



SITE DATA	
RESIDENTIAL	
± 8.95 ACRES	
186 UNITS	
271 SURFACE PARKING	
60 GARAGE PARKING	
330 TOTAL PARKING	
1.77 SPACES/UNIT	

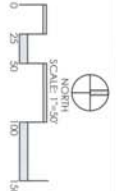
SITE PLAN

WALCUTT AND ROBERTS ROAD
PREPARED FOR PREFERRED LIVING

DATE: 5/20/2020

The development depicted on this drawing may be slightly adjusted to reflect requirements, interpretations or other data developed at the time that development plans are completed. Any slight adjustment to the development shall be at the discretion of the developer. The developer shall be responsible for obtaining all necessary permits and for the submission of the appropriate data regarding the proposed adjustment.

David B. Perry
David B. Perry
5/20/2020



Z19-092 / CV19-126, 4871 ROBERTS ROAD

Paris Planning & Design
LAND PLANNING
300 N. 10th Ave
PO BOX 1144
St. Paul, MN 55101
508.441.1144
www.parisplanninganddesign.com

CV19-126 Final Received 5/20/2020

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

CV19-126

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

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 Exhibit B

Signature of Applicant

Date _____

11-24-19

Signature of Attorney

Date _____

11/24/19

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

Exhibit B
Statement of Hardship

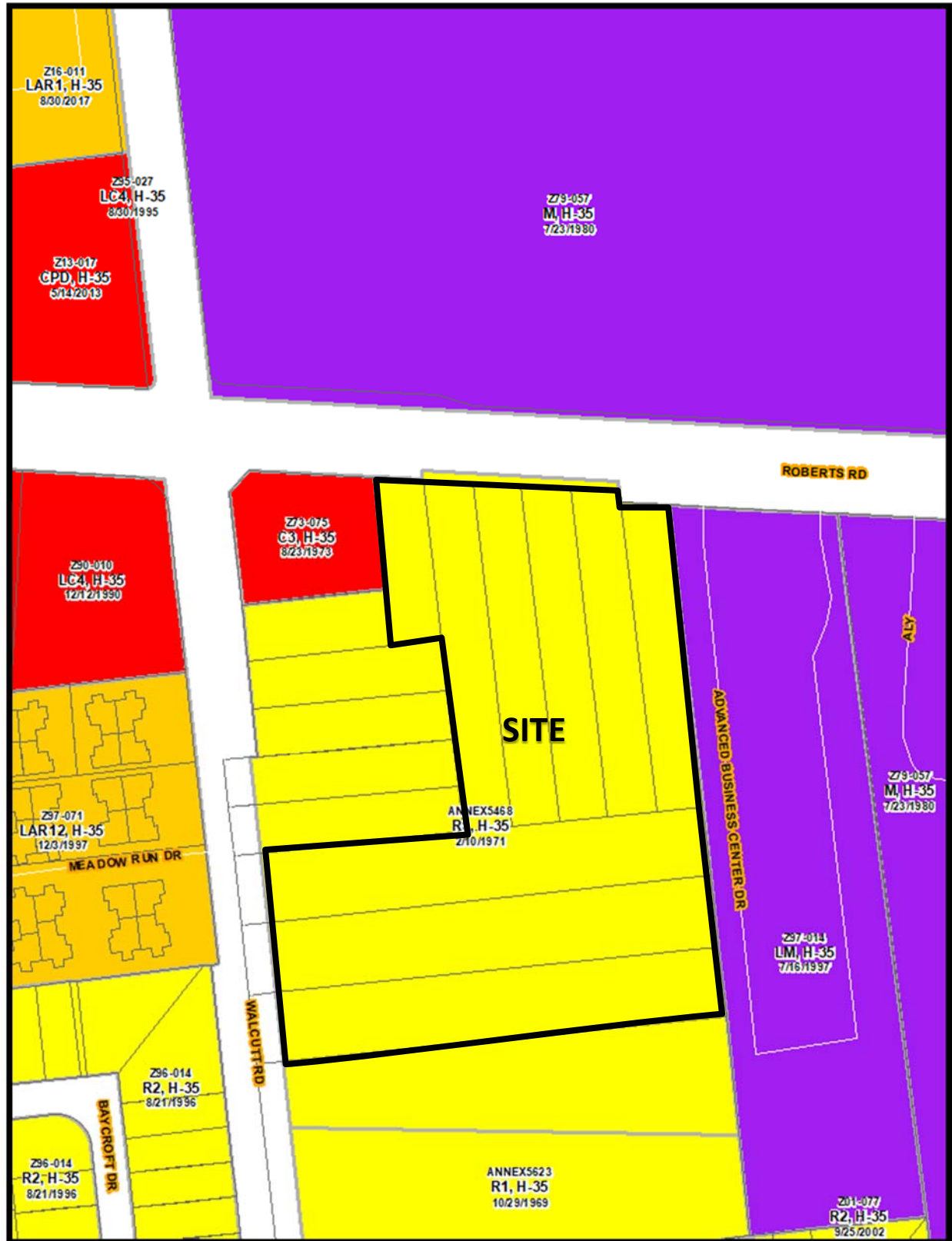
CV19-126, 4871 Roberts Road

The 8.95 +/- acre site is located on the south side of Roberts Road, 200 +/- feet east of Walcutt Road and also includes frontage on Walcutt Road south of the Roberts Road/Walcutt Road intersection. Application Z19-092 is pending to rezone the site to the L-AR-1, Apartment Residential District for multi-family residential development. Applicant proposes a 186 dwelling unit apartment complex. This application is a companion application to Z19-092 for applicable variances for the apartment complex as depicted on the submitted Site Plan. Most of the 8.95 +/- acres has previously been approved for multi-family development (CV18-095, CV18-096).

The variance to building setback to reduce building setback to 25 feet on both Walcutt Road and Roberts Road reflects building placement so no parking is in front of the buildings. All Columbus Thoroughfare Plan right of way (Roberts Road: 60', Walcutt Road: 50 feet) will be conveyed to City of Columbus in conjunction with the final Site Compliance Plan process. The proposed 5 foot building setback is net of right of way conveyance. The variance to Perimeter Yard is depicted on the Site Plan dated February 20, 2020.

Applicant requests the following variances:

- 1). Section 3333.18, Building Lines, to reduce the Roberts Road and Walcutt Road building setback lines from 60 feet and 50 feet, respectively, to 25 feet, net of right of way dedication totaling 60 feet and 50 feet, respectively, from centerline.
- 2). Section 3333.255, Perimeter Yard, a) to reduce Perimeter Yard from 25 feet to five (5) feet for garage buildings and parking, as noted on Site Plan, b) to reduce the east Perimeter Yard from 25 feet to fifteen (15) feet for the apartment buildings labeled as "C" and "H", and c) to reduce the south and east Perimeter Yard from 25 feet to 0 – 1 foot only for the placement of an eight (8) foot tall screen/privacy fence, all as depicted on the submitted Site Plan.



CV19-126
4871 Roberts Road
Approximately 8.95 acres



CV19-126
4871 Roberts Road
Approximately 8.95 acres

Standardized Recommendation Form

ORD #1305-2020; CV19-126; Page 6 of 8
111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

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

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ **Approval**
☐ **Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: CV19-126

Page 1 of 2

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 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)

1. Preferred Living; c/o Jared Smith; 750 Communi- cations Pkwy; Columbus, Ohio 43214; # of Cols based Emps: 105; Contact Jared Smith, (614) 901-2400	2. Julia A. Penwell; 4875 Roberts Road; Columbus, Ohio 43228 # of Columbus based Employees: Zero (0) Contact Julia Penwell, (614) 767-9004
3. Wilbur J. Miller and Patricia M. Miller; 4871 Roberts Road; Columbus, Ohio 43228; # of Cols based Emps: Zero (0); Phone (614) 219-1738	4. Shannen L. Nelson, Trustee and Craig Nelson, Trustee; 3005 Pinewood Lane, LaCrescenta, CA 91214-3725; # of Cols based Emps: Zero (0); Contact Craig Nelson, (513)479-1817

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Kelly B. Shiflet

My Commission Expires:

09/10/2024

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

KELLY B. SHIFLET
Notary Public, State of Ohio
My Commission Expires
September 10, 2024



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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)

1. Danelle Sheppard, 2464 Walcutt Road, Columbus, Ohio 43228; # of Columbus based Employees: 0 Contact Danelle Sheppard, 614-535-7552	2. Gerald and Deborah Sheppard, 2450 Walcutt Road, Columbus, Ohio 43228; # of Columbus based Employees: 0 Contact Gerald, Deborah Sheppard, 614-348-7538
3. James R. Bibler, Jr., Donna S.B. Kvitko, Thos. A. Rees, Jr.; 6590 Davis Rd; Hilliard, OH 43026; # of Columbus based Employees: Zero (0)	4. James V. and Katherine J. Thomas; 4867 Roberts Road; Columbus, OH 43228 # of Columbus based Employees: Zero (0)

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

SIGNATURE OF AFFIANT

Donald Plank

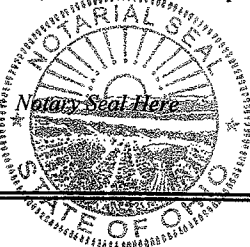
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SIGNATURE OF NOTARY PUBLIC

K. B. Shiflet

My Commission Expires:

09/10/2024



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Notary Public, State of Ohio
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