



ILLUSTRATIVE PLAN

KENNY & W. HENDERSON RD.

DATE: 1/28/19

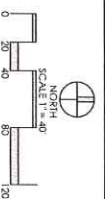
1200 Hdg - others 214119



① FENCE & GATE PRECEDENT IMAGE
SCALE: N.T.S.

SITE DATA

TOTAL ACRES	3.54 ACRES
TOTAL UNITS	218 UNITS
DENSITY	± 60.3 D.U./AC.
SURFACE PARKING	276 SPACES
GARAGE PARKING	51 SPACES
TOTAL PARKING	327 (1,500 FT)



Farris Planning & Design

LAND PLANNING

SCALE: 1" = 40'

DATE: 05/20/19

PROJECT: 19-014

3/14/19

1/28/19

WWW.FARRISPLANNING.COM

CHANDLER, AZ 85111

CONCEPTUAL ELEVATION EXHIBIT



David Hardy - others 2/14/19



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-083

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

David Hodge - Attorney

Date

2/14/19

STATEMENT OF HARDSHIP

Property Address: 4522 Kenny Road
Parcel ID: 010-129871
Owner: 4522 Kenny Road LLC
6827 North High Street, Suite 234
Worthington, Ohio 43085
*Additional property owners on separate sheet
Applicant: Preferred Living Acquisitions, LLC
750 Communications Parkway
Columbus, Ohio 43214
Attorney: David Hodge
Underhill & Hodge, LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
david@uhlfirm.com
Date of Text: February 4, 2019

The subject site is located south-east of the intersection of West Henderson Road and Kenny Road. Parcels within the site are zoned CPD, C-2, and C-4. This Council Variance Application is filed with a companion Rezoning Application requesting to rezone the property to AR-2.

The site is bordered on the east by C-2 and M-1, on the south across Old Henderson Road by AR-1, AR-3, M-1, and LC-3, on the west by CPD and C-4, and on the north across West Henderson Road by C-4 and AR-1. The site is not within an historic district, commercial overlay, nor planning overlay.

The site is situated within the boundary of the Olentangy West Area Plan. The Olentangy West Area Plan recommends Community Mixed Use for the Site. Community Mixed Use is a Classification which includes retail, office, institutional, and residential uses. It recommends a density of 10 to 16 dwelling units per acre.

Applicant proposes the development of a multi-family residential apartment development at a density of approximately 40 dwelling units per acre. Applicant respectfully requests the following variances:

1. 3332.255 – Perimeter Yard, which section requires a principal building to provide a perimeter yard 10% of the average lot width, not required to exceed 25 feet in width. Application requests a variance to reduce the minimum perimeter yard to 2 feet in width on the west perimeter, zero on the southern perimeter, and 3 feet on the eastern perimeter.
2. 3333.18(F) – Building Line, which section establishes a minimum building line equal to half of the designated right-of-way width of the frontage street as shown on the Columbus Thoroughfare Plan. Henderson road is designated a 4-2D Arterial on the


Columbus Thoroughfare Plan with a 120-foot right-of-way. Applicant requests a variance to reduce the minimum building line from 60 feet to 5 feet.

3. 3312.27(2) – Parking Setback Line, which section establishes a parking setback line of 25 feet where a required building setback line is 25 feet or greater. Applicant requests a variance to reduce the minimum parking setback line from 25 feet to five feet.

Applicant respectfully submits that the requested area variances are the result of unusual and practical difficulties and/or unusual hardships due to the irregular shape of the lot. The irregular shape of the site has a direct negative impact on the site's developable area. As a result, there is a substantial difficulty in developing the site without reduced perimeter yard.

Applicant proposes a development that is consistent and compatible with the surrounding area. The neighborhood would not be substantially altered and the adjoining properties would not suffer a substantial detriment. These variances would not adversely affect the delivery of governmental services.

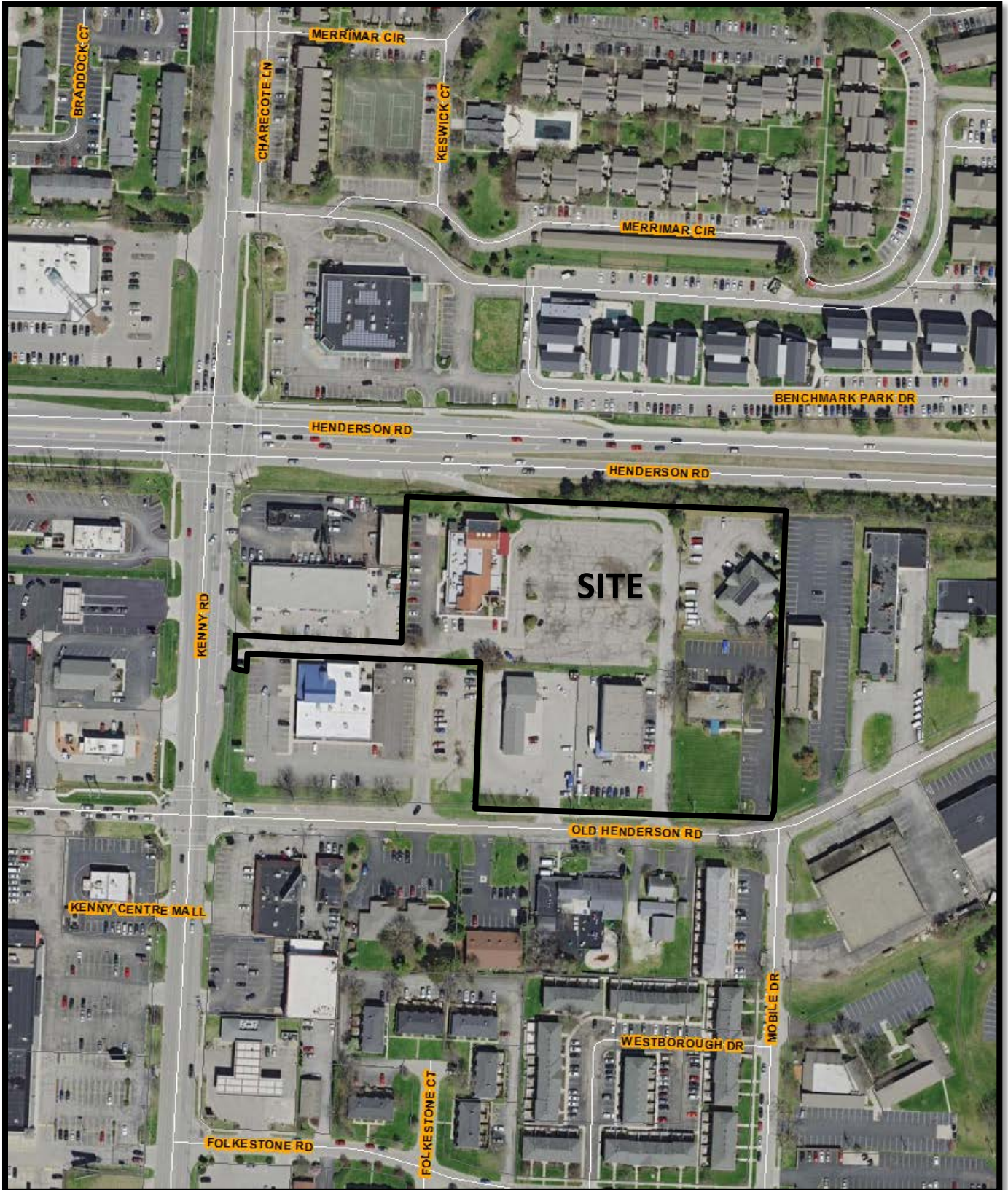
Preferred Living Acquisitions LLC

By: 
Signature of Applicant:

Date: February 4, 2019



CV18-083
4522 Kenny Road
Approximately 5.43 acres



CV18-083
4522 Kenny Road
Approximately 5.43 acres

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

Case Number:

218-061 + CV18-083

Address:

4522 Kenny Road

Group Name:

North West Civic Association

Meeting Date:

12/5/18

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

7-1

Signature of Authorized Representative:

Amanda H. Silva

SIGNATURE

Trustee NWCA

RECOMMENDING GROUP TITLE

614-204-3981

DAYTIME PHONE NUMBER

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



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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 #: CU18-083

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Preferred Living Acquisitions LLC 750 Communications Parkway Columbus, Ohio 43214 c/o David Hodge, 614-335-9320	2. 4522 Kenny Road LLC 6827 North High Street, Suite 234 Worthington, Ohio 43085
3.	4.

☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eric Zartman

Subscribed to me in my presence and before me this 25th day of September, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:



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

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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