

STATEMENT OF HARDSHIP

Property Address: 4692 Kenny Road

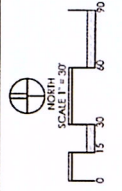
Applicant: Preferred Real Estate Investments II LLC

The subject site is 3.772 +/- acres on Kenny Road, which is being rezoned by the Applicant to AR-1 (Application Z14-029). The Applicant has submitted a site plan as part of the rezoning request. The site plan shows the building and parking setbacks on the north and south as five (5) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district. In addition, the site plans shows a building at the northern east property line and a gathering deck and detention pond at the east property line encroaching on the twenty-five (25) foot perimeter yard required in the AR-1 district.

The subject site is currently zoned M-1 and is contiguous to existing industrial uses on the north and south property lines. In light of the surrounding industrial uses, the applicant is asking to reduce the required perimeter yard for the proposed development. The applicant intends to install landscaping where residential buildings abut existing industrial uses.

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

Full Term
7/16/2014

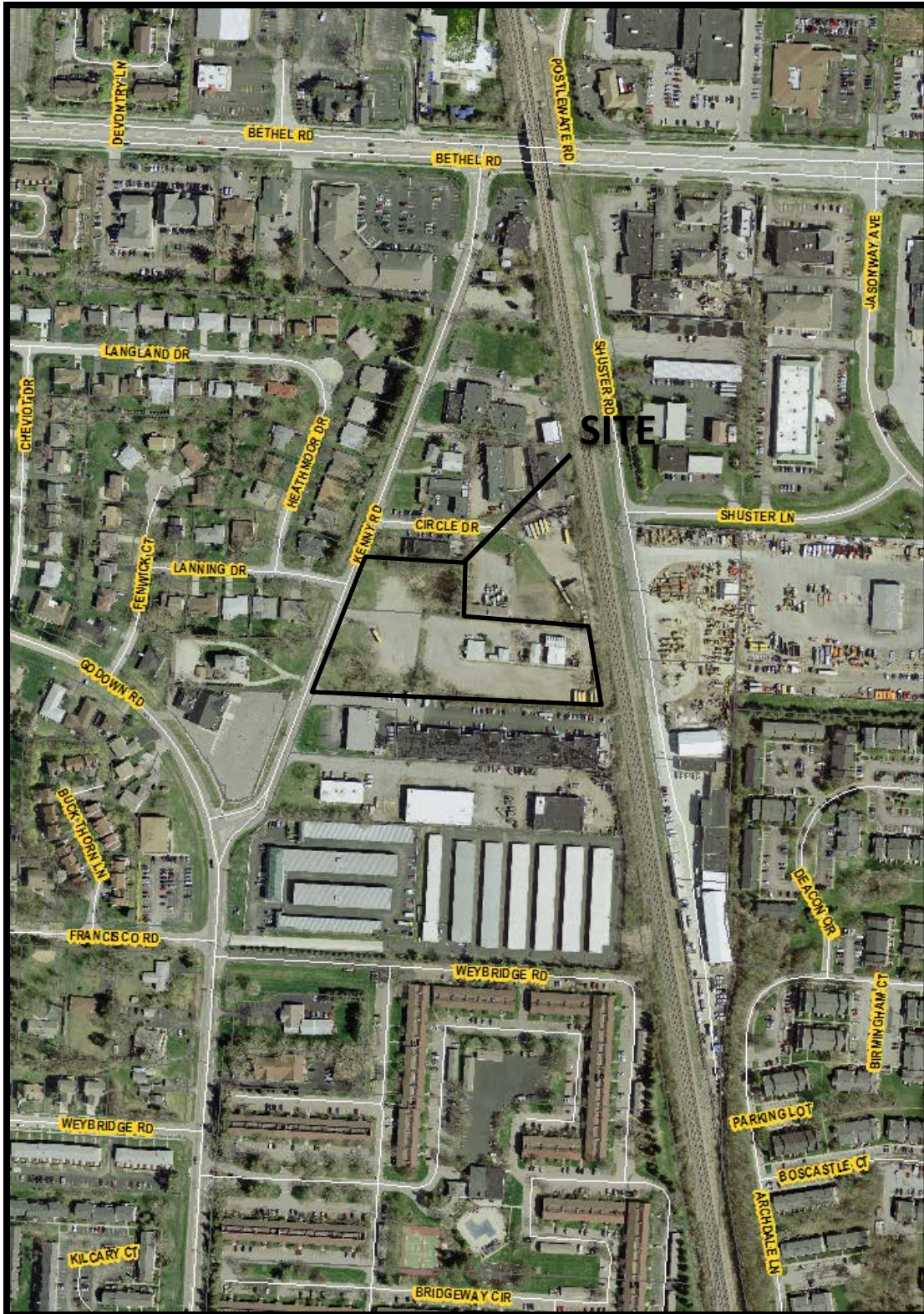


SITE PLAN

KENNY ROAD
PREPARED FOR PREFERRED LIVING
DATE 8.5.14

*Final site plan
rec'd 9-19-14
J. Y. Targem
9/16/2014*

Z14-029
4692 Kenny Road
Approximately 3.77 acres
From M-1 to L-AR-1



Z14-029
4692 Kenny Road
Approximately 3.77 acres
From M-1 to L-AR-1

Thrush, Eliza C.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Tuesday, August 12, 2014 9:46 AM
To: Thrush, Eliza C.
Subject: Z14-029 & CV 14-032

4692 Kenny Rd.

Recommendation: Approval: 4 - 3 for both the rezoning of the property and council variance for setback for the perimeter yard.

Notes:

On Aug. 6 a presentation was made for both the rezoning of the property and or council variance for setback for the perimeter yard. After much discussion and a lengthy question and answer session, which included the surrounding community we voted to approve by a close vote. (4 - 3) Major concerns were for the increase in traffic on Kenny Rd. which could pour into the neighborhood across Kenny Rd. Another concern was the height of the buildings. We would have liked to see 2 stories instead of the 3 stories.

Rosemarie Lisko
Northwest Civic Association
Zoning Chair
985-1150

**REZONING APPLICATION**

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.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 # 214-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman, Esq.

Subscribed to me in my presence and before me this 27th day of June, in the year 2014

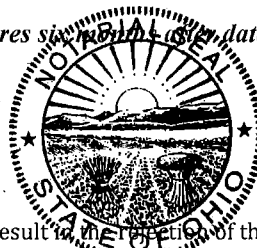
SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

This Project Disclosure Statement expires 10-16-2017 date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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**