

Council Variance Application

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

STATEMENT OF HARDSHIP

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):

please see attached.

Signature of Applicant



Date

7.25.21

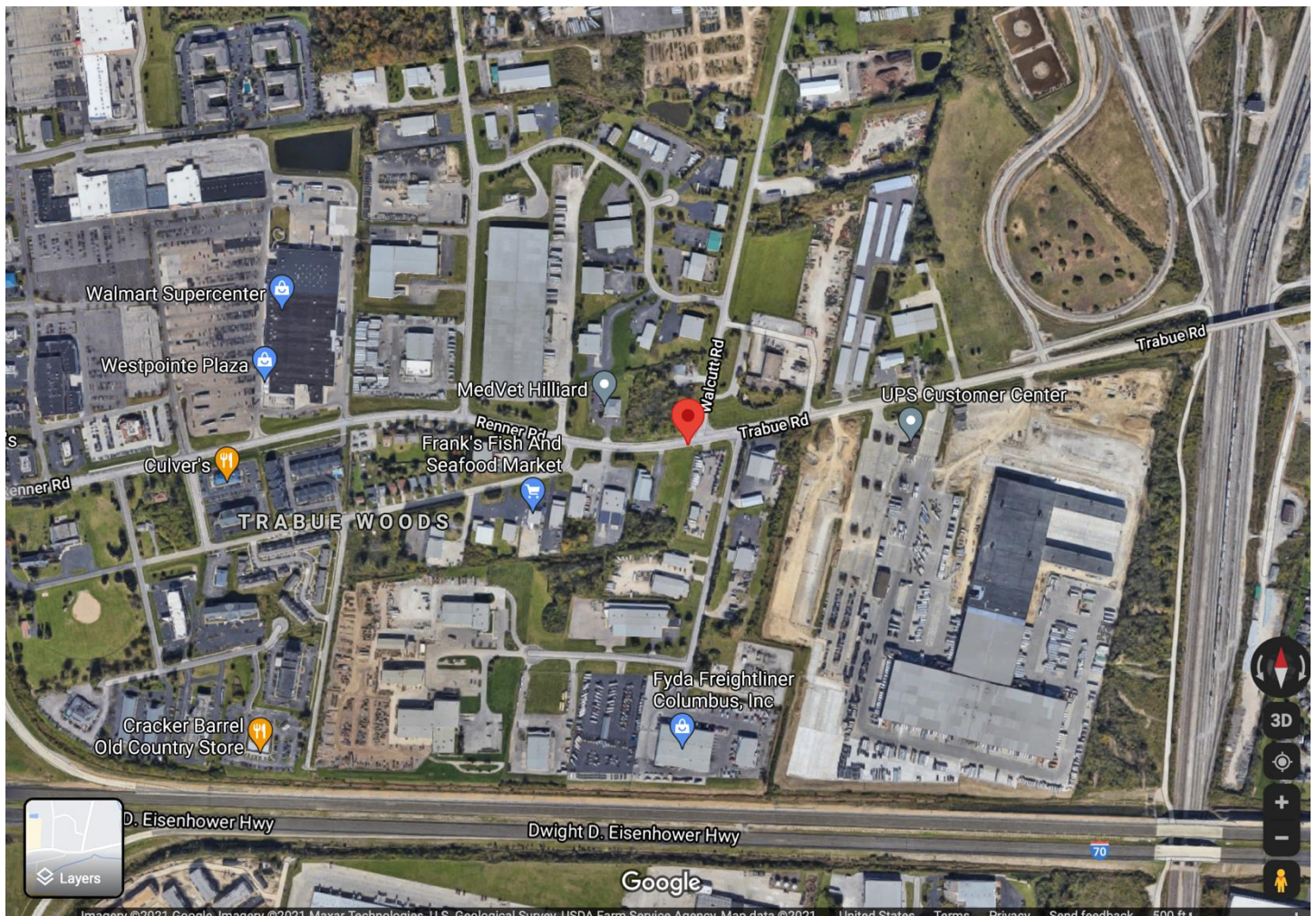
STATEMENT OF HARDSHIP

Applicant/Owner: Trabue Walcutt LLC
 c/o Laura MacGregor Comek, Esq.
 17 S. High St., Ste 700
 Columbus, Ohio 43215
Site Address: 5210 Trabue Rd.
Parcel No.: 560-154583
Zoning District: M2, Manufacturing (Z77-024)
Date: July 25, 2021

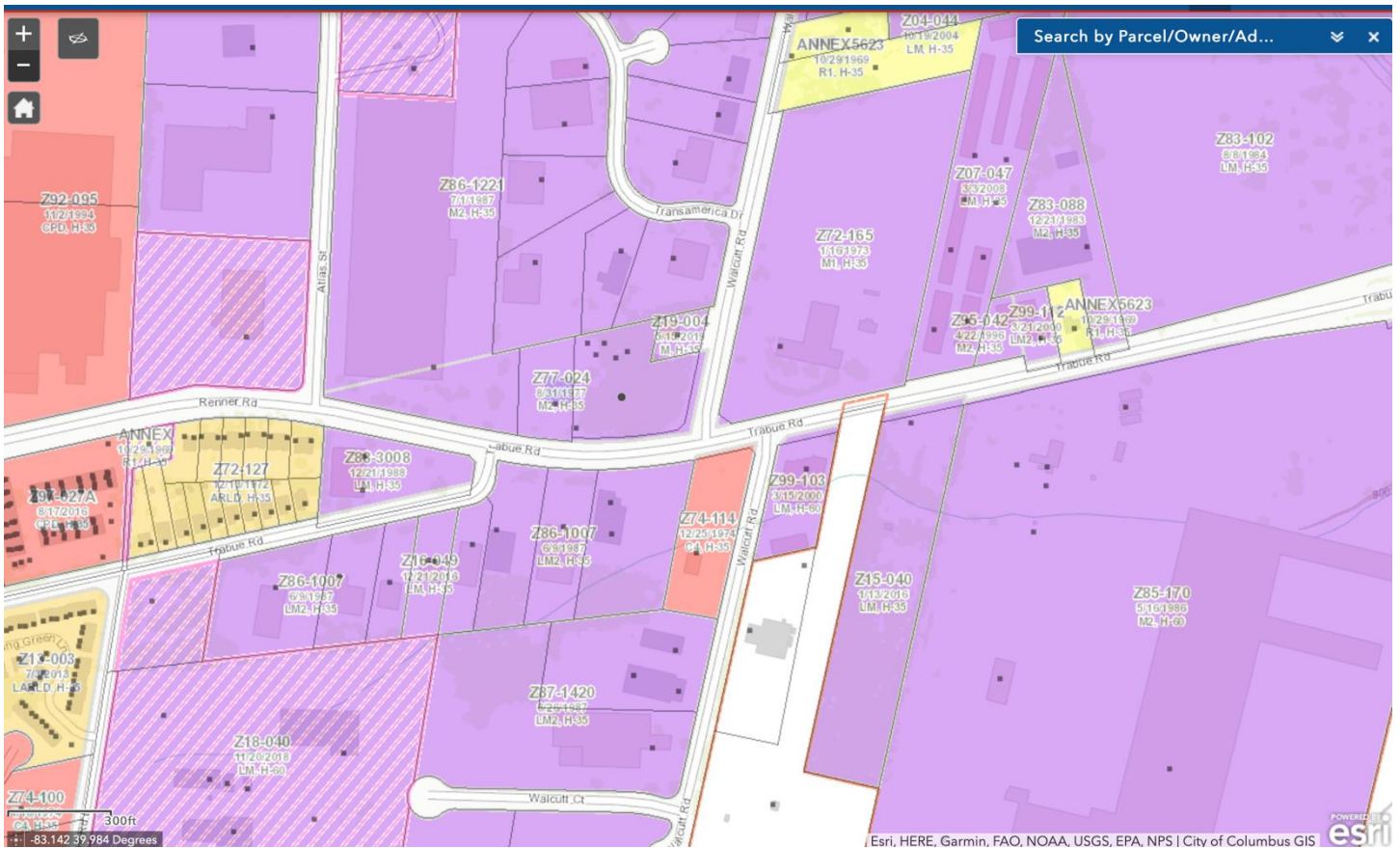
This Statement is provided in support of the Applicant’s request for a Council Variances to allow a truck rental business in the M2 Manufacturing District.

The Site is zoned M2 Manufacturing District. The Site is currently permitted for two (2) - 10,000 square foot industrial buildings and under construction for one of the buildings now (Uses: Ohio Exterminators Business). The Owner seeks to construct the second building as smaller - for a truck rental business.

The Site is east of the large Walmart and large commercial shopping centers along Hilliard Rome Road. In this area, the businesses are largely manufacturing in zoning and essential character, wholesale companies, UPS, and trucking companies



The following variance is hereby requested:
 CCC 3367.01- to allow truck rental (C4 use) in the M2 Manufacturing District.

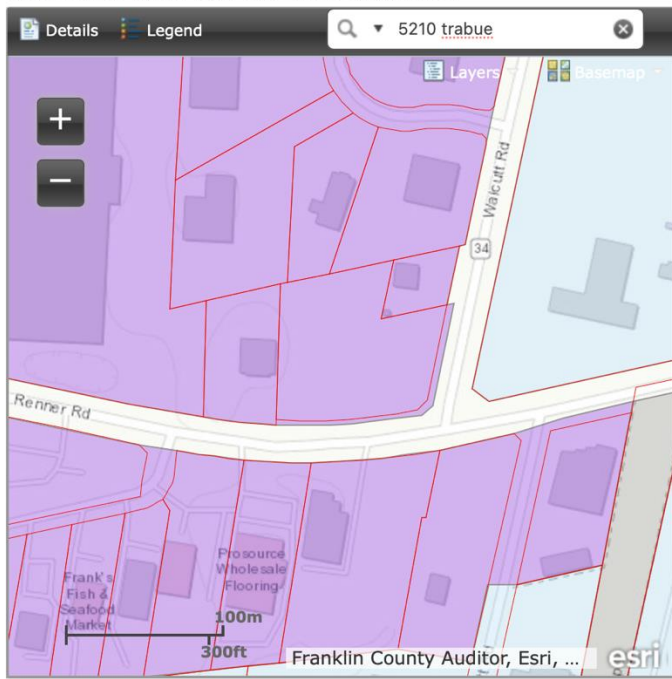


The request is consistent with the essential character of the area, as manufacturing uses already exist and are encouraged with the area land use recommendations (office, manufacturing, employment center). The requests will have no effect on the delivery of governmental services. Given the retained manufacturing character of the corridor, specifically the UPS, and other truck companies, this use is a compliment to the existing businesses. There will be no effect on the surrounding properties.

The CV is intended to augment permitted uses, while retaining the useful M2 underlying zoning. This request cannot be feasibly obviated – on the contrary, the building/parking and other standards are met. This is an augmented use application only.

A conceptual site and landscape plan are included with this submittal. These plans are not final and will be subject to final engineering and final site compliance review for further details.

COLUMBUS LAND USE RECOMMENDATIONS



The project will increase the City’s tax base, create new jobs, and allow a small commercial operation business to serve the other businesses in this corner of Columbus.

Finally – the applicant has worked with the City’s Traffic Division regarding access along Walcutt Road. The Applicant and City have agreed to the following language to be included in the final legislation for this matter:

Upon redevelopment of the site to the north (.3+/- acres, parcel number 560-154689) this property shall provide a cross access easement, in dimension and location sufficient only to create a shared access drive to Walcutt Road, not more than half of which drive area shall be located on this property. The property owner of this site shall not be obligated for any costs of any construction or approvals associated with the shared access drive. The new shared access drive is intended as a replacement for each site’s current site drive entrances off Walcutt Rd., not as a new or additional site access drive.

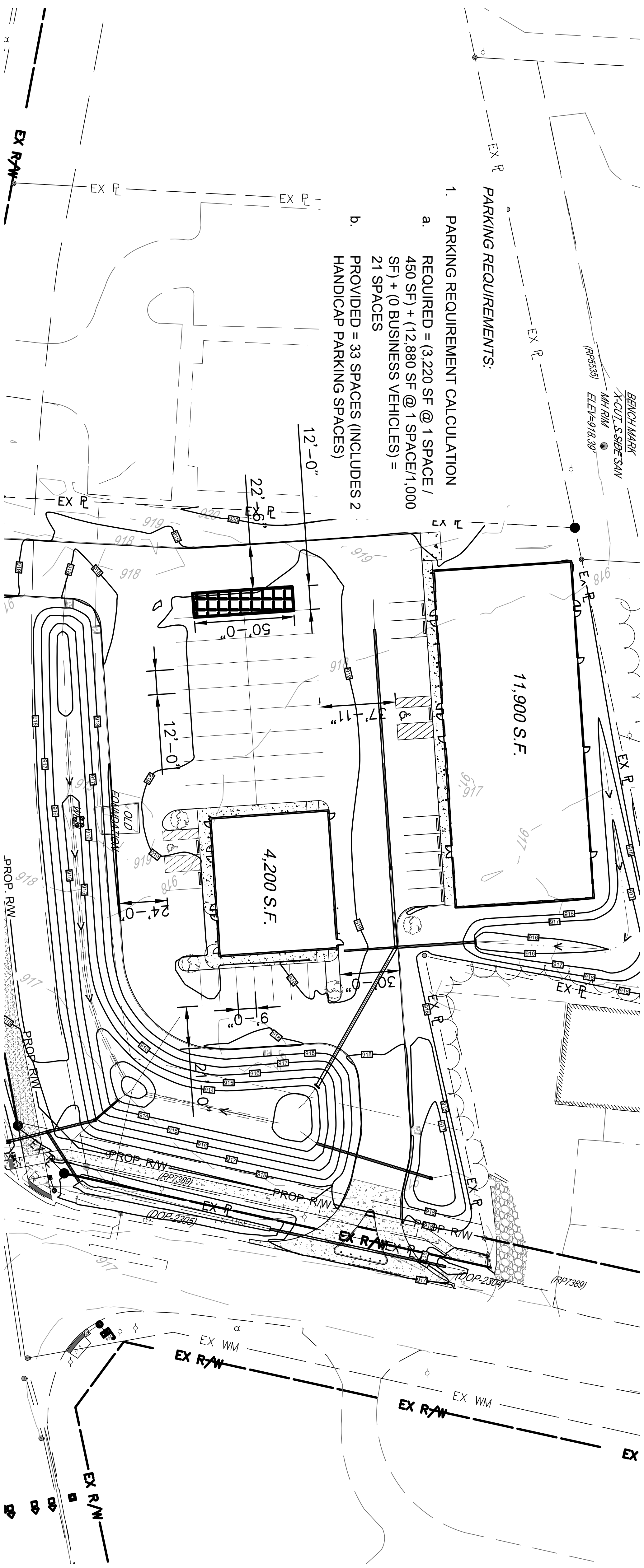
For these reasons, the Applicants respectfully request approval of these variances.

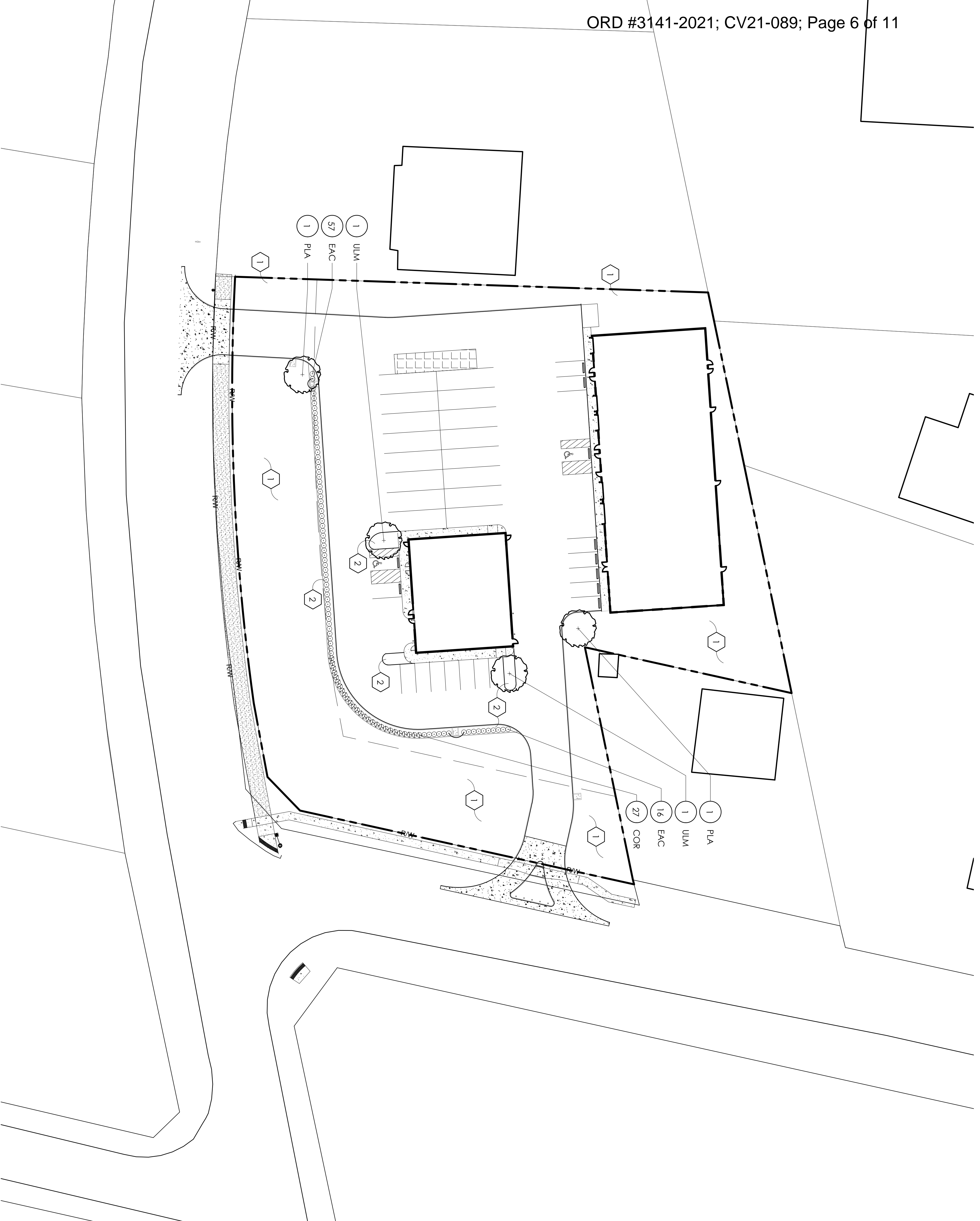
Respectfully submitted,

____/s/ Laura MacGregor Comek ____

Laura MacGregor Comek, Esq.
 17 S. High Street, Ste 700
 Columbus, Ohio 43215
 Phone: 614.560.1488
Laura@comeklaw.com
 Counsel for Owner/Applicant

Encl.
 Concept Site and Landscape Plans (subject to final engineering)





GENERAL PLANTING NOTES:

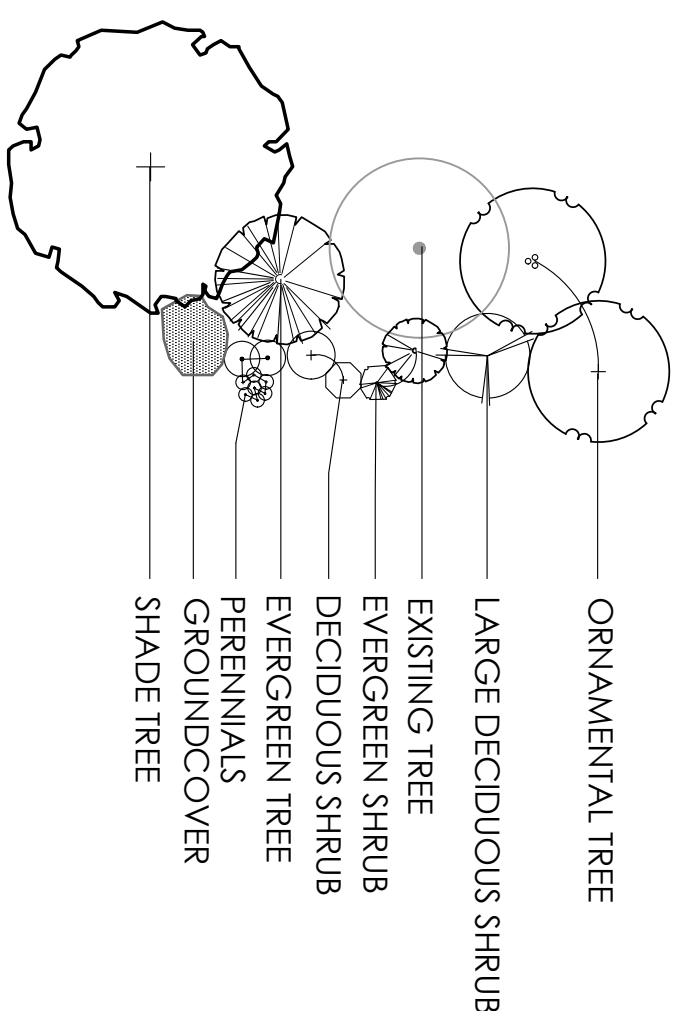
- 1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

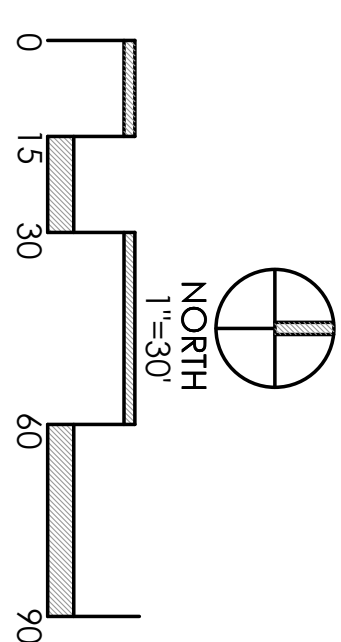


PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
2	PLA	PLATANUS ACERIFOLIA	MORTON CIRCLE	2" CAL.	B&B	
2	ULM	ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL.	B&B	
27	COR	CORNUS ALBA 'BAUHALO'	IVORY HALO DOGWOOD	24" HGT.	CONT.	
73	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24" HGT.	CONT.	

LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
3312.211(A) - INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF	33 SPACES = 4 TREES REQ.	4 TREES
3312.211(B)(4) - PARKING PERIMETER LANDSCAPING ANY PORTION OF A PARKING LOT ADJUTING ANY PUBLIC STREET SHALL BE SCREENED FOR HEADLIGHTS	± 315' OF PARKING LOT ADJUTING TRABUE & WALCUTT TO BE SCREENED	COMBINATION OF 100 EVERGREEN & DECIDUOUS SHRUBS AT 24" HGT.



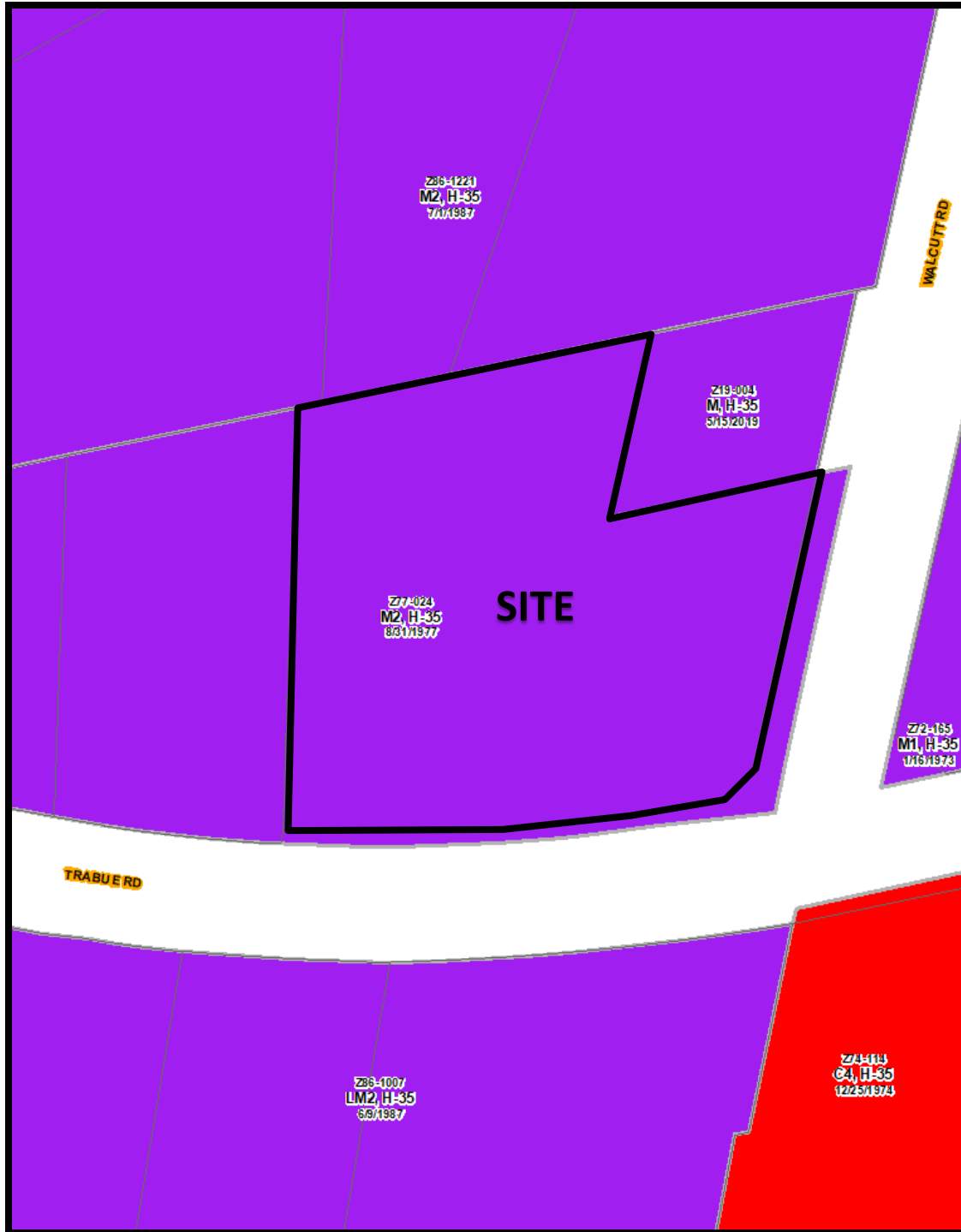
REVISIONS			

LANDSCAPE PLAN

5210 & 5220 TRABUE ROAD
PREPARED FOR
ABOVE GRADE, LLC
7901 GREENSIDE LANE
 COLUMBUS, OH 43235

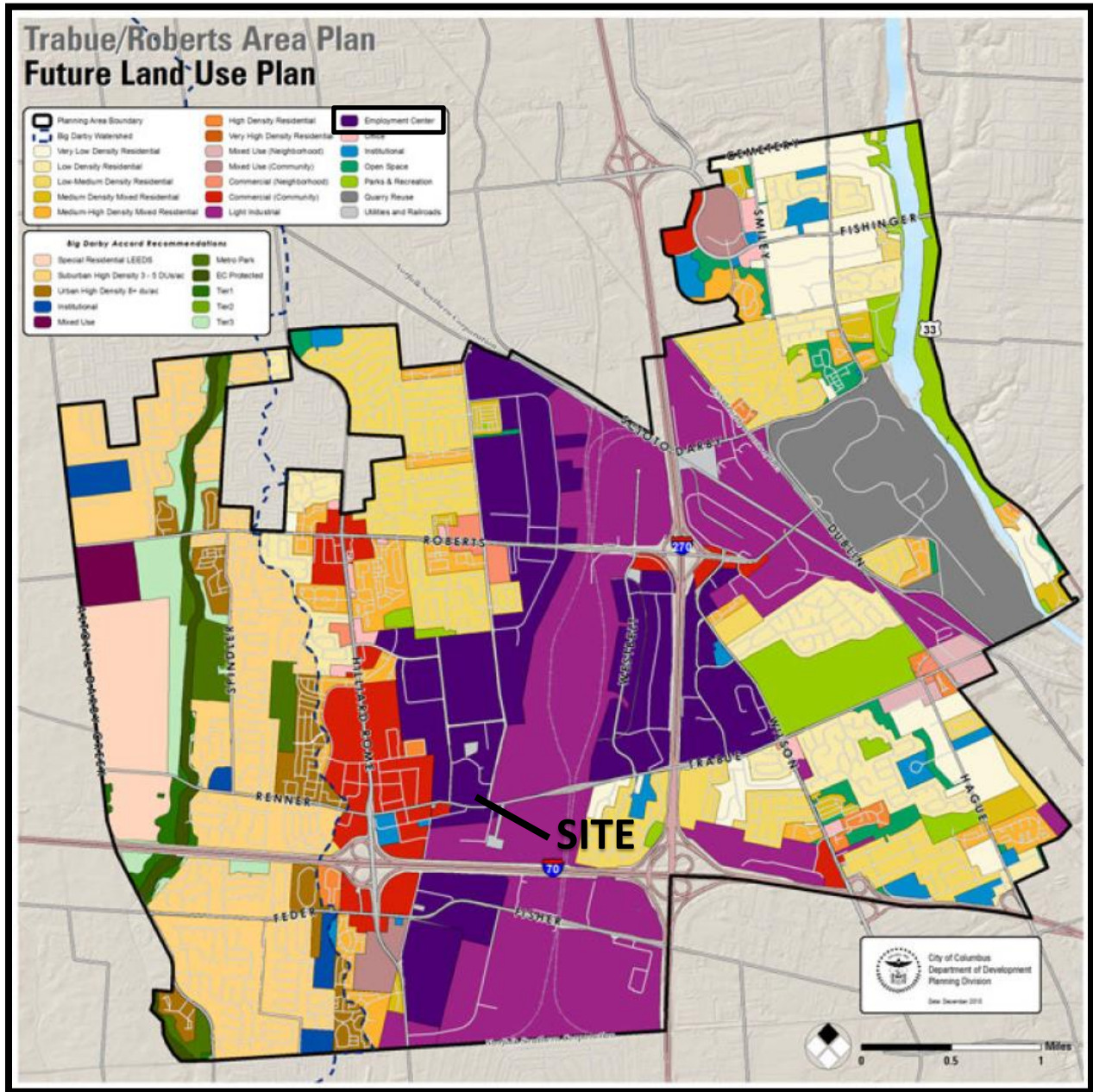
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

DATE	4/16/21
PROJECT	XXXXXX
SHEET	L-1



CV21-089
5210 Trabue Rd.
Approximately 2.35 acres

Trabue Roberts Area Plan (2011)



CV21-089
5210 Trabue Rd.
Approximately 2.35 acres



CV21-089
5210 Trabue Rd.
Approximately 2.35 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Case Number CV21-089

Address 5210 Trabue Road

Group Name Far West Side Area Commission

Meeting Date August 24, 2021

Specify Case Type

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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the requested variance to code 3367.01 to allow for a truck rental business (C-4 Commercial Use) within current the M-2 Manufacturing District. This usage is consistent with the surrounding businesses in this area.

Vote 6 in favor; 0 opposed; 1 absent

Signature of Authorized Representative Kelley Arnold Digitally signed by Kelley Arnold
Date: 2021.08.27 08:06:33 -04'00'

Recommending Group Title Zoning Chair

Daytime Phone Number 614-636-0784

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.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-089

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)
of (COMPLETE ADDRESS)

Laura MacGregor Comek, Esq.

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. <u>Trabue Walcott LLC</u> <u>1480 Dublin Rd</u> <u>Columbus, Oh 43215</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 20th day of July, in the year 2021

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

no expiration
My Commission Expires

Notary Seal Here



Jennifer L. Huber, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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