

STATEMENT OF HARDSHIP

**Property Address:** 4660 Kenny Road

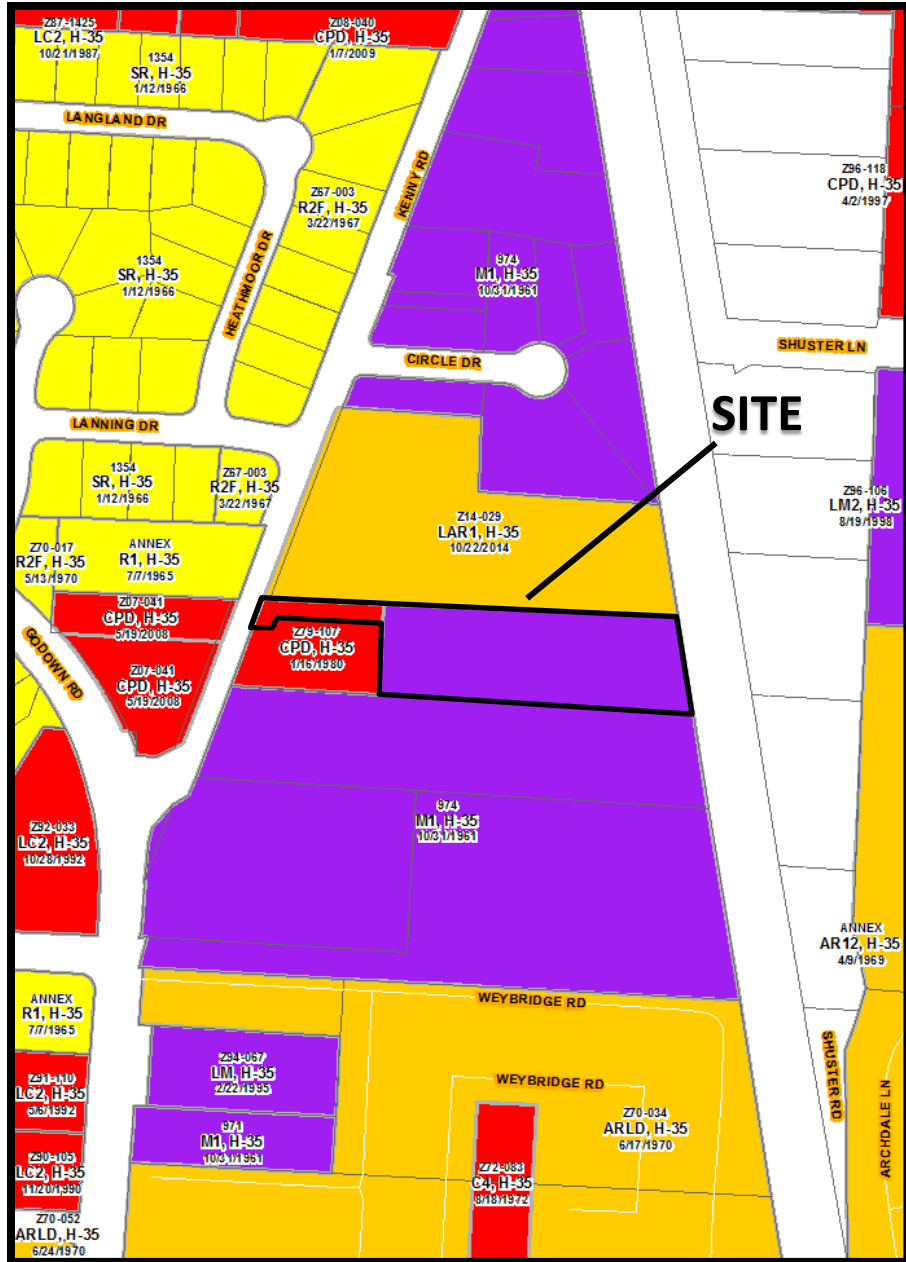
**Applicant:** Preferred Real Estate Investments II LLC

The subject site is 1.9 +/- acres on Kenny Road, which is being rezoned by the Applicant to AR-1 (Application Z16-021). The Applicant is requesting a variance to allow the parking and building setback to the north and along the entrance drive aisle to be zero (0) feet as indicated on the site plan and to be five (5) feet east and to be ten (10) feet on the south, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district. The Applicant is also requesting a use variance to allow the existing driveway from Kenny Road to continue to be used for access to the neighboring commercial property (Parcel No. 010-191431).

The subject site is currently zoned M-1 and is contiguous to existing industrial uses on the south property lines. In fact, there is already an existing industrial building on the site that sits five feet or less from the property line. To the east is a railroad right of way. To the north is an apartment property owned by the applicant. To the west is an existing retail store zoned in the CPD district. In light of the surrounding uses, the applicant is asking to reduce the required perimeter yard for the proposed development and to allow the existing retail store to continue to use the driveway to Kenny Road for commercial access.

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

*John Taylor, Esq.*  
8-26-2016



CV16-024  
4660 Kenny Road  
Approximately 1.9 acres



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Approximately 1.9 acres



STANDARDIZED RECOMMENDATION FORM

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

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

Case Number CV16-024

Address 4660 KENNY RD.

Group Name Northwest Civic Assoc.

Meeting Date 06/08/16

- Specify Case Type: [ ] BZA Variance / Special Permit, [x] Council Variance, [ ] Rezoning, [ ] Graphics Variance / Plan / Special Permit

- Recommendation: [x] Approval, [ ] Disapproval

NOTES:

Multiple horizontal lines for handwritten notes.

Vote 8-0 APPROVAL

Signature of Authorized Representative Rosemarie Leake

Recommending Group Title Zoning Chair

Daytime Phone Number 614 (985-1150)

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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

**Department of Building & Zoning Services**  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 [www.columbus.gov](http://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 # CV16-024

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<br>470 Olde Worthington Rd. Suite 470<br>Westerville, OH 43082<br>c/o Jared Smith #614-901-2400<br>0 Columbus employees | 2. |  |
|----|--|----|--|

Check if listing additional parties on a separate page.

Jill Tangeman  
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC Deanna Cook

My Commission Expires: NT

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

Notary Seal Here



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

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