

**Statement of Practical Difficulty**

**3001 Bethel Road**

**February 20, 2018**

The applicant, Preferred Living, files this Council Variance request in conjunction with, and as a companion to, a Rezoning Application requesting rezoning of the property from the CPD – Commercial Planned Development District, to the L-AR-1, Apartment Residential District. The existing zoning of the property provides for apartment residential development above specified commercial uses. The property is presently developed with office condominium uses which are demonstrably not the highest and best use of the property. The applicant therefore seeks to develop the property with apartment residential without commercial uses on the first floor.

The property to the east is zoned in the CPD – Commercial Planned Development District and is developed with a Giant Eagle regional grocer. Properties to the northeast are zoned C-4 and CPD Commercial for general commercial uses, to the north is the Mayfair Village Nursing Home zoned in the I – Institutional District, and the property to the south and west is multi-family zoned in the AR-12 District.

In terms of its existing CPD zoning, the intense commercial uses to the north and east, the nursing center to the north, and the apartment residential to the south and west this proposal is an appropriate intensity transitional zoning from the intensity to the north, northeast, and east to lower intensities to the west and southwest.

The applicant requests the following variances:

C.C. 3333.18 Building lines.

This section requires a building setback of 25 feet, the applicant proposes a setback of 10 feet to achieve a design aesthetic consistent with the Design Guidelines of The Northwest Plan, and as a result of the significant right-of-way that exists from edge of pavement to the property line along this portion of Bethel Road.

C.C. 3333.25 Perimeter yard.

This section requires a perimeter yard of 25 feet around the side and rear, the applicant proposes a reduction in the perimeter yard to 10 feet for buildings, as well as a reduction for the perimeter sidewalk.

These variances are appropriate given the surrounding relevant circumstances and will not be detrimental to any area property.

Developing this property to achieve the desired aesthetic as articulated in the Residential Design Guidelines of The Northwest Plan for multi-family drive the need for relaxation of certain development standards. As presently zoned, side and rear yard setbacks are not required.

Most importantly this development will not seriously affect any adjoining property or the general welfare of residents or owners in this area. This variance request, and its companion rezoning, are appropriate requests. The applicant respectfully requests approval.

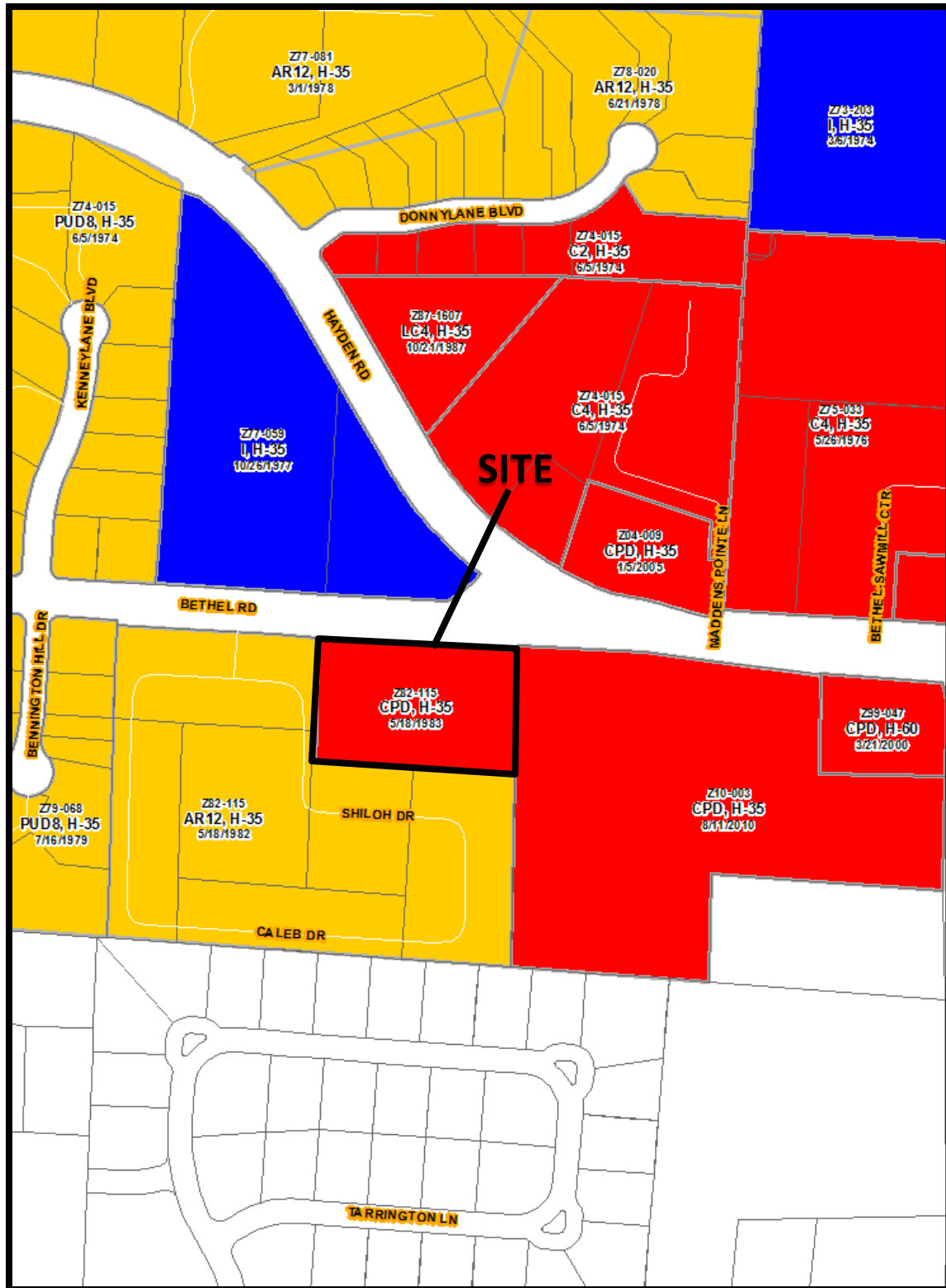
Preferred Living

By:



Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_ February 20, 2018 \_\_\_\_\_



Z17-025  
3001 Bethel Road  
Approximately 2.43 acres  
CPD to L-AR-2



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3001 Bethel Road  
Approximately 2.43 acres  
CPD to L-AR-2

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

**Case Number:** Z17-025 and CV17-049

**Address:** 3001 Bethel Road, Columbus, OH 43220

**Group Name:** Northwest Civic Association

**Meeting Date:** November 1, 2017

**Specify Case Type:**

☐ BZA Variance / Special Permit  
☒ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

**Recommendation:**  
(Check only one)

☐ Approval  
☒ Disapproval

**NOTES:** We took one vote that incorporated both the Rezoning Application and the Council Variance Application.

**Vote:** 5 Against; 4 For

**Signature of Authorized Representative:** Marilyn J. Goodman  
SIGNATURE

Zoning Committee Chair  
RECOMMENDING GROUP TITLE

614-889-0359  
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, 757 Carolyn Avenue, Columbus, OH 43224.

DEPARTMENT OF BUILDING  
AND ZONING SERVICES**COUNCIL VARIANCE APPLICATION****Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**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.APPLICATION # CV17-049STATE 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, Ohio 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  
 Business or individual's address  
 Address of corporate headquarters  
 City, State, Zip  
 Number of Columbus based employees  
 Contact name and number

1. 3001 Bethel Road Ltd. The Windsor Co. 1430 Collins Road NW Lancaster, Ohio 43130	2. Preferred Living 750 Communications Parkway Columbus, Ohio 43214
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

David HodgeSworn to before me and signed in my presence this 12th day of January, in the year 2018Kimberly R. Grayson

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires 1-11-2021

**KIMBERLY R. GRAYSON**  
 Notary Public, State of Ohio  
 My Commission Expires  
 January 11, 2021

**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**