



SITE PLAN

THOMPSON ROAD
 PREPARED FOR PREFERRED LIVING
 DATE: 4.13.21

SITE DATA

TOTAL ACRES	3.375 ACRES
TOTAL UNITS	88 UNITS
TOTAL PARKING	148 SPACES
GARAGE PARKING	12
SURFACE PARKING	136
TOTAL PARKING DENSITY	2.148 SPACES/UNIT

CV20-021 Final Received 4/15/2021 1 of 3



 SCALE: 1"=50'
 LAND PLANNING: 340 N. 9th Street, Suite 401, Columbus, OH 43215
 LANDSCAPE ARCHITECTURE: 10000 W. 11th Ave., Suite 100, Columbus, OH 43240
 Harris Planning & Design

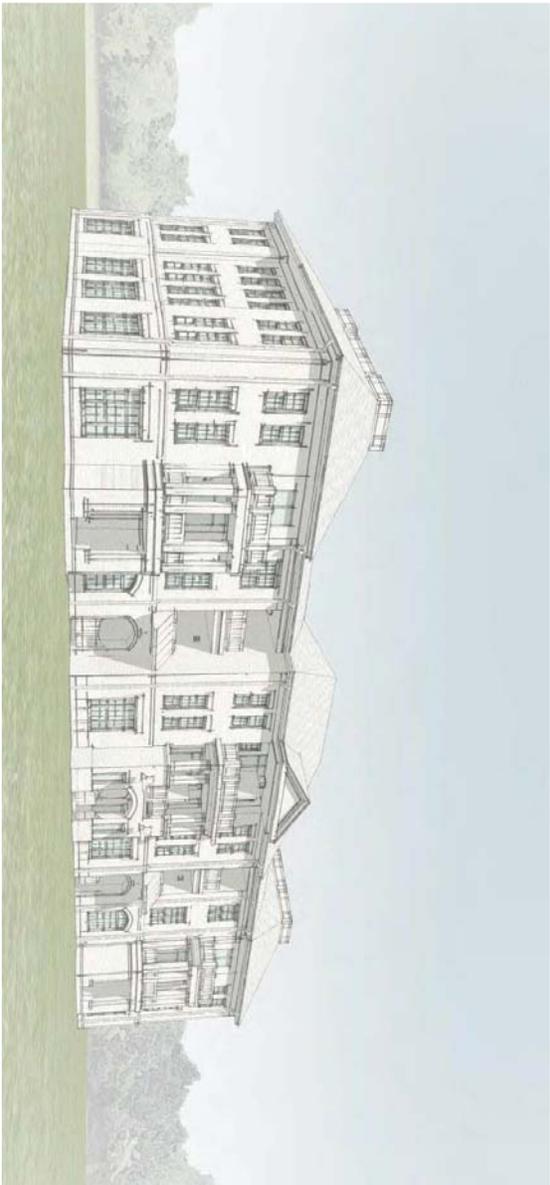
4-15-21

PREFERRED LIVING - THOMPSON RD.



L. Spate
4-15-21

PREFERRED LIVING - THOMPSON RD.



JONES

EXTERIOR MODEL VIEWS (136 FT. WIDE)

CV20-021 Final Received 4/15/2021 3 of 3

Handwritten signature
4-15-21

STATEMENT OF HARDSHIP

Application No.: CV20-021
 Location: 5364 THOMPSON ROAD (43230), located at the north of Thompson Road and east of Preservation Avenue (220-000369, annexed; Northland Community Council).
 Existing Zoning: R-Annex
 Proposed Zoning: AR-1
 Request: Variance(s) to Section(s): 3333.255, Perimeter yard. To reduce the required minimum perimeter yard from 25 feet to 15 feet along the north and east perimeter.
 Proposal: To develop multi-family residential.
 Applicant(s): 5364 Thompson Road LLC
 750 Communications Parkway, Suite 200
 Columbus, Ohio 43214
 Attorney/Agent: David Hodge
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054
 Property Owner(s): Applicant
 Date of Text: April 15, 2021

The Applicant submits this Statement of Hardship in support of its companion Council Variance Application. The site is located on the north side of Thompson Road and east of Preservation Avenue. The site was recently annexed to the City and is currently zoned R-Annex. This Council Variance Application is filed in companion with a Rezoning Application which requests to rezone the property to L-AR-1.

The site is bordered on all sides by City property zoned PUD-8. The site is situated within the boundary of the Northland Community Council. The Site is also within the boundary of the Preserve District of the *Northland Plan – Volume II*.

The Applicant proposes a multi-family development with approximately 23.5 dwelling units per acre. The development will take care to promote the development standards of the Plan and integrate with the surrounding residential neighborhood. To develop the property as proposed, Applicant respectfully request the following variance:

1. 3333.255, Perimeter yard. To reduce the required minimum perimeter yard from 25 feet to 15 feet along the north and east perimeter.

The Applicant suffers from a hardship because it has incorporated into the site plan a building line of 80 feet from the proposed Thompson Road right-of-way. Under the zoning code, the maximum required building line under this zoning district is 25 feet. The Applicant proposed this larger building line so that the site’s building line was aligned the building lines of the neighboring

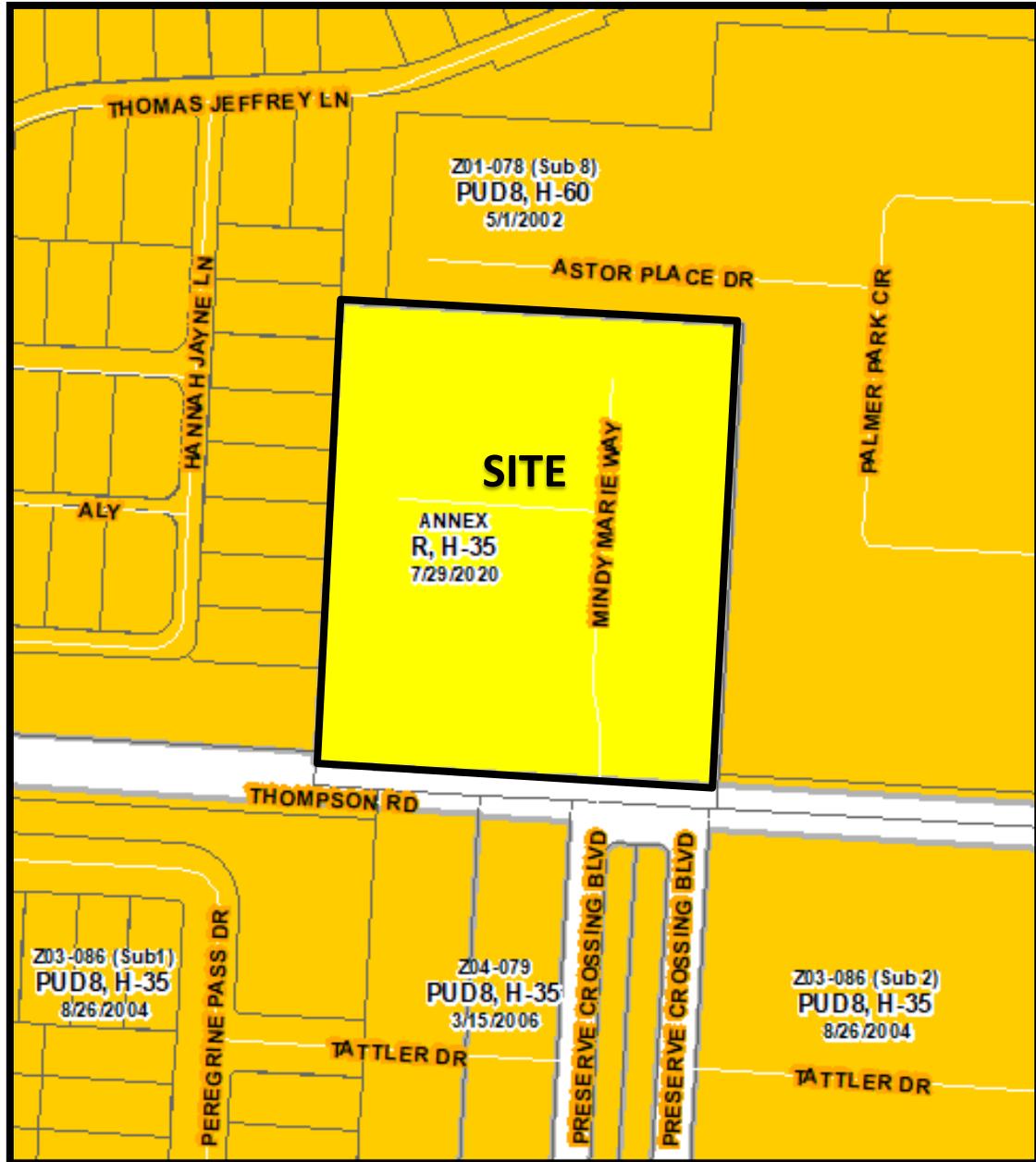
properties. This variance request to reduce the required minimum perimeter yard by ten feet would not be necessary if the development did not increase the required building line by fifty-five feet to align with neighboring properties.

The Applicant's goal is to redevelop the site in a manner that is consistent with the Plan's development standards. The unusual and practical difficulty in carrying out the zoning district provisions with respect to building line is a condition which warrants approval of variance concurrent to the rezoning request. Further, the requested variance is not substantial, nor will it cause substantial detriment to the neighborhood nor adjoining properties. The variance will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully Submitted,



David Hodge
Attorney for Applicant



7J&\$!\$&%
5364 Thompson Rd.
Approximately 3.84 acres



CV20-021
5364 Thompson Rd.
Approximately 3.84 acres



Northland Community Council
Development Committee

Report

September 30, 2020 6:30 PM
via Zoom teleconference

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Friendship Village (FVRA), Lee/Ulry (LUCA), Little Turtle (LTCA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1: Application #BZA19-145 (BZA variances from §3312.11 bypass drive-through lane, §3312.49 required parking spaces, and §3361.49 from approved CPD zoning text for lot coverage and rear yard parking setback, for construction of a convenience store/fuel center/fast-food restaurant – *Tabled 8/26/2020*)
Christopher Rinehart/Rinehart Legal Services *representing*
TH Midwest LLC (Turkey Hill)
6465 N Hamilton Rd, 43081 (PID 010-288950)

- *The Committee approved (13-0 w/ 3 abstentions) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

Case #2: Application #Z20-017 (Rezone 3.84AC± from R-annex to AR-1 for ~~96~~ 94 units of multi-family housing at ≤24.4 du/AC – *Tabled 4/29/2020*)

Application #CV20-021 (Concurrent Council variance from §3333.255 to reduce the required minimum perimeter yard from 25 to 15 feet along the north and east perimeter – *Tabled 4/29/2020*)
David Hodge/Underhill & Hodge *representing*
5364 Thompson Road LLC
5364 Thompson Rd, 43230 (PID 220-000369)

- *The Committee approved (11-3 w/ 2 abstentions) a motion (by APCA, second by LTCA) to **RECOMMEND DISAPPROVAL** of both applications.*

Case #3: Application #Z20-058 (Rezone 1.76 AC± from C-4 to CPD to permit construction of a convenience store/fuel center/restaurant – *“Looksee” 8/26/2020*)
Eric Elizondo/Skilken Gold *representing*
Skilken Gold Real Estate Development
975 E Dublin Granville Rd (*fmr. Walgreens*), 43229
(PID 010-274389)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will revise section 2, “Permitted Uses,” of the CPD text to add “Pawn Brokers” to the list of excluded C-4 uses on the site.*

Continued ...



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of Eric Zartman]

Subscribed to me in my presence and before me this 30th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Kimberly R. Grayson]

My Commission Expires:

1-11-2026



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

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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