

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 are year 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.

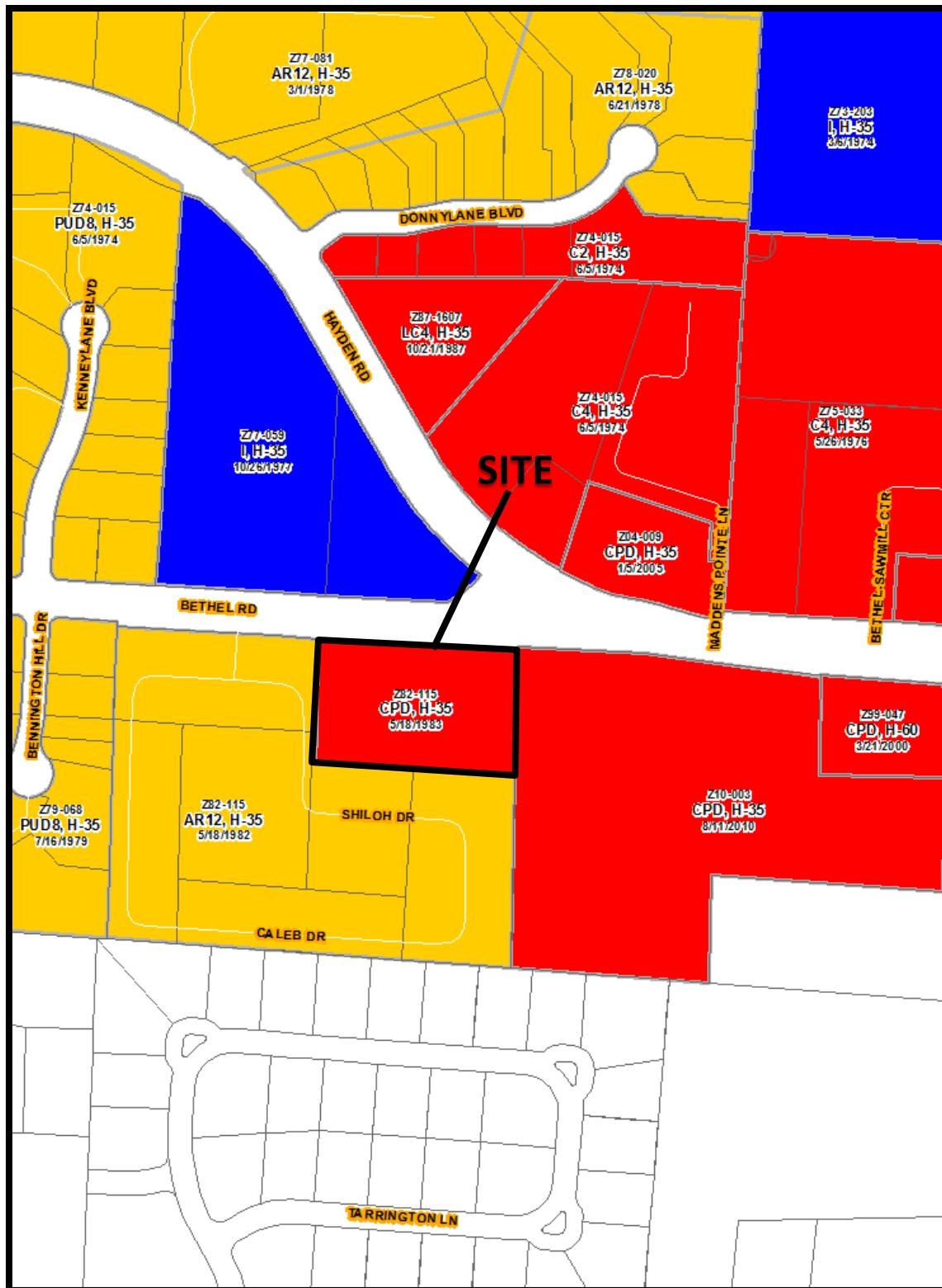
Preferred Living

By:



Signature of Applicant: _____

Date: _____ February 20, 2018 _____



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



Z17-025
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: Approval
(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.

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 # CV17-049

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, 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
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3.	4.
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Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 12th day of January, in the year 2018

Kimberly R. Grayson 1-11-2021 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC
My Commission Expires



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