

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 *Jeff Tangeman* Date 9/30/2010

CV10-029

STATEMENT OF HARDSHIP

Property Address: 5101 Thompson Road

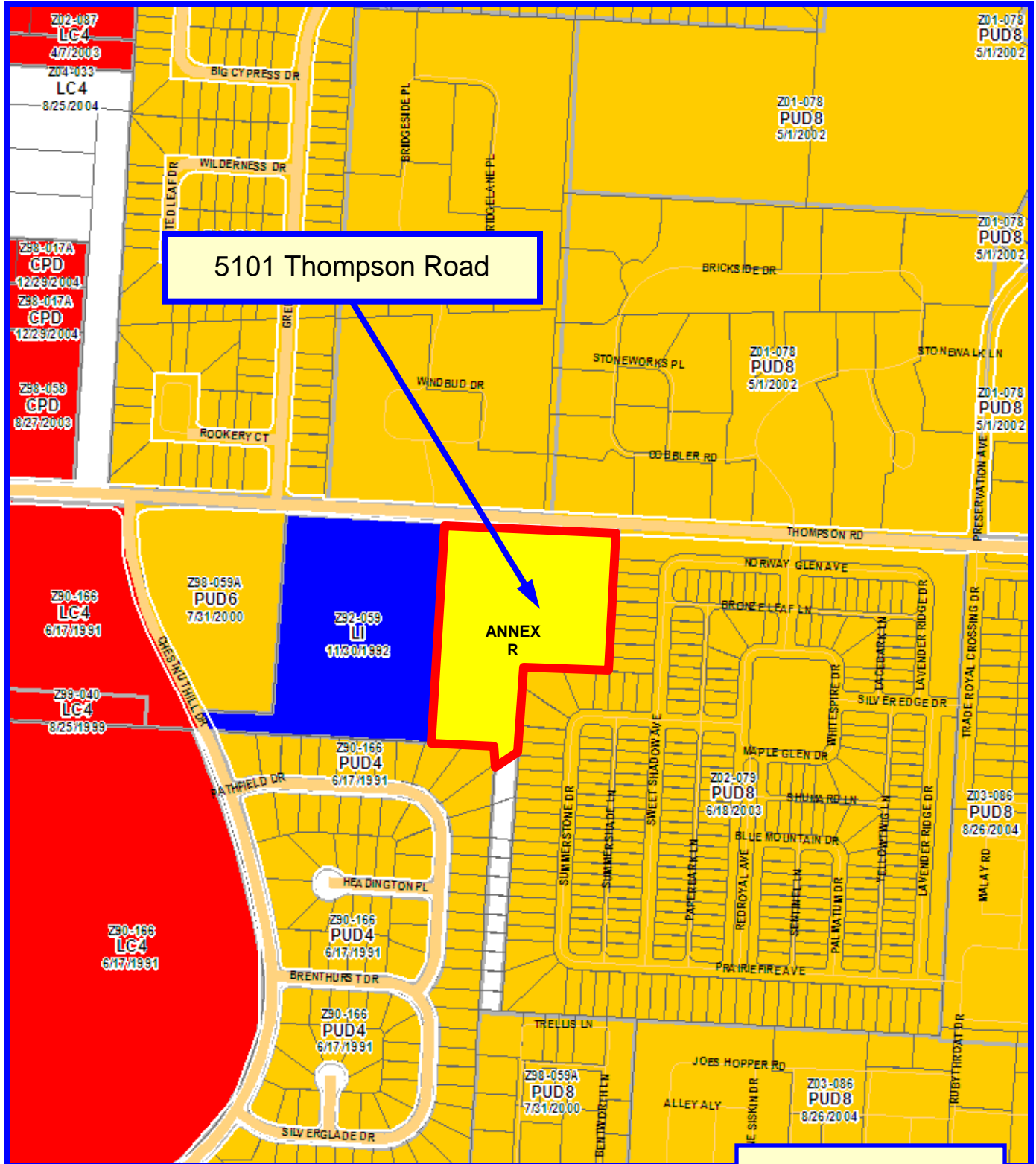
Applicant: Preferred Real Estate Investments II, LLC

The subject site is 7.20 +/- acres on Thompson Road, which is being rezoned by the Applicant to AR-1 for use as a multi-family development (Application Z10-016). The Applicant has submitted a site plan as part of the rezoning request. The site plan shows the west side yard set-back as five (5) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district.

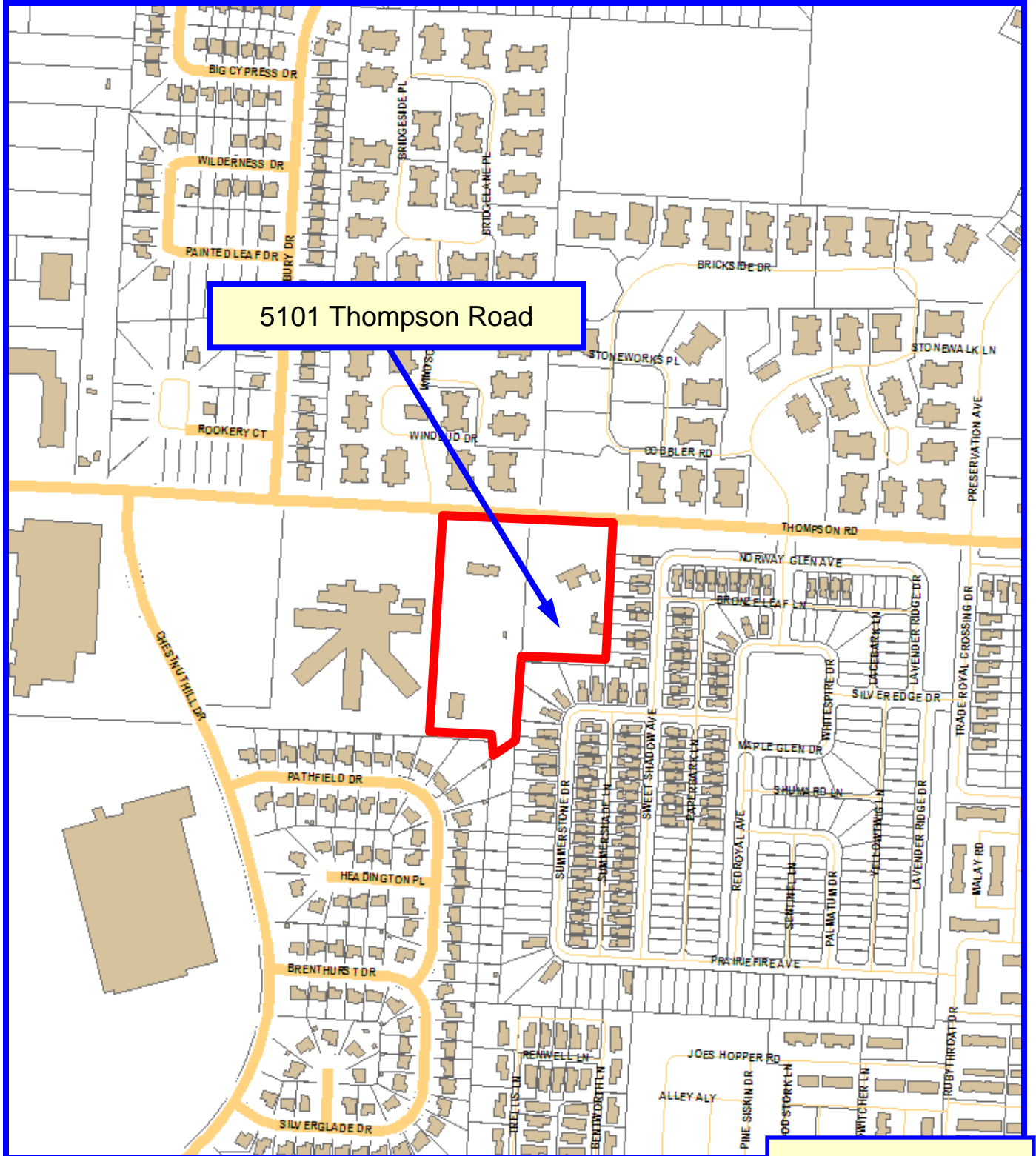
At the request of both the surrounding neighbors and city staff, the Applicant purposely moved all proposed buildings west in order to create a tree preservation zone on the east and south sides of the property. The property to the west of the subject site is zoned I-Institutional and therefore has no side yard set-back requirement. In contrast, the properties to the east and south are zoned for residential uses. As a result, the Applicant determined it was appropriate to move the proposed development closer to the west property line in order to provide a buffer to the residential uses to the east and south.

Although the set-back will be five (5) feet along the west property line, the site plan shows that only pavement will exist within five (5) feet of the property line. The buildings are all situated at least twenty-five (25) feet from the property line. The Applicant will screen the pavement and parking areas neighboring the west property line per the requirements set forth in the Northland Plan Development Standards.

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

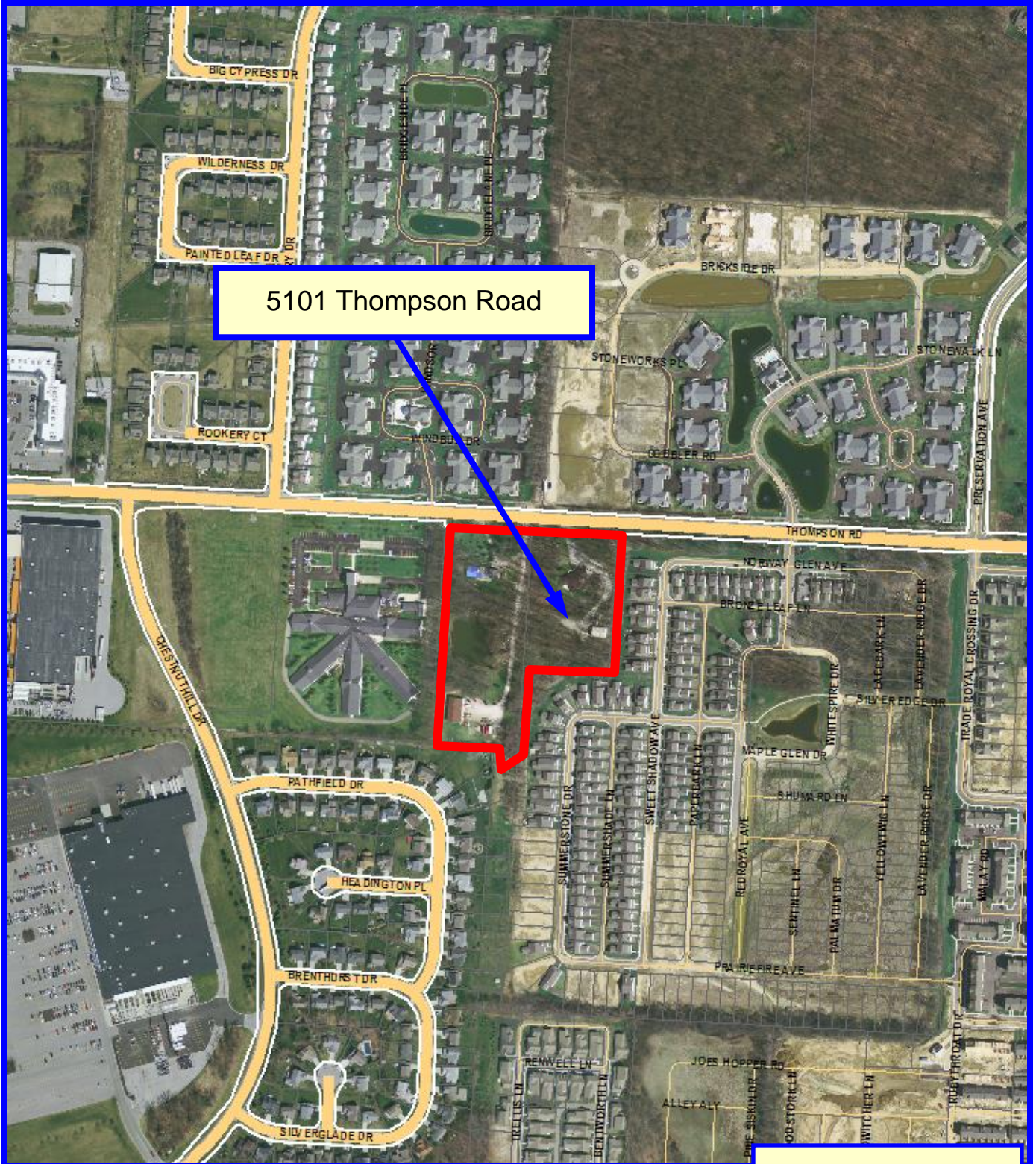


CV10-029



5101 Thompson Road

CV10-029



5101 Thompson Road

CV10-029



Date 10/8/2010

NCC Development Committee Response

Application # Z10-016
Address 5151 Thompson Rd.
Agent/Applicant Jill Tangeman
Email jstangeman@vorys.com

Ms Tangeman,

Our committee will support the Variance as presented for the property at 5151 Thompson Rd.
If there are any questions, you can contact me at 614-855-5456

Sincerely,

Robert Thurman
Development Chairman
Northland Community Council
4493 Flower Garden Dr.
New Albany, Ohio 43054
(614) 855-5456
rthurman@insight.rr.com

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

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 # CV10-029

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	

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 18th day of August, in the year 2010
 SIGNATURE OF NOTARY PUBLIC Deanna Cook
 My Commission Expires: NA

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



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