

**STATEMENT OF HARDSHIP**

Application Number: CV16-057

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

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

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

*See attached.*

Signature of Applicant

*Gill S. Tangeman, Esq.*  
*by [Signature], Esq.*

Date

*7-6-17*

**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

**STATEMENT OF HARDSHIP**

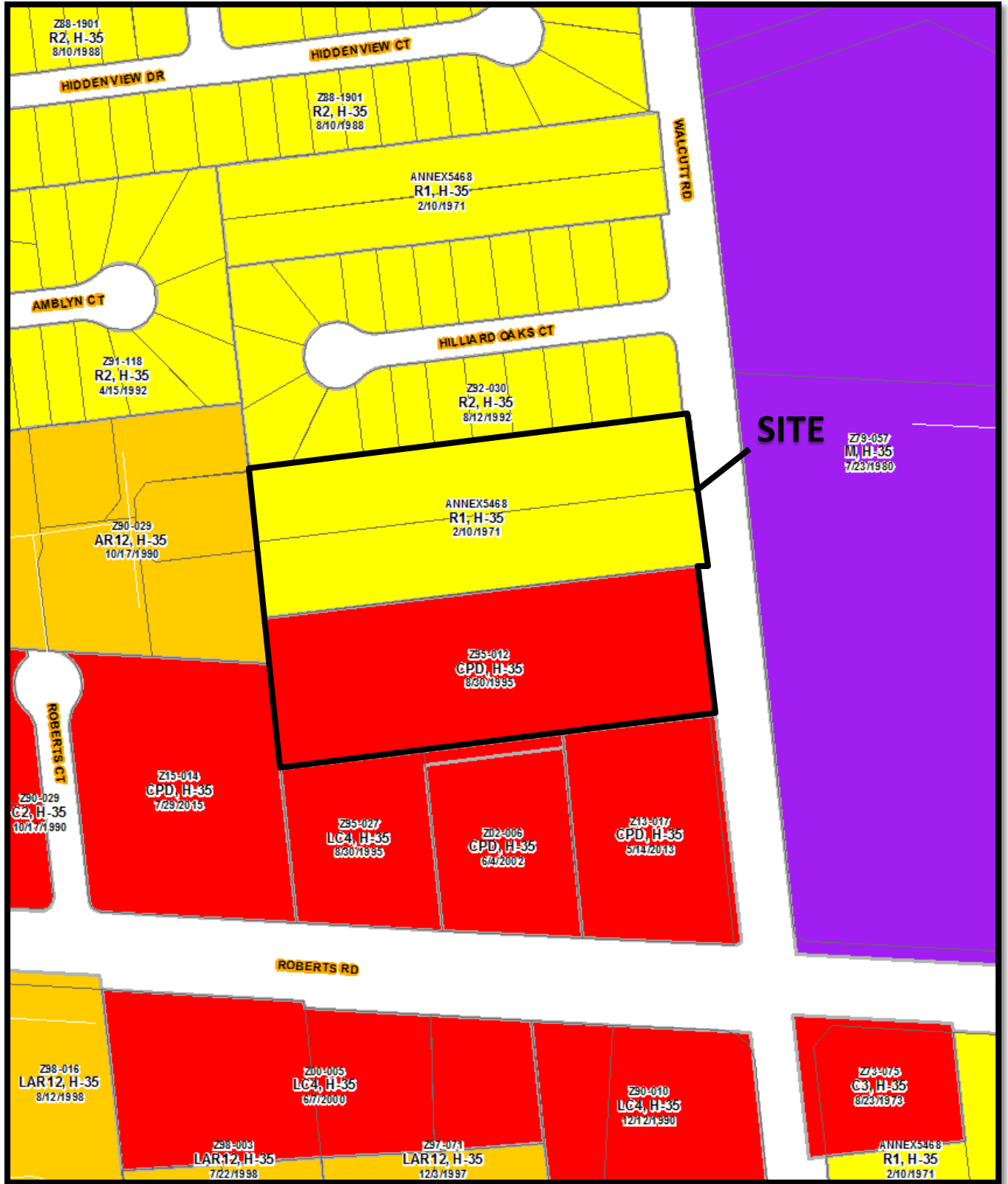
**Property Address:** Walcutt Road

**Applicant:** Preferred Real Estate Investments II LLC

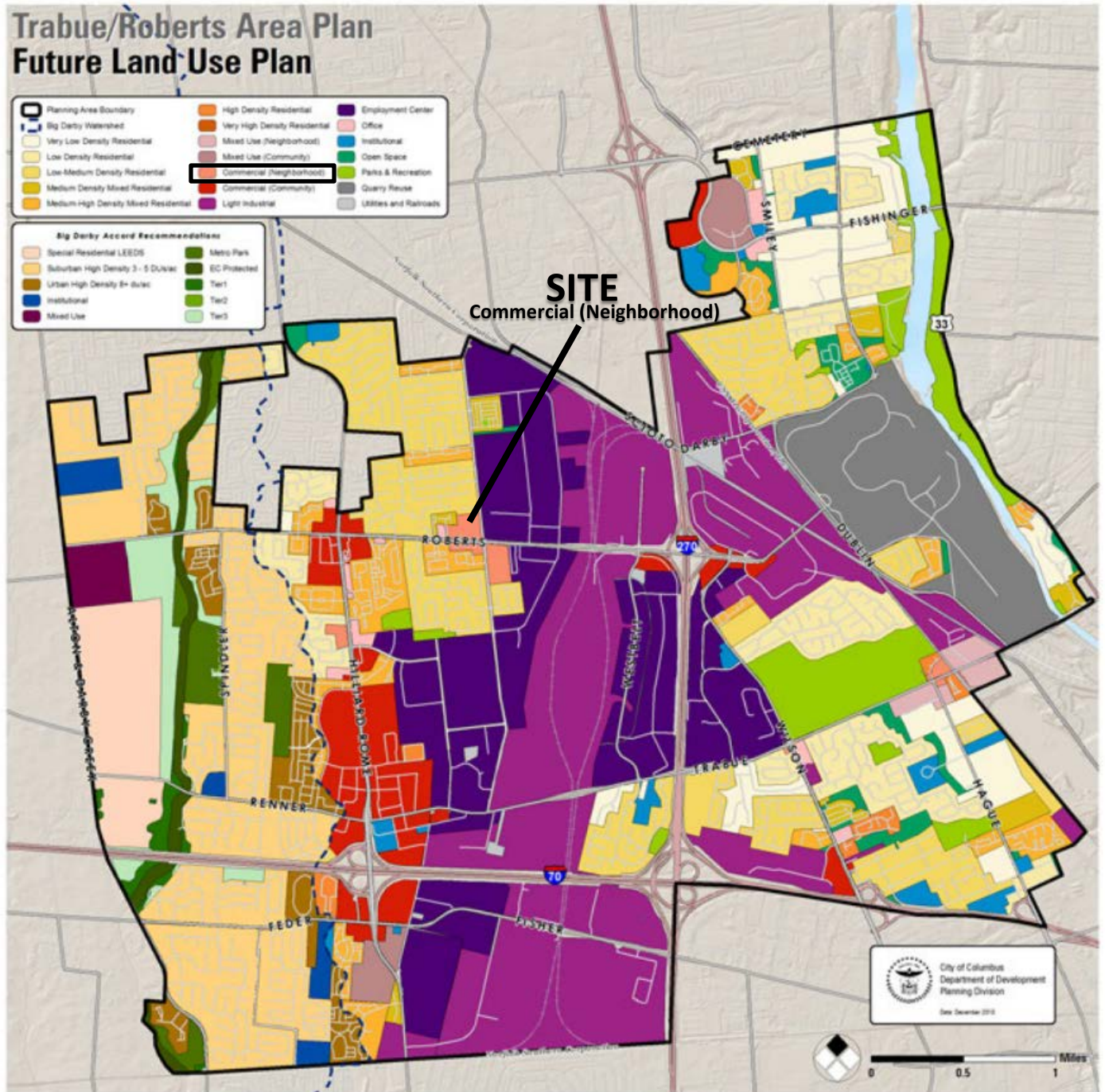
The subject site is 6.78 +/- acres on Walcutt Road, which is being rezoned by the Applicant to L-AR-1, Limited Apartment Residential District. The Applicant is requesting a variance to allow a reduced perimeter yard along the south property line to be twenty (20) feet as indicated on the site plan, as opposed to the twenty-five (25) feet for a perimeter yard required in the L-AR-1 district.

Much of the subject site is currently zoned CPD and is contiguous to existing commercial uses on the south property lines. In light of the surrounding uses, the applicant is asking to reduce the required perimeter yard for the proposed development.

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



CV16-057  
2585 Walcutt Road  
Approximately 6.78 acres



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**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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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.

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STATE OF OHIO  
COUNTY OF FRANKLIN


Being first duly cautioned and sworn (NAME) Deanna R. Cook, 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

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

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 6th day of July, in the year 2017

  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



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

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