



## STATEMENT OF HARDSHIP

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.

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 Attachment A

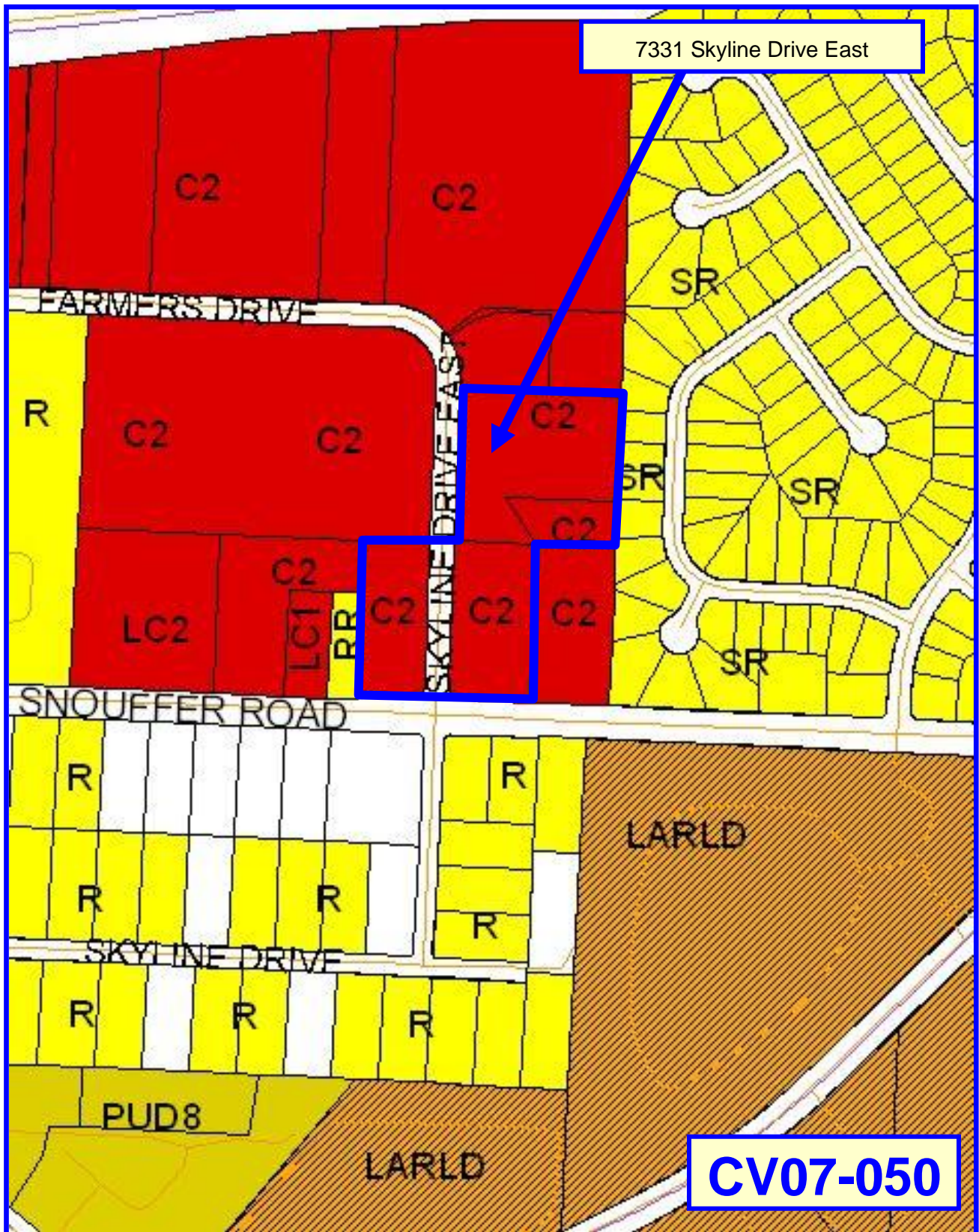
Signature of Applicant

*Robert A. Murphy*

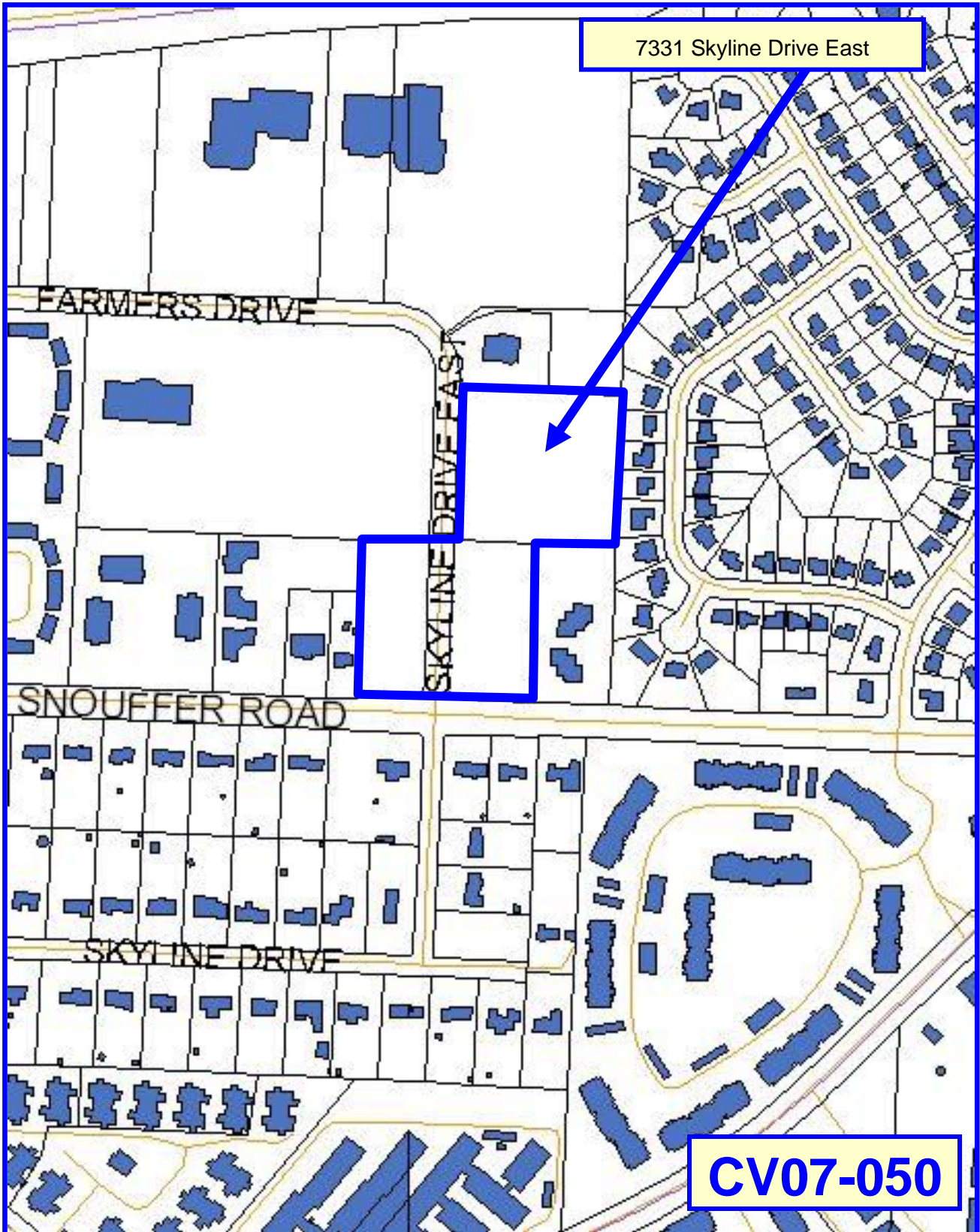
Date 10-31-07

**ATTACHMENT A**

The Applicant in Rezoning Case No. Z-07-027 proposes in Subarea 2 of that rezoning a multifamily residential development under the AR-12 requirements, as limited by the Limitation Text in that zoning. While the site has not been designed or laid out, the Applicant intends to construct units with one car garages served by driveways. The driveway dimensions are such that each would meet the dimensional requirements of the Code with respect to a parking space. The Applicant seeks this variance from Sections 3342.15 (mauneuvering) and 3342.19 (stacked parking) in conjunction with the zoning to permit stacked parking (the garage and driveway space) to meet the required Code parking requirements. The Applicant submits that there would not be enough additional area to provide a space for each unit in addition to the drive, and such an approach would result in an inappropriate amount of impervious surface in any event. Accordingly, the Applicant submits practical difficulties exist justifying the requested variance.







November 28, 2007

The Far Northwest Coalition (FNWC) met for its regularly scheduled meeting at St. Andrews Church. Members present of the FNWC Board were John Best, Joe Macomber, Mike Brown, Kelly Thompson and John Murley.

Rob Meyer made a presentation to the FNWC concerning a condominium development on both sides of Skyline Drive (7331 Skyline). Zoning requires that each unit have two parking spaces. The developer requested that we support a variance so that the space immediately in front of each unit's garage can be counted as one of the two required spaces. The development will have 78 units, in short they want to eliminate 78 spaces to limit pavement and increase green space in the development.

After additional internal discussion, Mike Brown motioned and Joe Macomber seconded to support the parking zoning variance to allow the spaces in front of the unit's garages to be counted as one towards the two space requirement per unit. The motion was unanimously approved.

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # CV07-050

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.  
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High 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 formats

Name of business or individual  
Business of 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, #470 Westerville, OH 43082 0 Columbus-based employees Contact: Nick King 614/901-2400	

☐ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.  
Subscribed to me in my presence and before me this 31<sup>st</sup> day  
of October, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

page 10 — Rezoning Packet



MARY A. ROSSI  
Notary Public, State of Ohio  
My Commission Expires 11-05-07