

STATEMENT OF HARDSHIP

Property Address: 3370 Trabue Road

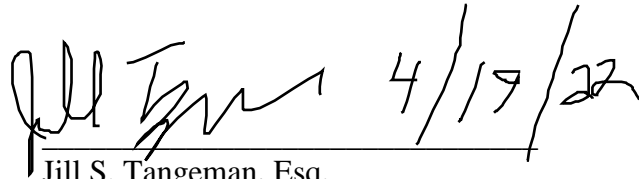
Applicant: Cardinal Self Storage LLC

Application: CV21-135

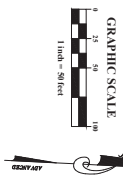
The subject property is located along Trabue Road, west of the railroad tracks. The applicant rezoned the property in 2020 to L-M Limited Manufacturing for a self-storage facility. In accordance with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, the applicant wishes to construct a two-story building along the road frontage of Trabue Road. However, the required setback for Trabue 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.

A handwritten signature in black ink, appearing to read 'Jill Tangeman', followed by the date '4/19/22' written in a similar cursive style.

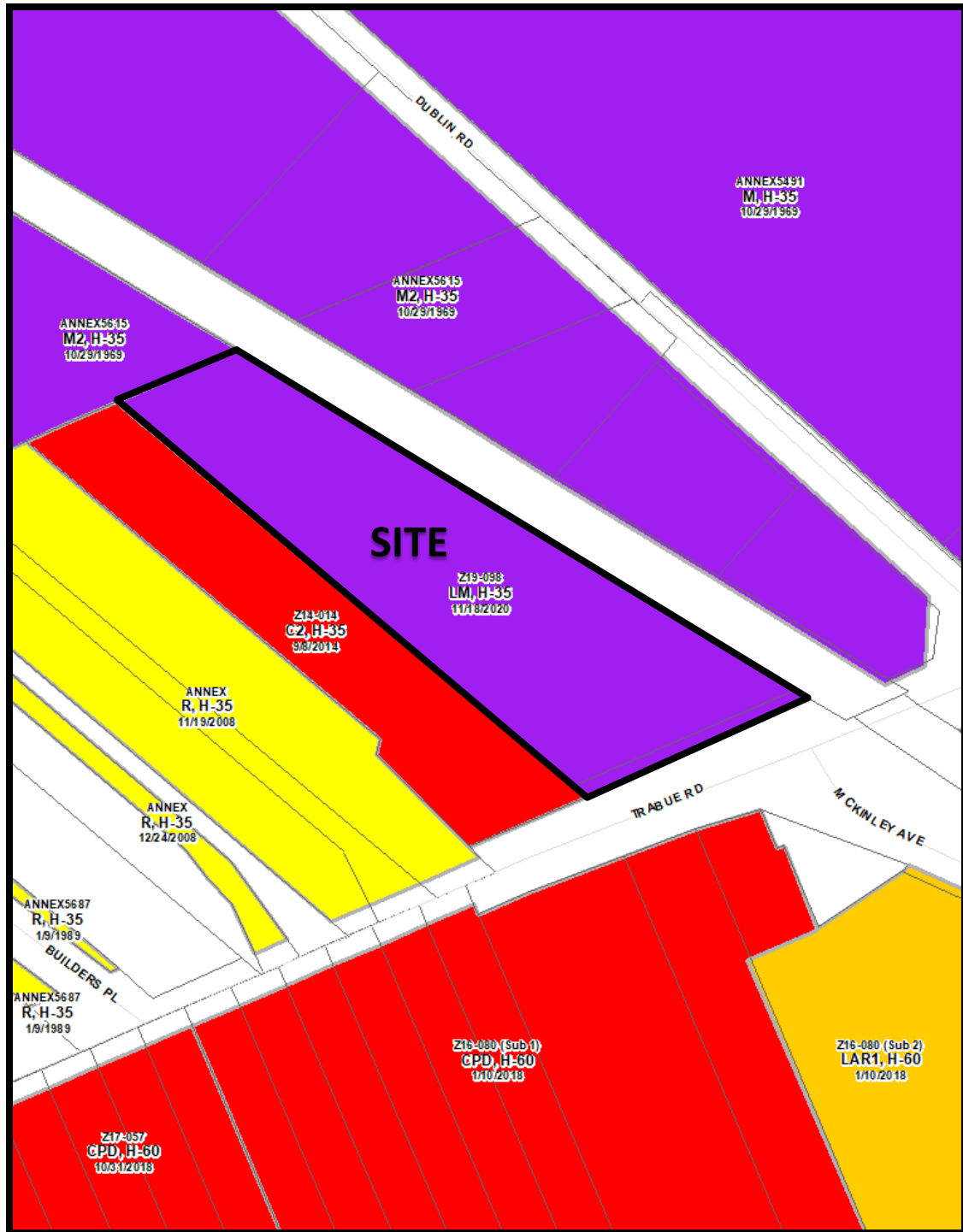
Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com



Site Plan Included with Z21-102 Provided for Informational Purposes Only

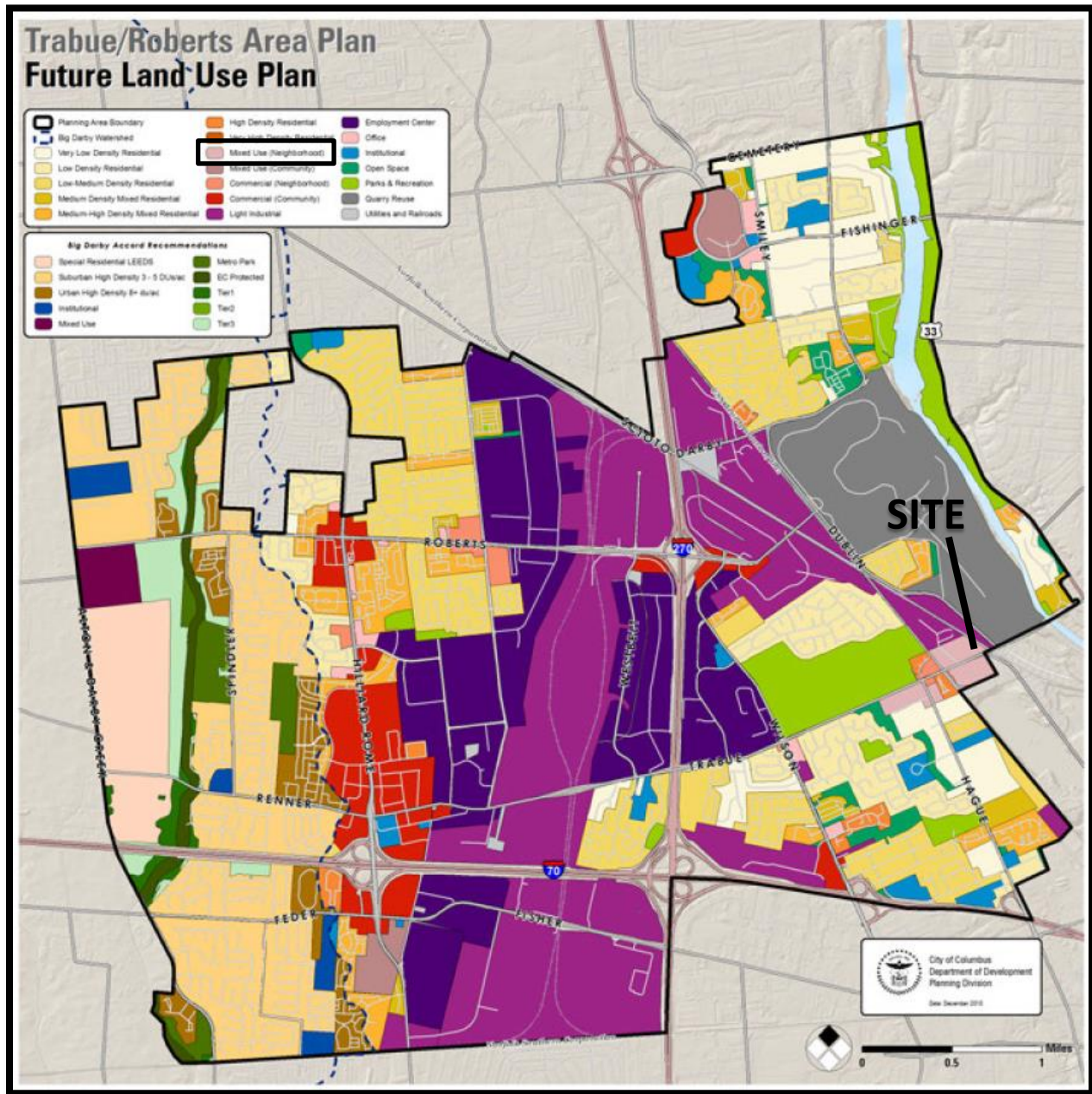


Z21-102; Final Received 4/19/22



CV21-135
3370 Trabue Rd.
Approximately 3.47 acres

Trabue Roberts Area Plan (2011)



CV21-135
3370 Trabue Rd.
Approximately 3.47 acres



CV21-135
3370 Trabue Rd.
Approximately 3.47 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)

Case Number	<u>Z21-102 & CV21-135</u>
Address	<u>3370 Trabue Road</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>February 17, 2022</u>
Specify Case Type	<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
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on February 17 2022 and approved this application by a vote of 6-0 with one vacant seat and two area commissioners absent. The approval is contingent on including the landscaping improvements on the site plan.

Vote	<u>6-0 with two commissioners absent</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2022.04.06 10:59:20 -04'00'</small>
Recommending Group Title	<u>WSAC Chair</u>
Daytime Phone Number	<u>614-404-9220</u>

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-135

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) Jill Tangeman
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 (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. Cardinal Self Storage Trabue LLC 1301 Dublin Road, Suite 200, Columbus OH 43215 Cole Ellis / 469-8222 / <u>5</u> Columbus Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Sworn to before me and signed in my presence this 13th day of December, in the year 2021

Veronica Lees

SIGNATURE OF NOTARY PUBLIC



09/03/2025

My Commission Expires

Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

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