

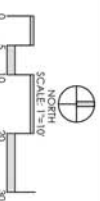


SITE DATA

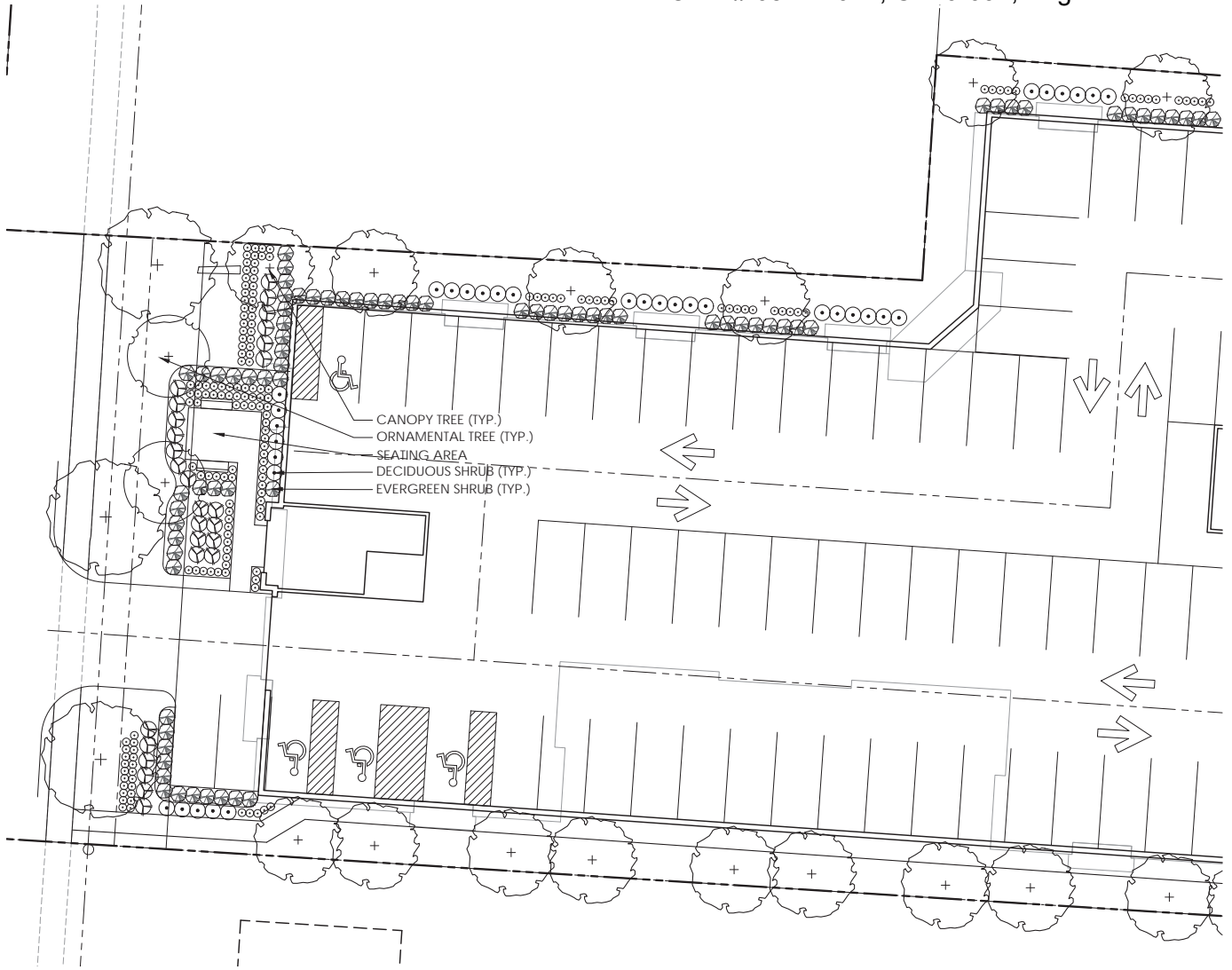
TOTAL ACRES	1.1043 ACRES
TOTAL UNITS	71 UNITS
SURFACE PARKING	43 SPACES
STACKED PARKING	103 SPACES
GARAGE PARKING	65 SPACES
TOTAL PARKING	108 SPACES
PARKING DENSITY	1.22 SPACES/UNIT

SITE PLAN

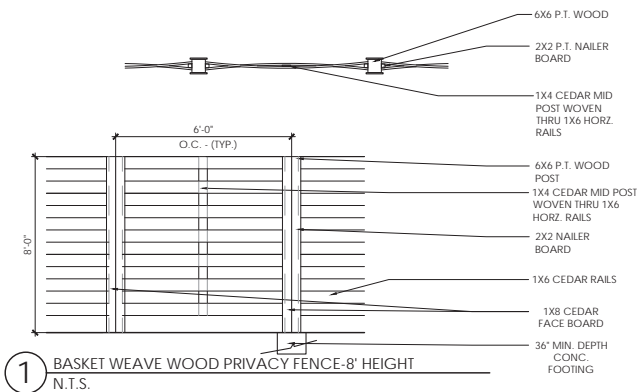
1550 KENNY ROAD
 PREPARED FOR PREFERRED LIVING
 DATE: 3/22/21
A. J. J. J. 3-22-21



Farris Planning & Design
 LAND PLANNING: 303 N. 5th Street, Suite 401, Columbus, OH 43215
 ARCHITECTURE: 303 N. 5th Street, Suite 401, Columbus, OH 43215
 PHONE: 614.462.1144
 WWW.FARRISPLANNINGANDDESIGN.COM



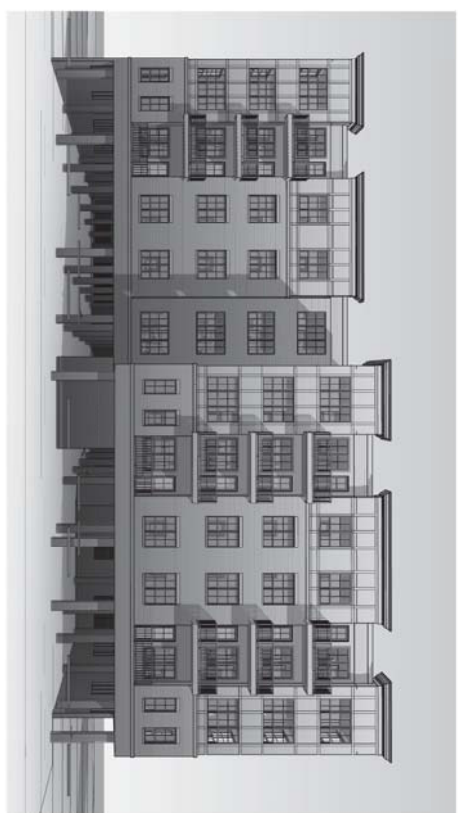
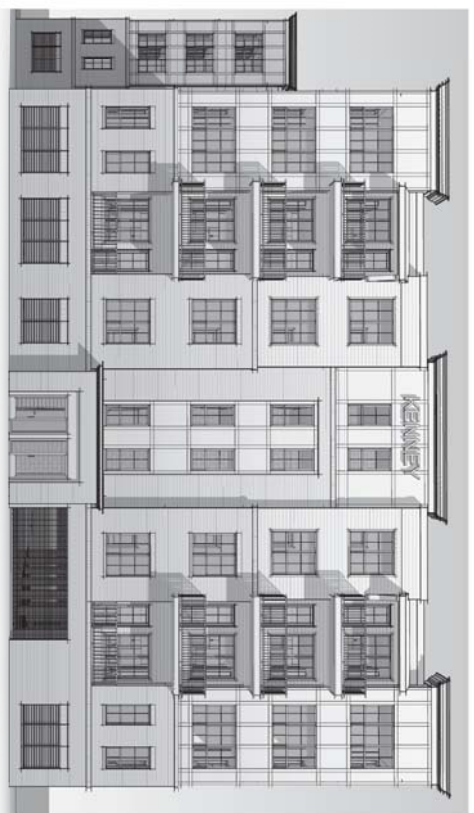
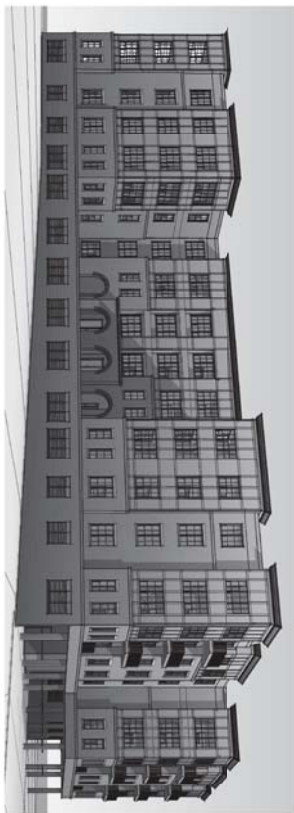
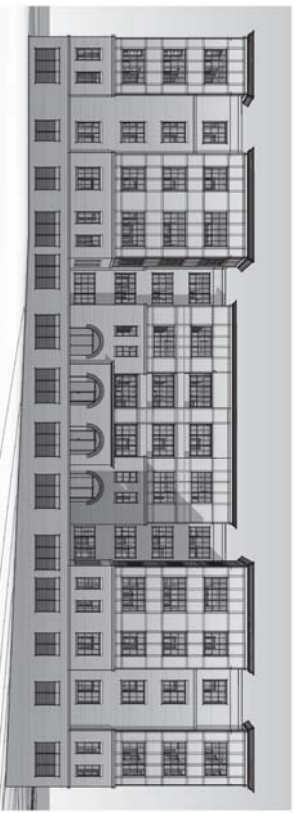
CANOPY TREE (TYP.)
 ORNAMENTAL TREE (TYP.)
 SEATING AREA
 DECIDUOUS SHRUB (TYP.)
 EVERGREEN SHRUB (TYP.)



1 BASKET WEAVE WOOD PRIVACY FENCE-8' HEIGHT
 N.T.S.



ELEVATIONS



SULLIVAN BRUCK ARCHITECTS
344 South Main
Columbus, Ohio 43215
614.461.1900
www.sullivanbruck.com

Kerry Road

1550 Kerry Road
Columbus, Ohio

Date of Issue: 2/20/21
Based on: Project Status
Revision History:
PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 20014200

Perspectives
A2-04

Dr. York 3-22-21

STATEMENT OF HARDSHIP

Application No.: CV20-094
Location: 1550 Kenny Road
Existing Zoning: C-4
Proposed Zoning: AR-3
Proposed Height: H-60
Request: Companion council variances to permit development as proposed.
Proposal: Multi-family residential redevelopment
Applicant(s): Preferred Living
Owner(s): R & RH Ltd.
Attorney/Agent: David Hodge – Underhill & Hodge
Date of Text: March 23, 2021

The Applicant submits this Statement of Hardship in support of its companion Council Variance Application.

The site is located east of Kenny Road and between King Avenue and West 5th Avenue (010-201402). The site is bordered by City property zoned C-5 and L-C-5 on the north. R-4 on the east, C-4 on the south and AR-1 on the west.

The site is not within a historic district, commercial overlay, or planning overlay. The site is situated within the boundary of the Fifth by Northwest Area Commission. The Site is also within the boundary of the Fifth by Northwest Neighborhood Plan which recommends Medium Density Mixed Residential use.

The Applicant proposes redevelopment of the property with a multifamily apartment building with 71 dwelling units. The Applicant is committed to the submitted Site Plan, Landscape Enlargement, and Elevations. Additionally, the Applicant is committed to providing a masonry wall screen the external parking spaces which front Kenny Road. The Applicant respectfully request the following variances to develop the property as proposed:

1. Section 3312.21(A) – Interior lot landscaping. This section requires one interior lot landscaping tree for every ten exterior lot parking spaces. Applicant requests a variance to reduce the interior lot landscaping tree requirement from five to one. The Applicant is committed to planting four additional trees on the property in consideration of this reduction.
2. Section 3312.27(2), Parking setback line. This section requires a minimum parking setback line of 25 feet where a required building line is 25 feet or greater. The Applicant requests a variance to reduce the minimum parking setback line from 25 feet to 10 feet.
3. Section 3312.29, Parking space. This section does not allow stacked parking spaces. The Applicant requests a variance to allow a maximum of 10 stacked parking spaces and for those

stacked parking spaces to count toward the required minimum amount of parking to be provided. The stacked parking spaces shall be generally located as shown on the Site Plan. Each pair of stacked parking spaces shall be assigned to the same dwelling unit.

4. Section 3333.15(C), Basis of computing area. This Section does not allow a residence building to occupy greater than 50% of the lot area. The Applicant requests a variance to increase the allowable residential building lot coverage to from 50% to 53%

5. Section 3333.18, Building lines. This section requires a minimum building line equal to one-half of the designated right-of-way width. The Applicant requests a variance to reduce the minimum building line from 30 feet to 25 feet.

6. Section 3333.24. Rear yard. This section requires each principal building to be erected so as to provide a rear yard totaling no less than 25% of the total lot area. The Applicant requests a variance to reduce this minimum rear yard requirement from 25% to 0% to allow the erection of an eight-foot basked weave wood privacy fence along the east perimeter.

The Applicant submits that the requested variances are the result of unusual and practical difficulties due to an irregular shape of lot and other conditions and that such variances will not seriously affect any adjoining property or the general welfare.

Many of the requested variances are a result of the property's unique shape. The Site is a long and narrow property. As a result, many of the zoning classification's underlying development standards greatly reduce its developable area and potential for landscaping. The rear yard requirement disproportionately affects narrow lots because the rear yard setback for narrow lots is effectively greater compared to the same rear yard percentage requirement for a wide lot. With this property being so narrow, a greater proportion of the site's developable area is lost to the rear yard requirement.

With respect to the requested rear yard variance, this variance would not be necessary but for the height of the proposed privacy fence. The height of the fence causes it to be a structure under the zoning code and technically reduces the rear yard provided. However, the principal building is placed so that a code compliant rear yard is practically, but not technically, provided.

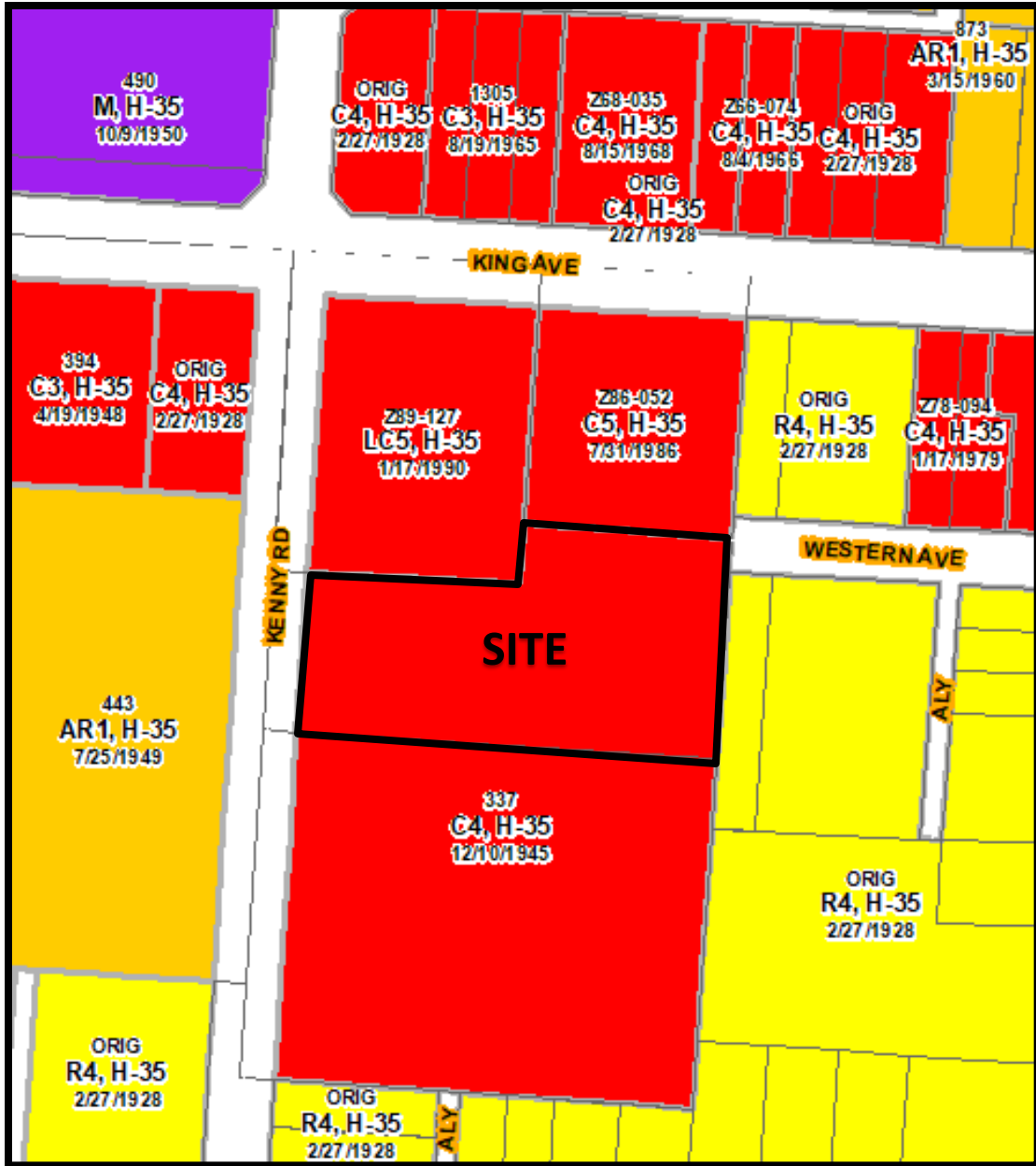
The property's narrow shape also causes development difficulties with parking and internal circuitry. The project must utilize every square foot possible to ensure that the site is sufficiently parked per the code and that there is safe and efficient internal circuitry. As a result, the Applicant is requesting variances reduce the minimum building line and parking setback line. These variances will allow the project to provide a number of parking spaces which are code compliant and address all internal traffic concerns. Most importantly, the reduced setbacks will not seriously affect any adjoining property or the general welfare.

The Applicant's goal is to redevelop the site in a manner that is consistent with the Plan's development standards. The unusual and practical difficulty in carrying out the zoning district provisions with respect to building line, lot coverage, and rear yard is a condition which warrants approval of variance concurrent to the rezoning request. Further, the requested variance is not substantial, nor will it cause substantial detriment to the neighborhood nor adjoining properties. The variance will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully Submitted,

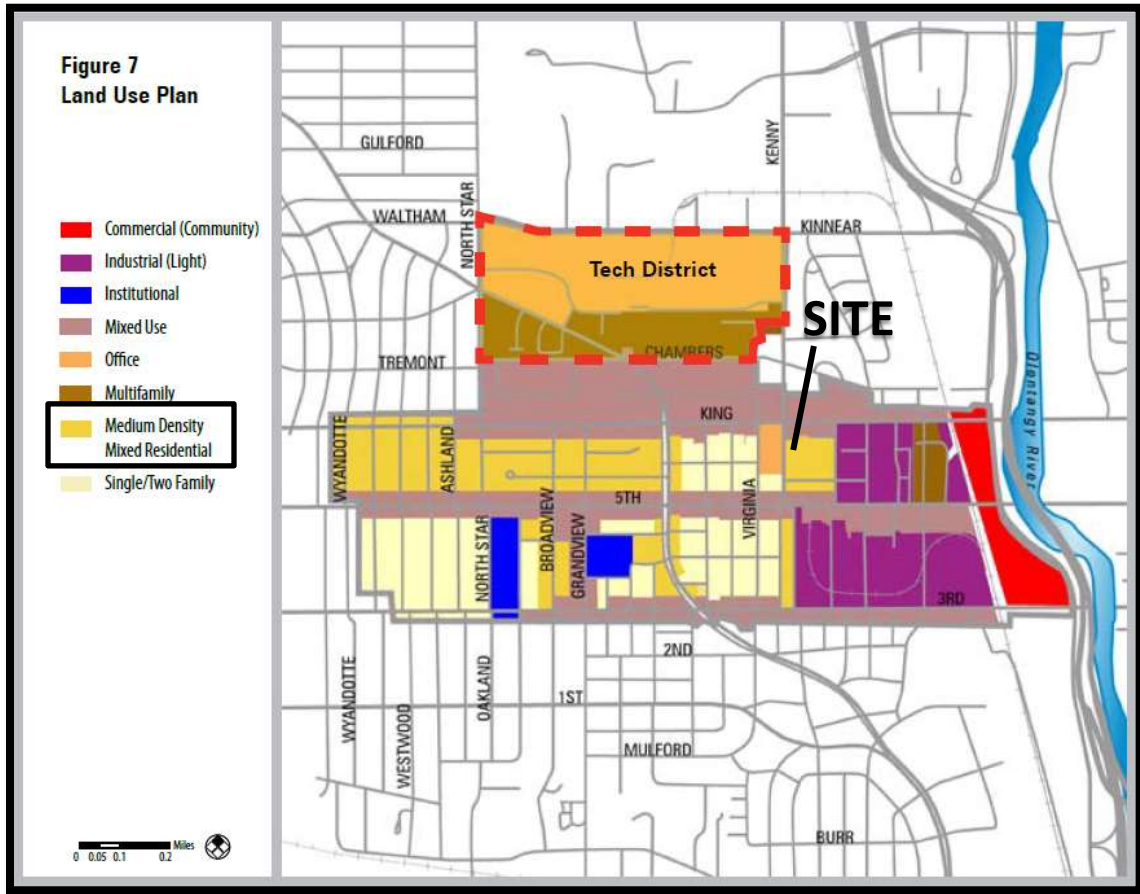


David Hodge
Attorney for Applicant



CV20-094
1550 Kenny Rd.
Approximately 1.04 acres

5th by Northwest Area Plan (2009)



CV20-094
1550 Kenny Rd.
Approximately 1.04 acres



CV20-094
1550 Kenny Rd.
Approximately 1.04 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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)

Application Number 220-83 and CV20-094
Address 1550 Kenny Rd
Group Name Fifth by Northwest Area Commission
Meeting Date Jan 5, 2021
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Affirmative vote of the Fifth by Northwest Area Commissioners based on the presentation offered by the applicant, and public input.

Vote 2 - 0 in Favor
Signature of Authorized Representative [Signature]
Recommending Group Title Fifth by Northwest Area Commission
Daytime Phone Number 614-584-1455

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

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV20-094

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
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 3 lines per box)

Table with 2 columns and 2 rows containing party information: 1. Preferred Living, 2. R & RH Ltd., 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of David Hodge

Subscribed to me in my presence and before me this 21 day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Eric J. Zartman

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

My Commission Expires:

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

Notary Seal Here

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