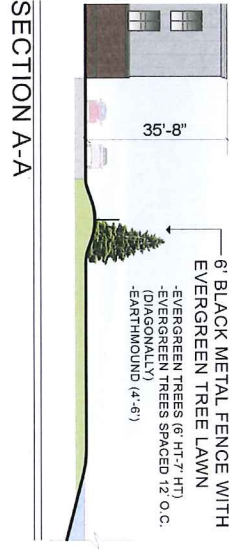




REFERENCE IMAGE - FENCE



REFERENCE IMAGE - BERM / EVERGREENS
 - MOUND HEIGHT VARIES BETWEEN 4'-6"
 - EVERGREEN HEIGHT VARIES BETWEEN 6'-7"
 - EVERGREEN TREES SPACED 12' O.C. (DIAGONALLY)



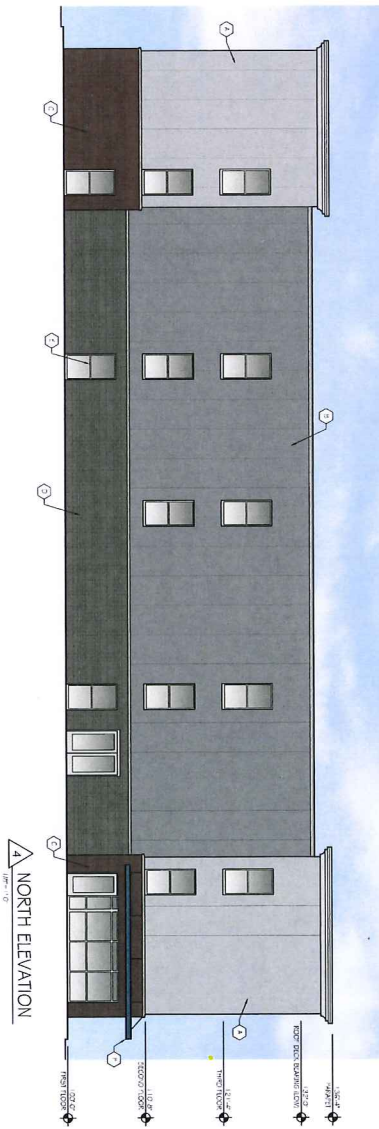
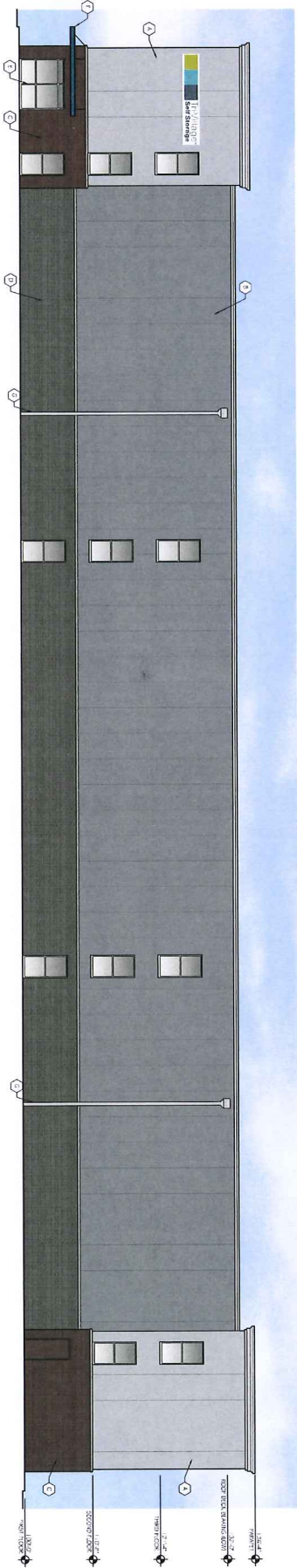
SECTION A-A

TOTAL PARCEL 1.47 AC.
 REAR YARD 0.30 AC.

 EDVA'S RISK CONSULTANTS 465 S. HIGHT STREET, STE 110 COLUMBUS, OHIO 43215 614.221.5544	 creative 465 SOUTH HIGH STREET, SUITE 110 COLUMBUS, OHIO 43215 614.221.5544	EDWARDS COMMUNITIES A VERY ROAD COLUMBUS, FRANKLIN COUNTY, OHIO	SCALE: 1" = 20' NOV. 11, 2016 COUNCIL VARIANCE NOV. 11, 2016	Page 1
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CV16-018 Final Received 11/16
 Doc 2

Apply for
 11/17/16



EXTERIOR MATERIALS	
A	NOVANT VFA - 100% RENT GUARANTEE
B	NOVANT VFA - 100% RENT GUARANTEE
C	100% RENT GUARANTEE
D	100% RENT GUARANTEE
E	100% RENT GUARANTEE
F	100% RENT GUARANTEE
G	100% RENT GUARANTEE
H	100% RENT GUARANTEE
I	100% RENT GUARANTEE

Note: Conceptual elevations for general conformance

Council Variance Page 2

SCALE: 1/8" = 1'-0"

*CV16-018 Final Received
11/17/16
2 of 2*



Tri-Village Self Storage
Avery Road Columbus, OH
11/17/2016

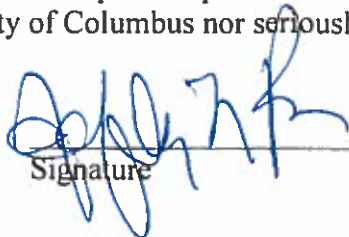
*Aggley & Fourn
11/17/16*

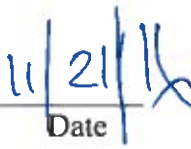
Statement of Hardship

The applicant wants to add a self-storage element to the residential portion of this mixed use development in Subarea C-1. There is a use issue for the self-storage facility as well as the driveway to reach this use. The applicant is also developing a series of residential communities. As the site is developed, new tax parcels will be created either for phasing and/or financial purposes. A tax parcel will raise the issue of an internal perimeter yard which would not be appropriate between phases of the same development nor along the common boundary with the mixed use portion of the development.

The applicant also wants to reduce the building setback for the residential along Avery Road from 80 to 25 feet, to reduce the building setback from 25 to 20 feet along the internal loop road and to permit residential tax parcels without street frontage. The applicant is also requesting a reduction in the total side yards (16 to 12 feet), rear yard 25% to 20% of the total lot area, and to permit maneuvering in the side and rear yard for the self-storage development in Subarea C-1. The applicant has submitted a site plan for the self-storage development. Given the underlying residential zoning for the self-storage site additional yard variances are required. The submitted site plan for the self-storage site shows the requested variances will not adversely affect the surrounding property owners. Given the depth of the site, tax parcels may be created due to phasing and/or financing reasons which do not have frontage on a public street. Access easements will be provided to reach Avery Road.

The granting of the use variance, and the frontage, setback, yard requirements, and perimeter variances 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 nor seriously affect any adjoining property.


Signature


Date

Council Variance Request

Section 3333.02 AR-12, ARLD and AR-1 Apartment Residential Use: to permit self storage facility in Subarea C-1 and to permit a driveway for self storage and commercial to cross residentially zoned property in Subareas B, C, C-1 and E.

Section 3333.255 Perimeter Yard: to eliminate internal perimeter yards in Subareas B, C, C-1 and from the southside of Subarea D.

Section 3333.18 Building Lines: to reduce the building setback from 80 to 25 feet along Avery Road for Subareas B and C and from 25 to 20 feet for the self storage building on the internal loop road.

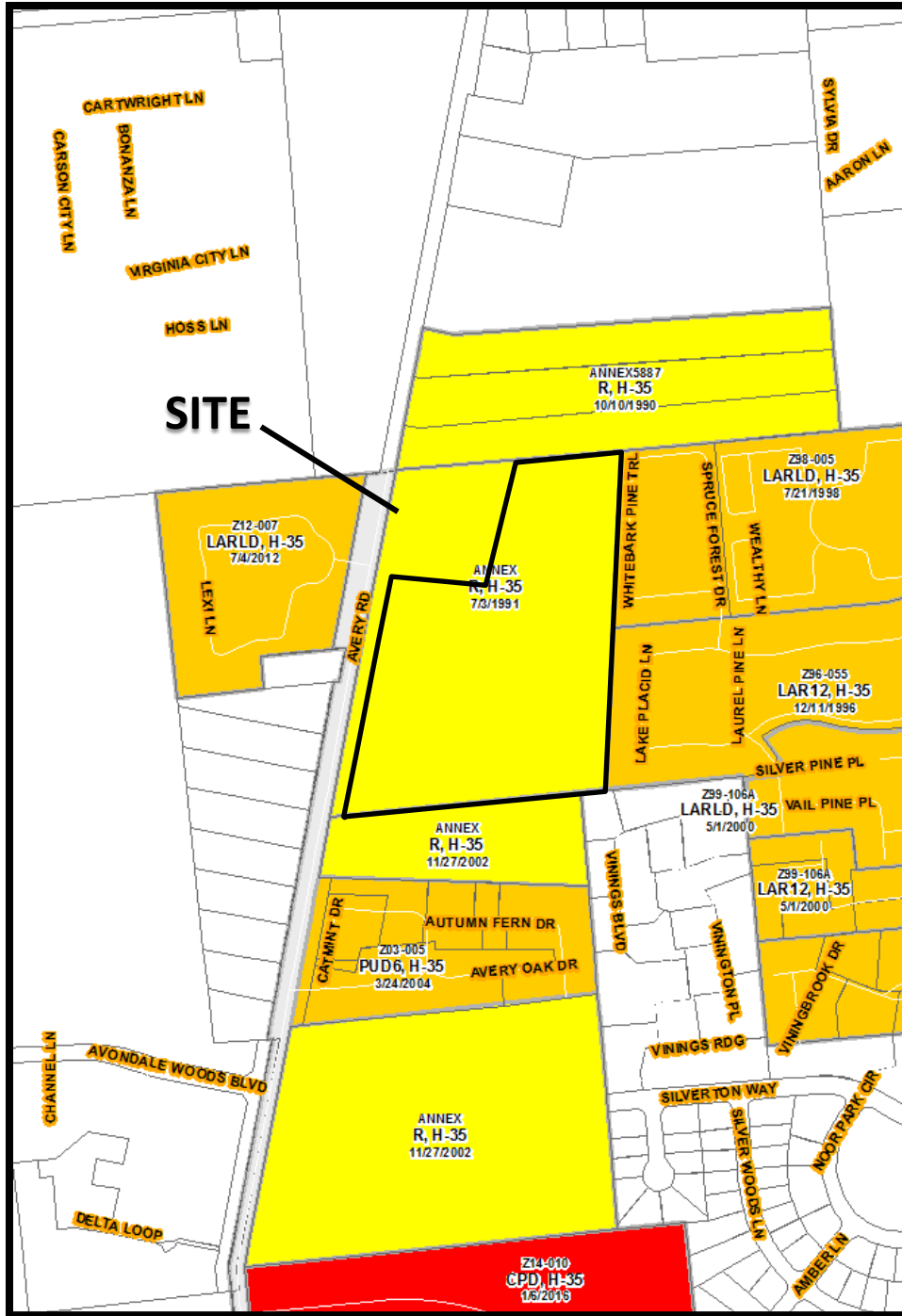
Section 3333.16 Fronting: to permit a tax parcel(s) with no frontage on a public street for Subareas C, C-1, D and E.

Section 3333.22 Maximum Side Yard Required: to reduce total side yard from 16 feet to 12 feet for Subarea C-1.

Section 3333.24 Rear Yard: to reduce the rear yard from 25% of the total lot area to 20% for Subarea C-1.

Section 3333.25 Side or Rear Yard Obstruction: to permit maneuvering in the side and rear yard for Subarea C-1.

Section 3312.21B(3) Landscaping and Screening: to eliminate the perimeter screening for parking and maneuvering for Subarea C-1.



CV16-018
5300 Avery Road
Approximately 24.62 acres



CV16-018
5300 Avery Road
Approximately 24.62 acres

Council Variance Application

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

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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 # CV16-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. AR Associates 5510 Ashford Road Dublin, OH 43017 _____ Columbus based employees</p>	<p>2. Edwards Communities Development Company 495 South High Street Columbus, OH 43215 _____ Columbus based employees</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 31st day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

This Project Disclosure expires six (6) months after the 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 checks payable to the Columbus City Treasurer