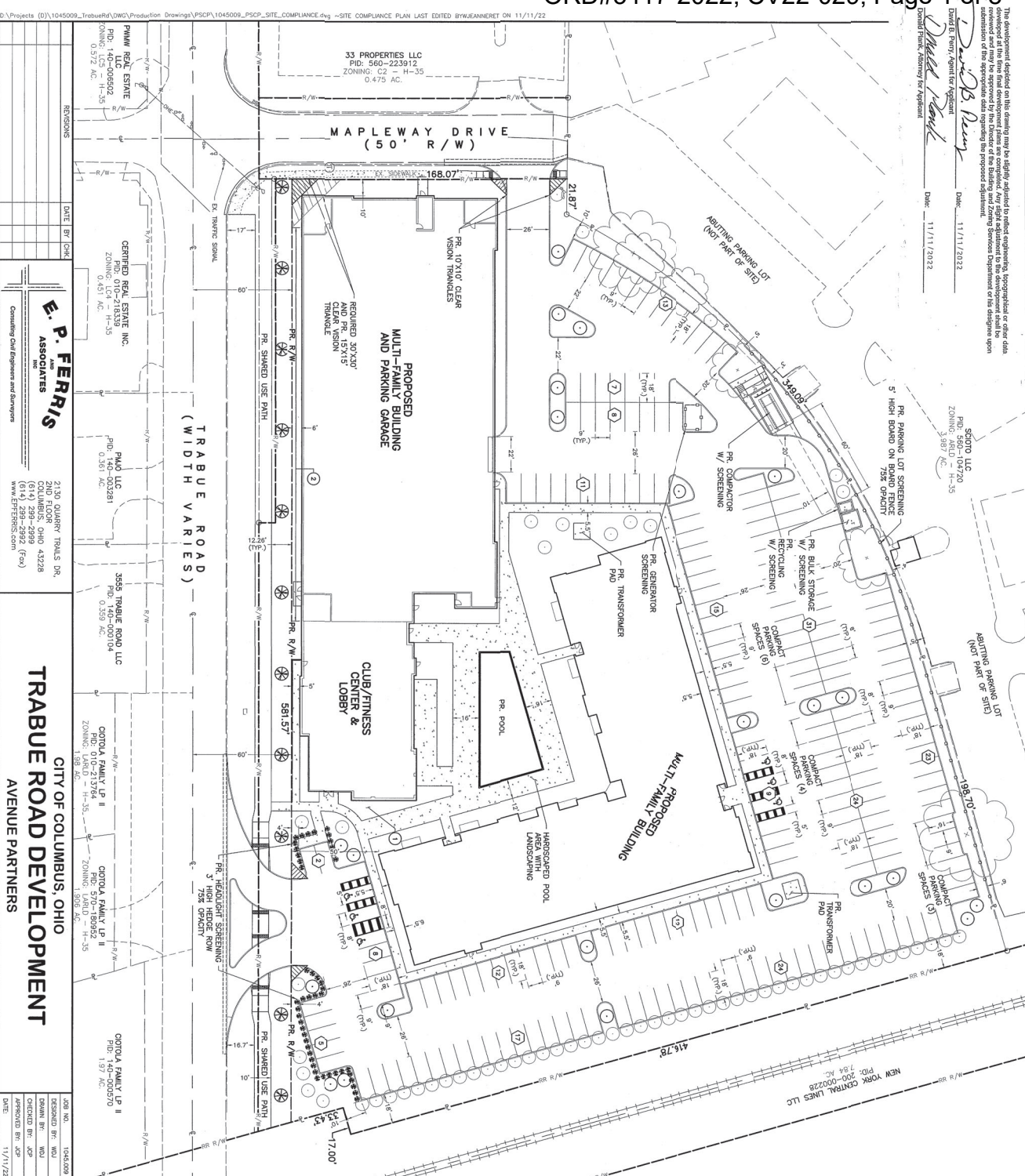


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the final development stage. Any significant adjustments to the development shall be submitted to the City of Columbus for review and approval. The contractor shall be responsible for the submission of the appropriate data regarding the proposed adjustments.

**Michael Powell**  
 Michael Powell  
 Licensed Professional Engineer  
 11/11/2022  
 Date: 11/11/2022



**LEGEND**

- 10' CLEAR VISION TRIANGLE PER 3231.05
- VEHICLE PARKING COUNT
- PARKING LOT SHADE TREE (4' RADIIUS)
- EXISTING PARKING LOT SHADE TREE \*
- DWELLING UNIT TREE/ADDITIONAL TREES

**NOTES**

\* ALL VAIN ACCESSIBLE AREAS LABELED WITH "VAN" ARE 8' WIDE  
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**GENERAL ZONING INFORMATION / SITE DATA**

PARCEL NUMBER	3070 TRABUE ROAD
TOTAL SITE AREA	560-12118, 560-13117, 560-30078
NET SITE AREA (TOTAL LESS RR, E/W)	4.360 ACRES (186,612 S.F.)
EXISTING ZONING CLASSIFICATION/DISTRICT	C4 (D72-200), U25 (D200-09)
PROPOSED ZONING CLASSIFICATION/DISTRICT	A92 - APARTMENT RESIDENTIAL (D22-022)
EXISTING HEIGHT DISTRICT	H-35
PROPOSED BUILDING HEIGHT/HEIGHT DISTRICT	62 MAX. / H-40
PROPOSED USE	MULTIFAMILY RESIDENTIAL - 205 UNITS
DENSITY - NET SITE AREA/ACRE	44,959 UNITS/ACRE
ENTIREY - NET SITE AREA/ACRE	47,235 UNITS/ACRE
LOT AREA/LOT	922 S.F. (0.0)
LOT AREA/LOT	408 S.F. (0.0)
LOT AREA/LOT	388 S.F. (0.0)
FLOOR ZONE	3500402020X (ERT. 06/17/2008)
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	N/A
BASE FLOOD ELEVATION (BFE)	N/A

**PARKING CALCULATION**

USE	UNITS	REQUIREMENT	CALCULATED
RESIDENTIAL	205 UNITS	1.5:1 UNIT	308
CALCULATED REQUIRED ADA PARKING			208 SPACES
PROVIDED PARKING			308 SPACES (2 VAN)
PROVIDED ADA PARKING			21 SPACES
PROVIDED BIPOLE PARKING			6 SPACES (1 VAN)
PROVIDED BICYCLE PARKING			2 SPACES (1 VAN)
PROVIDED TRAMPOLINE PARKING			2 SPACES (1 VAN)
PROVIDED BICYCLE PARKING			2 SPACES (1 VAN)
PROVIDED TRAMPOLINE PARKING			2 SPACES (1 VAN)
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PROVIDED TRAMPOLINE PARKING			2 SPACES (1 VAN)

**ZONING SITE PLAN**  
 CV22-029

SCALE: 1" = 30'  
 SHEET NO. OF  
 DATE: 11/11/23

**E.P. FERRIS & ASSOCIATES, INC.**  
 2130 QUARRY TRAILS DR.  
 COLUMBUS, OHIO 43288  
 (614) 239-2899 (Fax)  
 WWW.EPFERRIS.COM

**TRA RUE ROAD DEVELOPMENT**  
 AVENUE PARTNERS

**CITY OF COLUMBUS, OHIO**  
 AVENUE PARTNERS

**TRA RUE ROAD DEVELOPMENT**  
 AVENUE PARTNERS

**Exhibit B****Statement of Hardship****CV22-029, 3670 Trabue Road, Columbus, OH 43204**

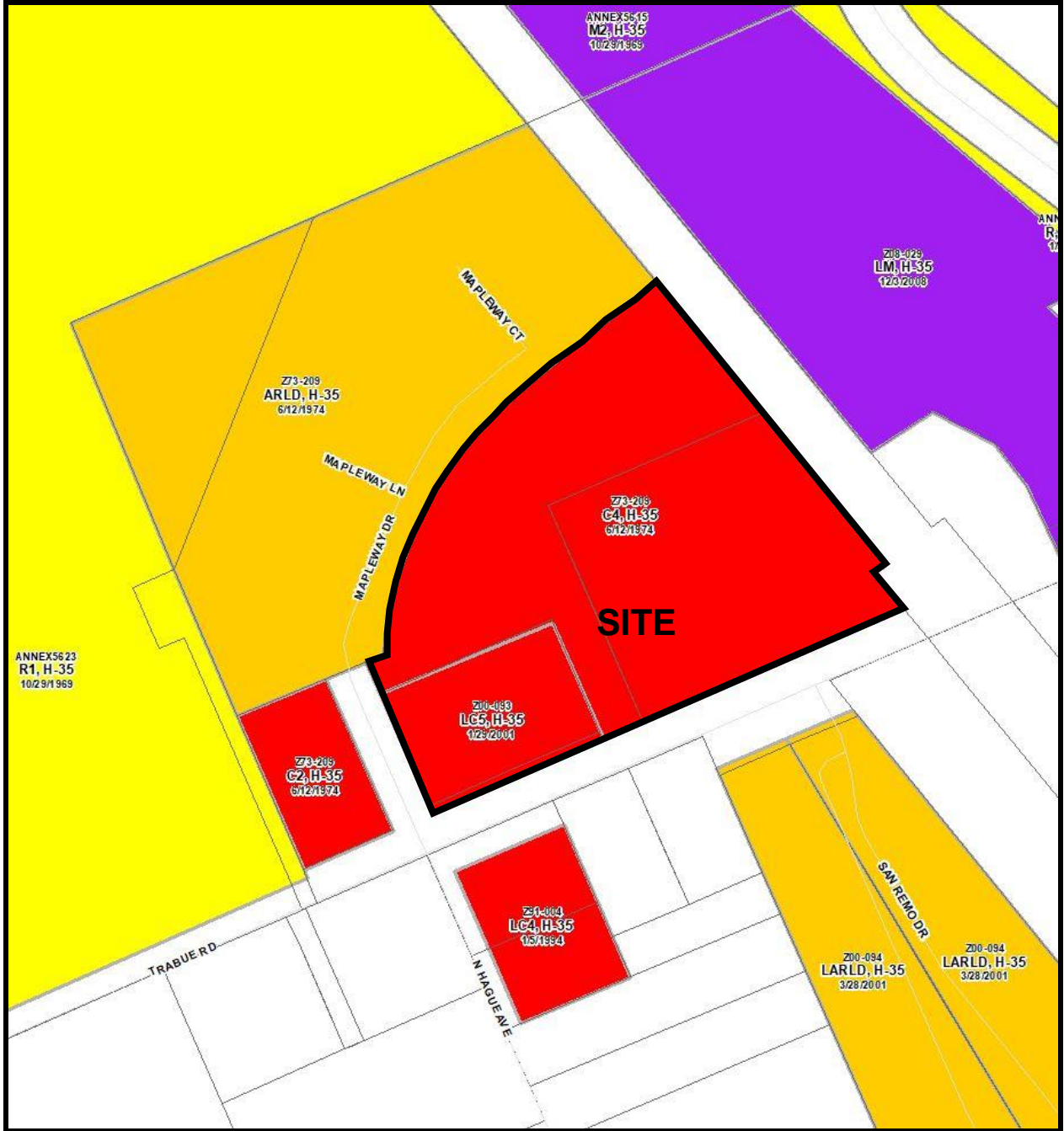
The 4.3 +/- acre site is located at the north side of Trabue Road at the northeast corner of Trabue Road and Mapleway Drive. The site consists of three (3) tax parcels: 560-131317, 560-212118 and 560-300785, zoned C-4, Commercial, L-C-5, Limited Commercial and C-4, Commercial, respectively. Rezoning application Z22-022 is pending to rezone the site to the AR-2, Apartment Residential District. Applicant proposes to redevelop the site with an apartment complex with structured and surface parking, as depicted on the submitted site plan, "Zoning Site Plan, Trabue Road Development", dated 11/11/2022, 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:

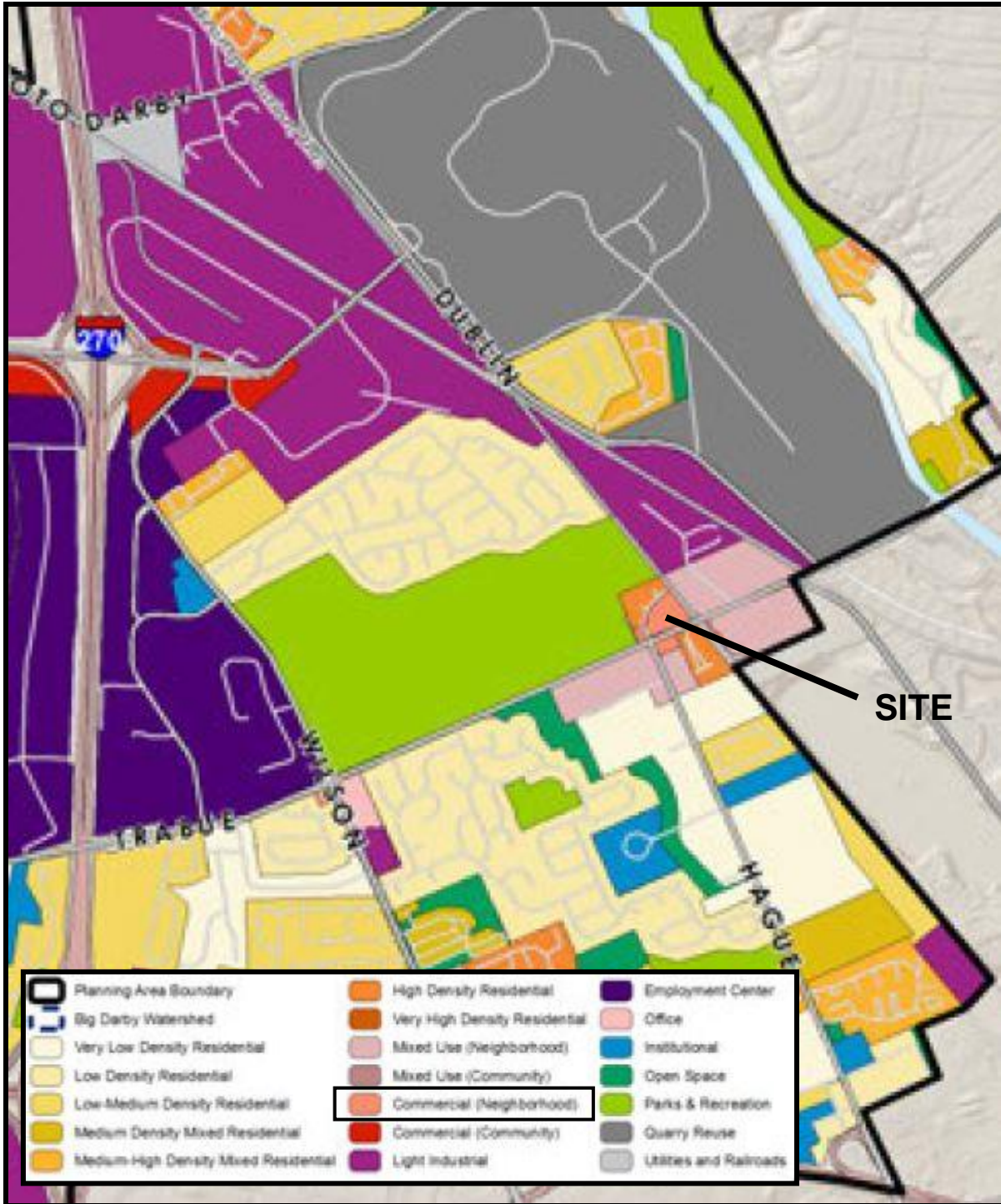
- 1). Section 3312.21(A)(2)(D)(1), Landscaping and Screening, to reduce islands for 5 of 30 parking lot tree islands to have less than 145 SF soil area/tree and less than 4' soil radius as follows: reduce area for 3 tree islands with 2 trees from 290 SF to 286 SF, 230 SF and 173 SF with radius reduced to 3', and to reduce area and radius for 1 tree island with 1 tree from 145 SF to 134 SF and soil radius from 4' to 3'; and to reduce the north parking buffer setback from 4' to 3'.
- 2). Section 3312.27, Parking Setback Line, to reduce the Trabue Road parking setback line from 25' to 4'.
- 3). Section 3312.29, Parking Space, to reduce the dimensions of a 90-degree parking space from 9' x 18' to 9' x 16' (3 spaces) and 8' x 18' (10 spaces).
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 205 dwelling units at 1.5 spaces/dwelling unit from 308 spaces (1.5 spaces/DU) to 306 spaces (1.49 spaces/DU), including 13 compact spaces.
- 5). 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 10' x 10'.
- 6). Section 3333.18, Building Lines, to reduce the Trabue Road building setback from 60' (Thoroughfare Plan), to 5' and 50' from net property line, net of 60' of Trabue Road right of way from centerline, for the two apartment buildings and to reduce the Mapleway Drive building setback from 25' feet to 10'.

7). Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25' to 18' (east) and 0' (north, variable).



CV22-029  
3670 Trabue Rd.  
Approximately 4.3 acres





CV22-029  
3670 Trabue Rd.  
Approximately 4.3 acres





CV22-029  
3670 Trabue Rd.  
Approximately 4.3 acres

## Standardized Recommendation Form

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

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

<b>Case Number</b>	Z22-022 w/CV22-029
<b>Address</b>	3670 Trabue Road
<b>Group Name</b>	West Scioto Area Commission
<b>Meeting Date</b>	September 15, 2022
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation          (Check only one)</b>	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

### LIST BASIS FOR RECOMMENDATION:

The WSAC met on September 15, 2022 to consider this application. The Commission voted not to approve it by a vote of 3 in favor of approval and 4 against approval.

A number of various concerns were raised by Commissioners who voted against approval. Height, density, traffic, the design of the proposed building as it relates to the overall general area as well as displacement of local small businesses, and the feedback received from local area residents including those adjacent to the proposed project were all concerns raised by commissioners at the meeting.

<b>Vote</b>	3 in favor and 4 against
<b>Signature of Authorized Representative</b>	Kristen E. McKinley <small>Digitally signed by Kristen E. McKinley          Date: 2022.09.16 15:08:08 -04'00'</small>
<b>Recommending Group Title</b>	WSAC
<b>Daytime Phone Number</b>	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

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-029

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)

<p>1. Wright Family Invts., Inc.; 1002 Majors Ranch Rd, Walsenburg, CO 81089; # Cols based emps: Zero (0) Contact: Sheri Wright, (248) 330-1555</p>	<p>2. Trabue Links, LLC; 100 W Third Ave, Suite 240R, Columbus, OH 43201; # Cols based emps: Zero (0) Contact: Paul Pardi, (614) 579-3433</p>
<p>3. -----</p>	<p>4. -----</p>

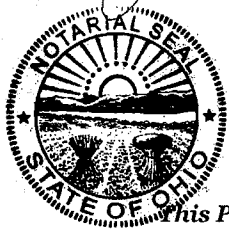
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26<sup>th</sup> day of September, in the year 2022

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
\_\_\_\_\_  
My Commission Expires



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

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