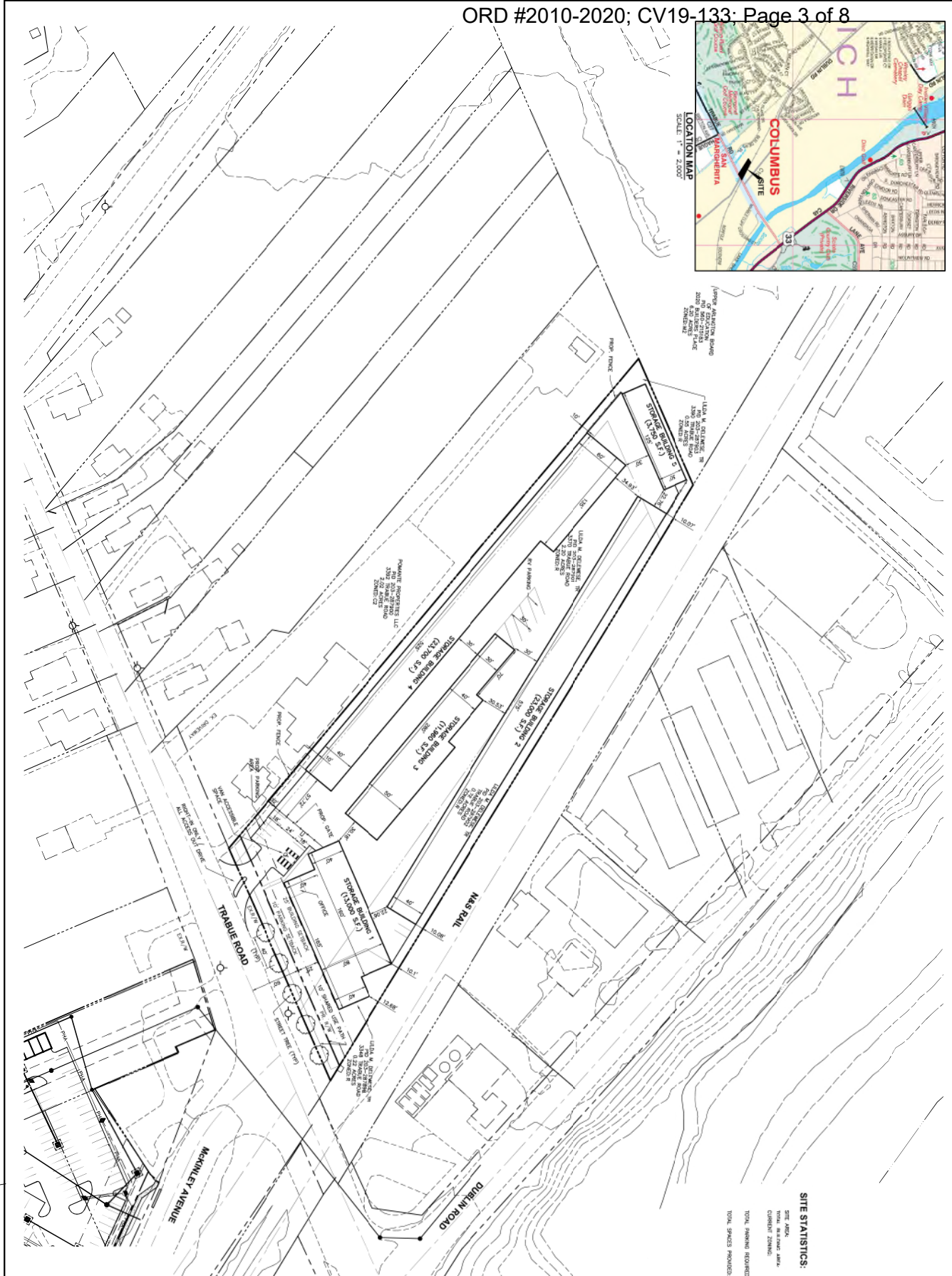
The subject property is located along Trabue Road, west of the railroad tracks. The applicant has submitted a rezoning application to rezone the subject property to L-M Limited Manufacturing for a self-storage facility. In accordance with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, the applicant wishes to construct a two-story building along the road frontage of Trabue Road. However, the required setback for Riggins Road is sixty feet.

The applicant is therefore requesting that Building 1 as shown on the attached site plan be granted a variance to have 10 parking setback and a 25 building setback.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.



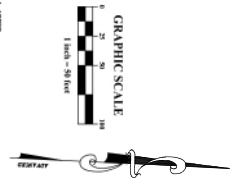
Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com



Joe Ingram Eng 8/4/20

SITE STATISTICS:

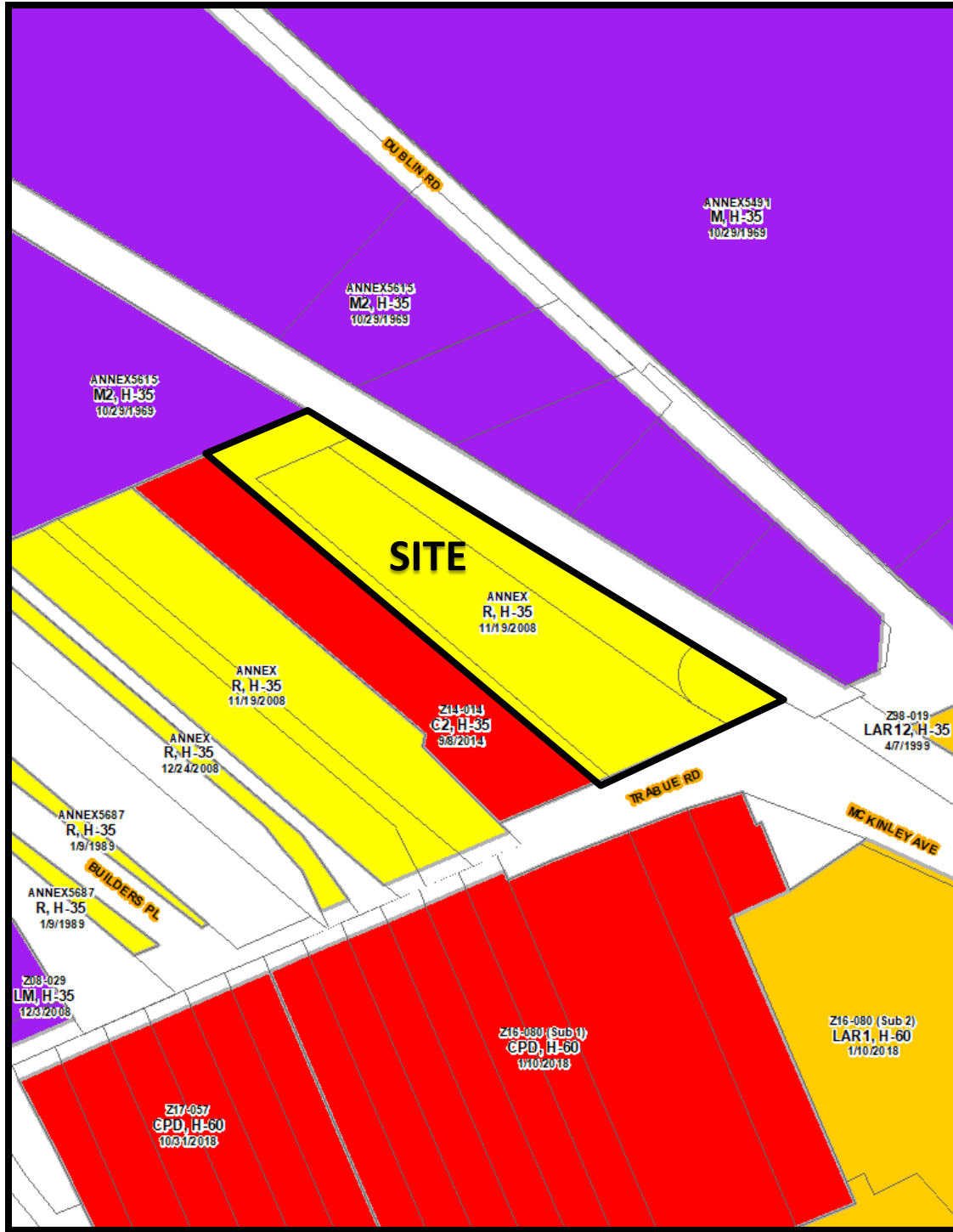
SITE AREA	3.14 ACRES
TOTAL IMPAVED AREA	24,420 SF (INCLUDES ASP. & GRVT)
COMBUST. STORAGE	0
TOTAL PARKING SPACES REQUIRED	24,420 SF (INCLUDES ASP. & GRVT)
1 SPACE/1,000 SF STORAGE	1 SPACE
1 SPACE/500 SF STORAGE	1 SPACE
TOTAL SPACES PROVIDED	11 SPACES (1 ADA SPACE)



CITY OF COLUMBUS, FINANCIAL COUNTY, INDIANA
CARDINAL STORAGE - TRABUE ROAD
 SITE LAYOUT EXHIBIT
 FOR
CARDINAL STORAGE - TRABUE ROAD

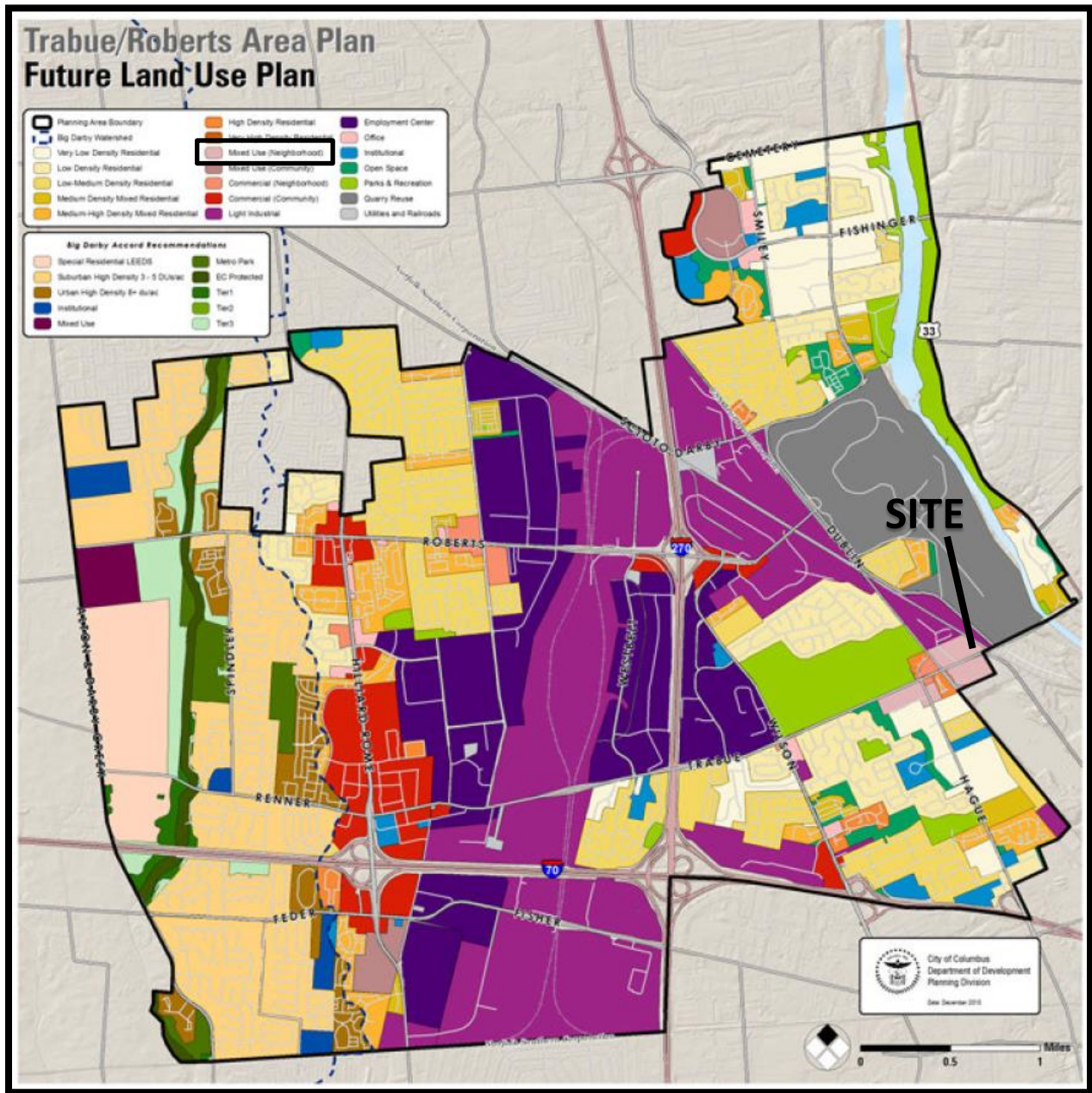
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 79 SOUTH BOWLING GREEN, SUITE 100
 COLUMBUS, INDIANA 47202
 616-442-2155
 WWW.ADVANCEDCIVILDESIGN.COM

SCALE: 1" = 50'
 DATE: JUN 23, 2020
 SHEET: 1 / 1



7J%- !% '
3370 Trabue Rd.
Approximately 3.4 acres

Trabue Roberts Area Plan (2011)



CV19-133
3370 Trabue Rd.
Approximately 3.4 acres



7J% !% '
3370 Trabue Rd.
Approximately 3.4 acres

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

Case Number:

Z19-098 & CV19-133

Address:

3370 Trabue Road

Group Name:

West Scioto Area Commission

Meeting Date:

02/20/2020

Specify Case Type:

- BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval
 Disapproval

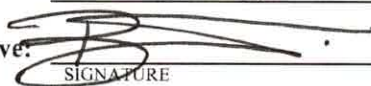
NOTES:

Applicant has agreed to revised language in the Limitation Text Section II (Permitted Uses) to
read: "Self-Storage Facility and no other uses."

Vote:

6 for, 1 against, 2 absent

Signature of Authorized Representative:



West Scioto Area Commission

RECOMMENDING GROUP TITLE

614-565-9261

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-098 & CV19-133

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (include 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. Cardinal Self Storage LLC 1301 Dublin Road, Suite 200 Columbus, Ohio 43215 ____ Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 19th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook
NA



My Commission Expires:
Deanna R. Cook, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.
Project Disclosure Statement expires six months after date of notarization.

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