

CV12-008

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

STATEMENT OF HARDSHIP



Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirement 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 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.

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 requested as detailed below:

See attached.

Signature of Applicant

[Handwritten Signature]

Date

3/1/2012

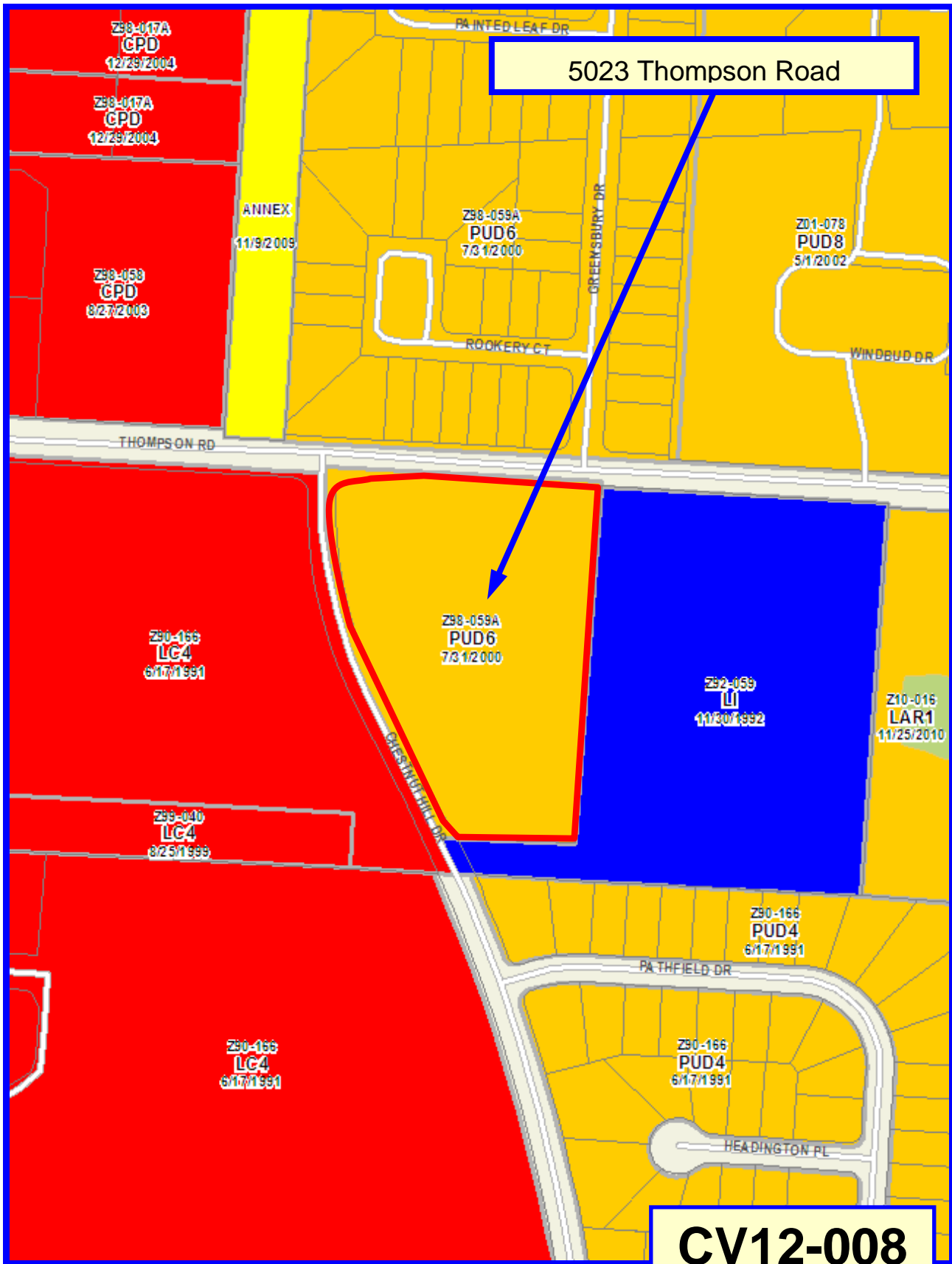
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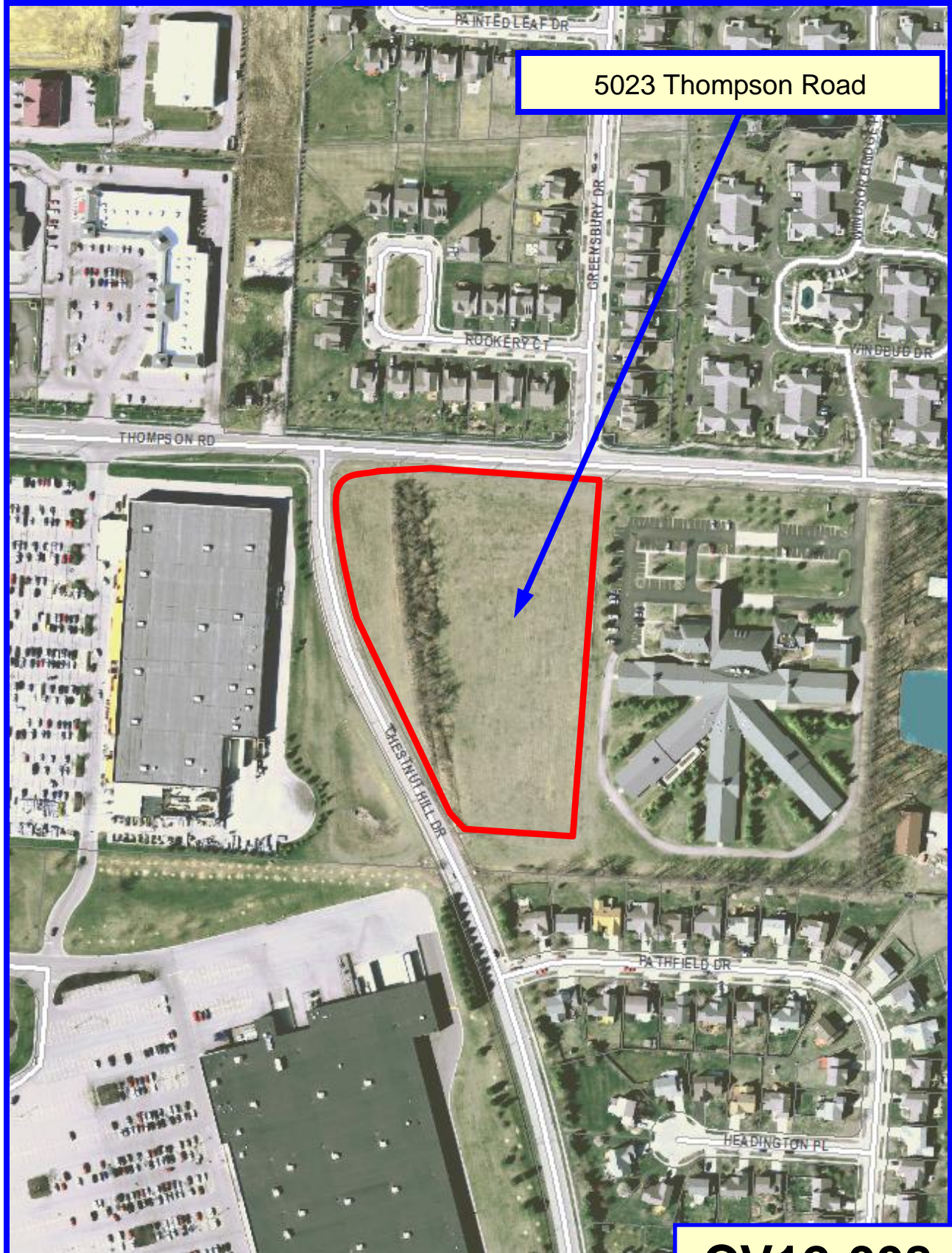
Property Address: 5023 Thompson Road
Applicant: Preferred Real Estate Investments II, LLC

The subject site is 5.7+/- acres located on Thompson Road just east of Hamilton Road. The site is being rezoned by the Applicant to AR-1 for use as a multi-family development. The Applicant has submitted a site plan as part of the rezoning request. The site plans shows the east and south side yard set-backs as five (5) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district.

The Applicant purposely moved all the proposed buildings south and east in order to create large setbacks from Thompson Road and Chestnut Hill Road with significant landscaping. The property to the east and south of the subject site is owned by a nursing home facility zoned in the Institutional (I) district. The nursing home facility has already constructed parking along the west side of its facility. Therefore, the construction of a residential building closer than twenty-five feet to the property should not have any significant impact on the existing nursing home.

The granting of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.





CV12-008



Northland Community Council
Development Committee

Report

March 28, 2012 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order **7:02 pm**

Members represented:

Voting: (10): Albany Park (APHA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Minerva Park (MP), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Westerville Woods (WWCA), Woodstream East (WECA).

Case #1: CV12-008 (*variance from perimeter yard requirement of §3333.255*)

Nick King *representing*

Preferred Real Estate Investments II LLC

5023Thompson Road, 5.655 Acres (PID 010-215018)

- ***The Committee approved 10-0 a motion (by APHA, second by WWCA) to UNCONDITIONALLY SUPPORT the application.***
 - The Committee agreed with the applicant that a unique characteristic of the site representing a hardship under C.C. §3307.09 was the existence of the stream corridor on the western portion of the site and that all of the requirements of that section were satisfied.

Z12-013 (*Rezone from PUD-8 to L-AR-1 Apartment Residential*)

As above

- ***The Committee approved 9-1 a motion (by APHA, second by SCA) to SUPPORT the application WITH CONDITIONS as agreed to by the applicant during our hearing:***
 - Text to specify landscape screening along Thompson Road, including opacity and spacing and caliber of trees; to be effectively twice Code requirement;
 - Signage to be green in color, consistent with other area properties and indirectly lit;
 - All exterior lighting (parking and wall-mounted) to utilize cut-off fixtures;
 - Northern and southern faces of northernmost and southernmost residential structures respectively to include false windows only and stone facing;
 - Text to specify that mature trees will not be removed from stream corridor.

Executive Session **8:12 pm**

Meeting Adjourned **9:12 pm**

Next Meeting: *Wednesday, April 25, 2012*

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PROJECT DISCLOSURE STATEMENT

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

APPLICATION # CV12-008

Being first duly cautioned and sworn (NAME) Jill Tangeman
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Preferred Real Estate Investments II LLC 470 Olde Worthington Road Westerville, Ohio 43082 0 Columbus employees c/o Jill Tangeman Phone: 614-464-5608	

☐ If applicable, check here if listing additional parties on a separate page (REQUIRED)

SIGNATURE OF AFFIANT Jill Tangeman
Subscribed to me in my presence and before me this 1st day of March, in the year 2012
SIGNATURE OF NOTARY PUBLIC Deanna R. Cook
My Commission Expires: NA

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

Notary Seal Here



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