

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

CV19-103

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 sheet

Signature of Applicant

[Handwritten signature]
see applicant

Date

9/28/19

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

4407 Trabue Road
CV Statement of Hardship

The applicant is proposing a multi-family development on the south side of Trabue Road east off I-270. Trabue Road goes over I-270 at this location and when the bridge was constructed additional right-of-way was obtained for the slope of the road and a service road was created to serve the existing houses on the south side of Trabue Road. Due to this larger than normal right-of-way and the applicant's plan to preserve the wooded area at the south end of the site, variances from Sections 3333.18 Building Lines from 60 to 25 feet, 3312.27 Parking Setback Line from 25 to 10 feet are requested along Trabue Road. Also, the site will be comprised of two separate parcels which cannot be combined because of different taxing districts. Variances to Sections 3312.25, Maneuvering; 3312.29, Parking space, and 3333.255, Perimeter yard, are included to allow seamless development over the common property line. The granting of these variances will not seriously affect any adjoining property or the general welfare.

Variances for 4407 Trabue Road:

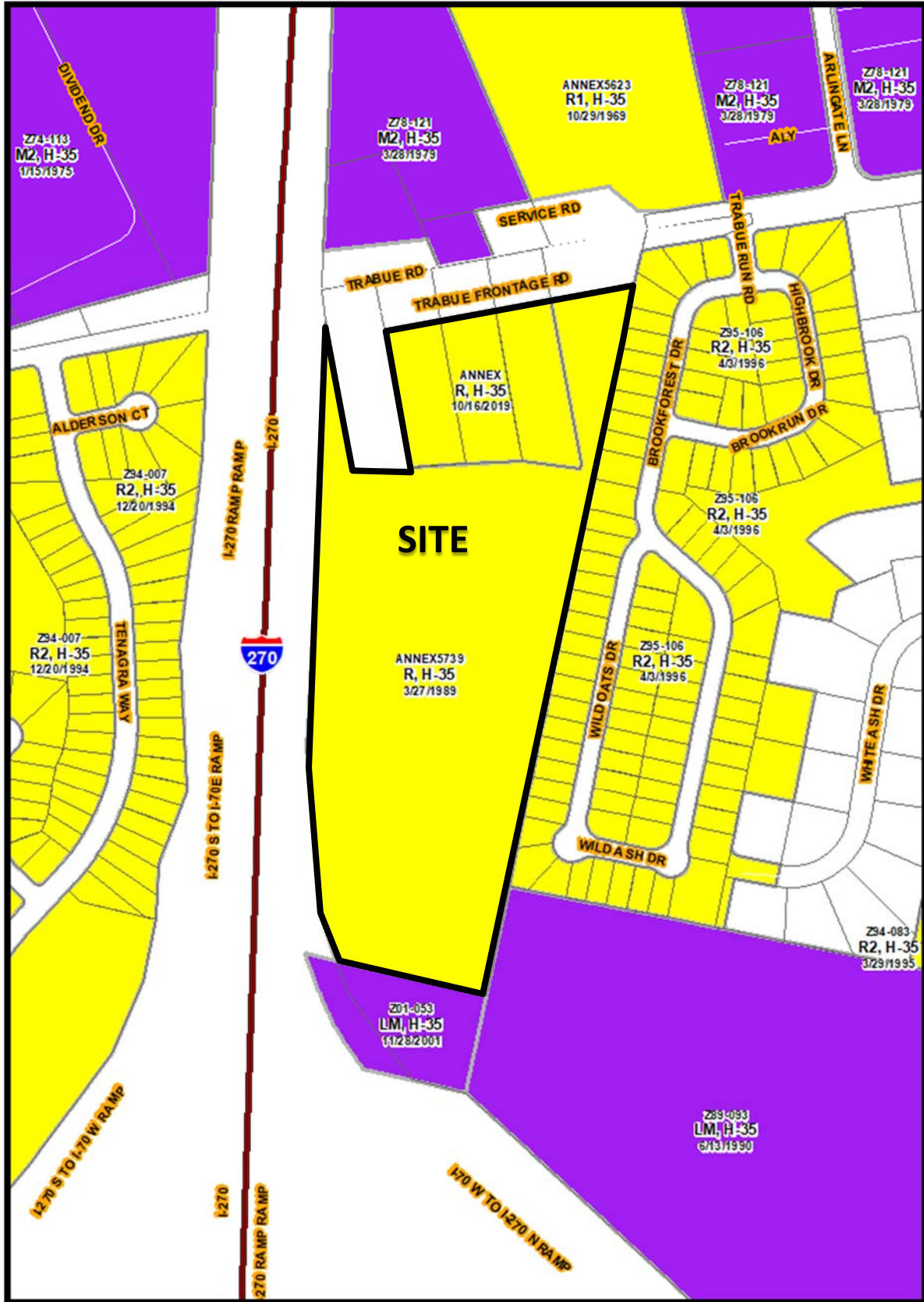
3333.255 Perimeter Yard: to eliminate the perimeter yard between the common parcel lines of the 4.2 and 20.6 acre parcels.

3333.18 Building Lines: to reduce the building line from 60 to 25 feet along Trabue Road.

3312.25 Maneuvering: to maneuver across parcel lines to access parking spaces. 3312.27 Parking Setback line: to reduce the parking setback from 25 feet to 10 feet along Trabue Road.

3312.27 Parking Setback line: to reduce the parking setback from 25 feet to 10 feet along Trabue Road.

3312.29 Parking Space: to allow parking spaces to cross parcel lines provided that the parking space meets the city's minimum dimension.



CV19-103
4407 Trabue Rd.
Approximately 25.6 acres



CV19-103
4407 Trabue Rd.
Approximately 25.6 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: CV19-103

Address: 4407 Trabue Road

Group Name: West Scioto Area Commission

Meeting Date: 11/21/19

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:

Area residents expressed concern that the variance allowed for greater density of the project and that a vote of approval for the variance could be seen as a vote of approval for the overall application. In general, there was no disagreement about the parking space crossing parcel lines but the variance was voted on as a whole and not by line item.

Vote: 3 against-2 for-0 abstain (4 absent)

Signature of Authorized Representative: Jessica Dyszel

SIGNATURE

Digitally signed by Jessica Dyszel
Date: 2019.12.03 18:27:00 -08'00'

Chair

RECOMMENDING GROUP TITLE

614-905-0698

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.

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 #: CV19-103

STATE OF OHIO
COUNTY OF FRANKLIN

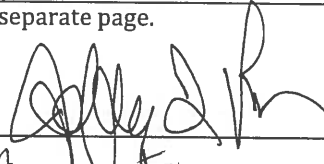
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St. Ste. 460 Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Millicent D. Johnson 3500 Grove City Road Grove City, OH 43123	2. Pierre & Sherry Johnson 4415 Trabue Road Columbus, OH 43228
3. John E. Gagmon 4455 Trabue Road Columbus, OH 43228	4. Metro Development 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>25</u> number of Columbus Based employees

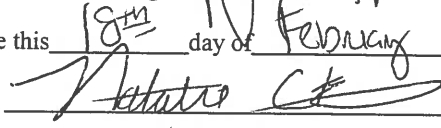
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 18th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020

This Project Disclosure Statement expires six months after date of notarization.



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

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 all checks payable to the Columbus City Treasurer