

Exhibit A

STATEMENT OF HARDSHIP

Worthington Galena Road

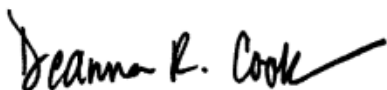
The 5.294+/- acre subject site (the "Site") is currently zoned M2 and is being used for a mulch business. The site is surrounded by a single family subdivision (zoned R-2) on the north and west and by other M2 uses on the east and south.

The Applicant is seeking to rezone the Site to L-AR-1 to allow for the construction of a multi-family apartment project and has submitted a "Site Plan" as part of its rezoning application. The Applicant intends to build its project in general conformance to the Site Plan, which includes placing buildings on the Site in a manner designed to provide as much green space and landscaped buffer area as possible between apartment and garage buildings to be located on the Site and the existing homes in the neighboring single family development to the north and west of the Site. Creating this green space and buffer area requires a setback of five (5) feet on the south boundary of the Site, as opposed to the twenty-five (25) foot perimeter yard setback required in the AR-1 district under Section 3333.255 of the City of Columbus zoning code.

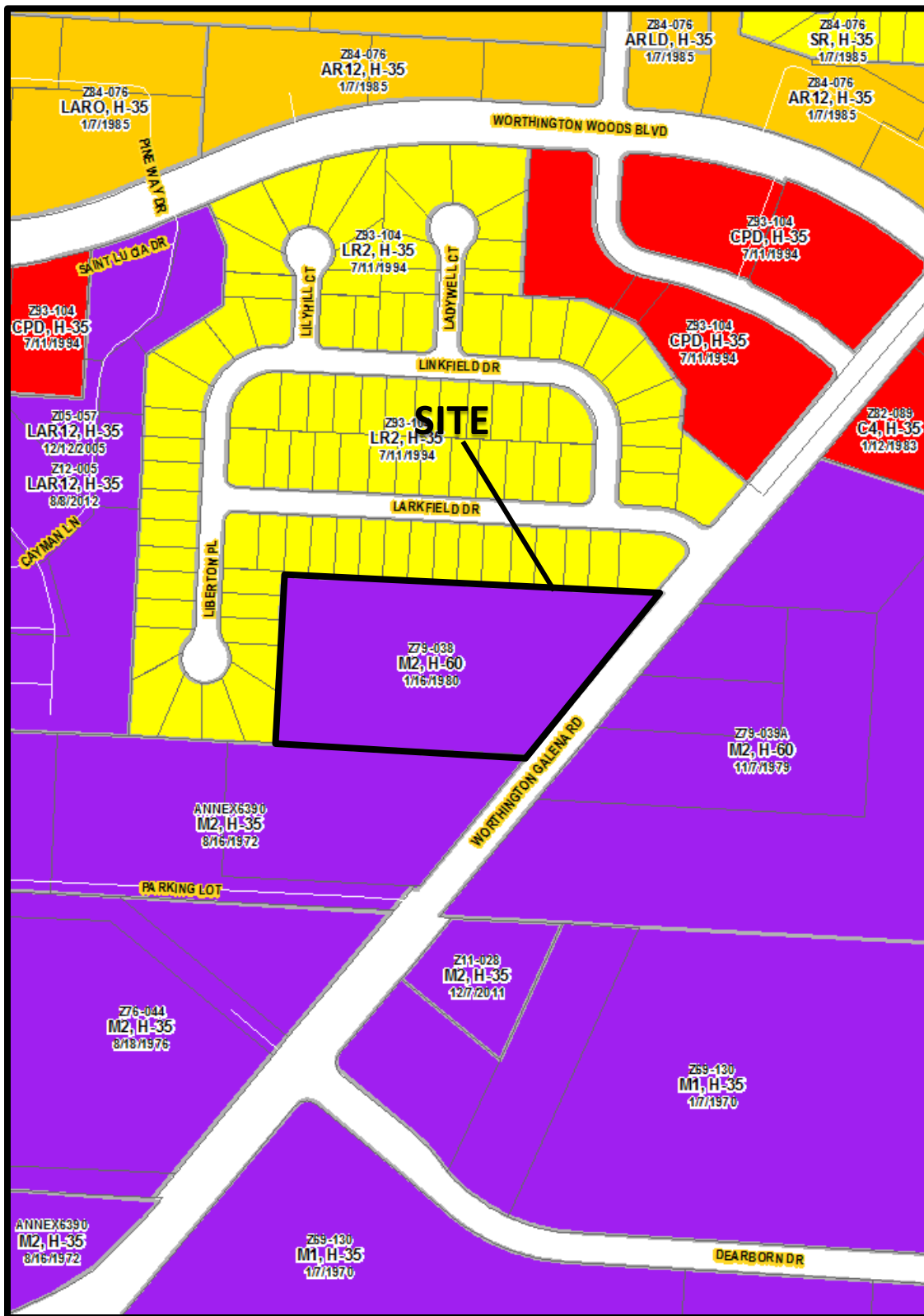
The variance is necessary due to the limited amount of acreage available for development on the Site and because of the desirability of maintaining a buffer of green space in and along the north and west boundaries of the Site, which boundaries abut a single family subdivision.

The property to the south of the Site will not be affected or impacted by the 5 foot setback. This neighboring site is zoned M2 and itself has only a five (5) foot building setback along the boundary shared with the subject Site. Because the subject Site is currently zoned M2, the neighboring site to the south already anticipates a five (5) foot setback from its neighbor to the north. As such, and as previously stated, a variance to allow for a five (5) foot setback along the southern boundary of the subject Site will not affect the property immediately to its south.

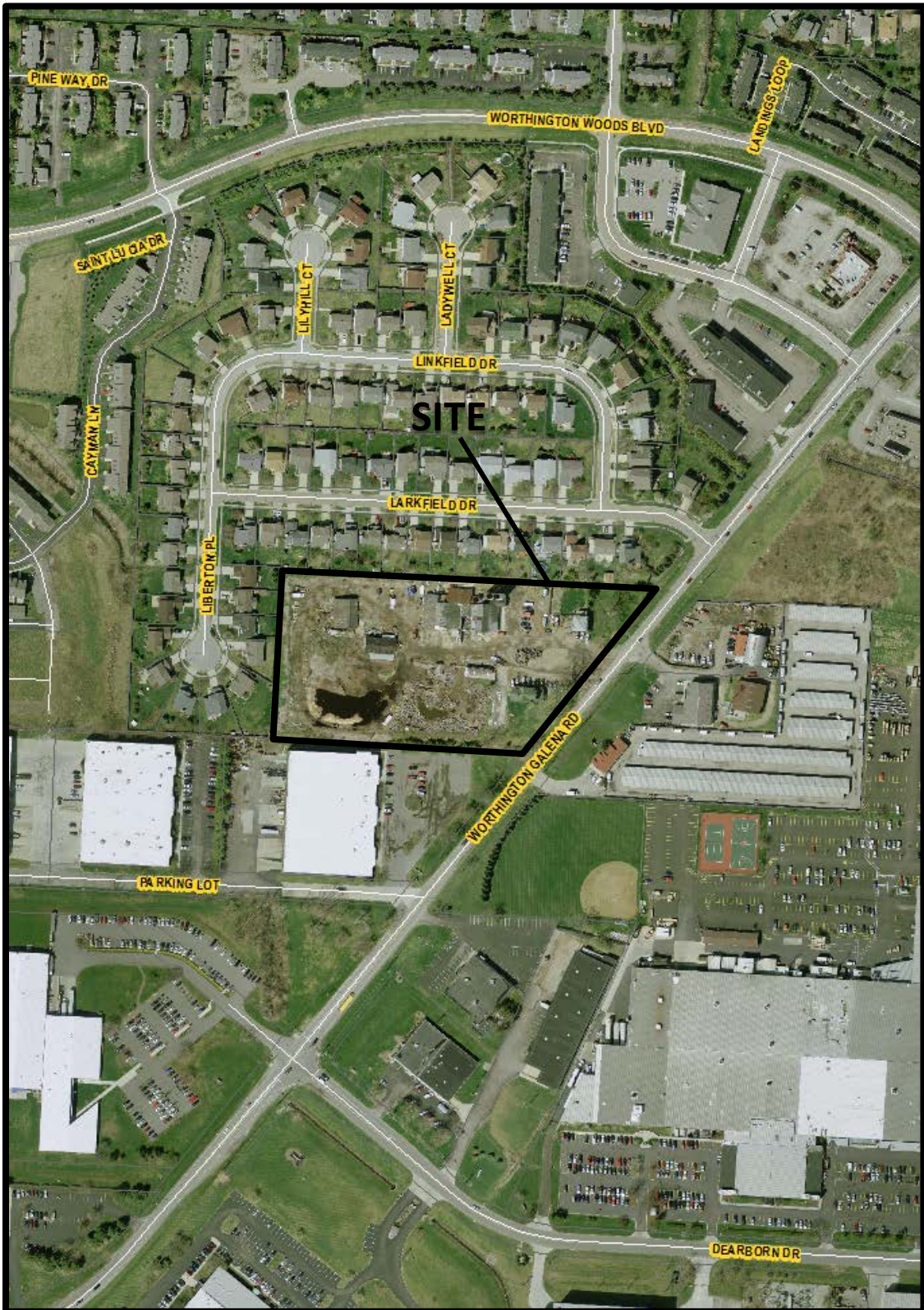
None of the requested variances will impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals or welfare of the City of Columbus.



July 8, 2014



CV14-028
7503 Worthington Galena Road
Approximately 5.29 acres



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COUNCIL VARIANCE 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 # CV14-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Deanna R. Cook, Esq.

Of [COMPLETE ADDRESS] 52 E. Gay St. Columbus, Ohio 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 formats

- 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 Jared Smith # 614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook

Subscribed to me in my presence and before me this 8th day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Torpy L. Yates

My Commission Expires



TORPY L. YATES
Notary Public, State of Ohio
My Commission Expires
07-15-2018

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

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



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number 214-017 / 14335-00000-00201

Address 7503 Worthington - Galena Rd.

Group Name FNCCC

Meeting Date 6/3/2014

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: With emphasis that the Developer continue to discuss and uphold commitments made to the Worthington Village North neighbors regarding a fence.

Vote 10-0 For

Signature of Authorized Representative James J. Palmisano
SIGNATURE
FNCCC President
RECOMMENDING GROUP TITLE
614-430-2840
DAYTIME PHONE NUMBER

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