

Comments: _____ Application Number: 10310-0-00244 Commission/Group: Rocky Herb (Kevin Wheeler)
 _____ Date Received: 6/30/10 Planning Area: _____
 _____ Date of Hearing: 9/28/10 Acreage: _____
 _____ Zoning Fee: \$1900⁰⁰ Address Fee _____
 _____ Existing Zoning: LAR-12 Accepted by D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: Applicant is requesting several variances in order to divide the undeveloped portion of a condominium development so that each of the remaining buildings will be located on their own lot in order to obtain construction financing.

LOCATION

1. Certified Address Number and Street Name 5395 Tawny Lane
 City Columbus State Ohio Zip 43081

Parcel Number (only one required.) 010-277764

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name The Village at Preston Woods LLC
 3. Address 470 Olde Worthington Rd. City Westerville Zip 43082
 4. Phone# 614-901-2400 Fax # _____
 5. Email Address _____

PROPERTY OWNER(S)

6. Name The Village at Preston Woods LLC
 7. Address 470 Olde Worthington Rd. City Westerville Zip 43082
 8. Phone# 614-901-0145 Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jill S. Tangeman, Esq.
 11. Address 52 E. Gay Street City Columbus Zip 43216
 12. Phone# 614-464-5608 Fax # 614-719-4638
 13. Email Address jstangeman@vorys.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____
 16. Attorney/Agent Signature Jill Tangeman

One Stop Shop Zoning Report
Building Services Division
Department of Development
 Report date: 6/30/2010 11:42:58 AM

Parcel Report

Parcel ID	Owner	Address
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6050 BIRKLAND LN 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6052 BIRKLAND LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6046 BIRKLAND LN 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6048 BIRKLAND LN 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6030 BIRKLAND LN 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6032 BIRKLAND LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6026 BIRKLAND LN 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6028 BIRKLAND LN 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5463 RUFFORD ST 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5465 RUFFORD ST 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5469 RUFFORD ST 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5461 RUFFORD ST 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6037 BIRKLAND LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5462 RUFFORD ST 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5460 RUFFORD ST 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5458 RUFFORD ST 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5455 TAWNY LN 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	6047 BIRKLAND LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5451 TAWNY LN 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5453 TAWNY LN 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5439 RUFFORD ST 7 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5441 RUFFORD ST 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5435 RUFFORD ST 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5437 RUFFORD ST 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5440 RUFFORD ST 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5438 RUFFORD ST 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5436 RUFFORD ST 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5434 RUFFORD ST 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5419 TAWNY LN 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5421 TAWNY LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5415 TAWNY LN 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5417 TAWNY LN 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5392 RUFFORD ST 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5390 RUFFORD ST 3 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5388 RUFFORD ST 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5386 RUFFORD ST 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5375 TAWNY LN 4 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5369 TAWNY LN 1 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5371 TAWNY LN 2 COLUMBUS OH 43081
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5373 TAWNY LN
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5365 RUFFORD
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5367 RUFFORD
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5361 RUFFORD
010277764	VILLAGE AT PRESTON WOODS LLC (THE)	5363 RUFFORD

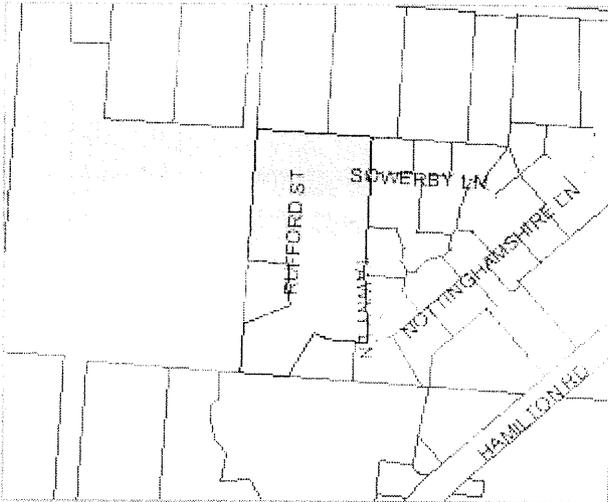
10310-00244
5395 Tawney Ln.

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z97-090A	LAR12	H-35	14	Multi-Family	(View Document)

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

Address: 5395 Tawny Lane

Application: The Village at Preston Woods

STATEMENT OF HARDSHIP

The applicant is seeking a number of variances under the AR-12 zoning district in order to plat the remaining ground in a condominium development commonly known as The Village at Preston Woods so that each 4-unit condominium building is located on its own fee simple lot.

The reason for the request is due to the inability to obtain construction financing for the remainder of the condominium development. In order to complete the development, the applicant needs to obtain financing from several different banks and each lender is requiring that the building it has financed be on its own fee simple lot for security purposes.

There will be no change to the units or to the development plan for this site. From an aesthetic point of view, the development will remain completely unchanged. Each 4-unit building will have its own sewer and water connection, just as the existing buildings have today.

The financing policies developed by most lending institutions in response to the economic crisis have created a hardship for the applicant in that the applicant is unable to obtaining financing to complete all of the remaining buildings in this condominium development. In order to construction the remainder of the development, the applicant needs to obtain construction financing from multiple banks, each of which requires that its collateral be situated on a fee simple lot. The variances requested will not: impair air and light to adjacent properties; unreasonably increase the congestion of public streets; increase the danger of fires; endanger the public safety; nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. In fact, these variances will not have any impact whatsoever. The applicant intends to build the same development and the same units as originally planned.

The following is a list of variances requested:

Building 5

- 3333.16 Fronting:
To permit each building to not front on a public street.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

Building 7

- 3333.16 Fronting:
To permit a building to not front on a public street.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

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3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 8'

Building 8

3333.16 Fronting:
To permit a building to not front on a public street.

3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

3312.13(A) Driveway:
To reduce the width of a driveway from 10' to ' approximately 4'.

Building 9

3333.16 Fronting:
To permit a building to not front on a public street.

3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 6'.

Building 10

3333.16 Fronting:
To permit a building to not front on a public street.

3333.24 Rear yard:
To reduce a required rear yard to approximately 16% of the entire lot area.

3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 6'.

Building 11

3333.16 Fronting:
To permit a building to not front on a public street.

3333.24 Rear yard:
To reduce a required rear yard to approximately 20% of the entire lot area.

3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 6'.

Building 12

3333.16 Fronting:
To permit a building to not front on a public street.

3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.

3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 6'.

Building 13

- 3333.16 Fronting:
To permit a building to not front on a public street.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.
- 3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 3'.

Building 14

- 3333.16 Fronting:
To permit a building to not front on a public street.
- 3333.24 Rear yard:
To reduce a required rear yard to approximately 20% of the entire lot area.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.
- 3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 4'.

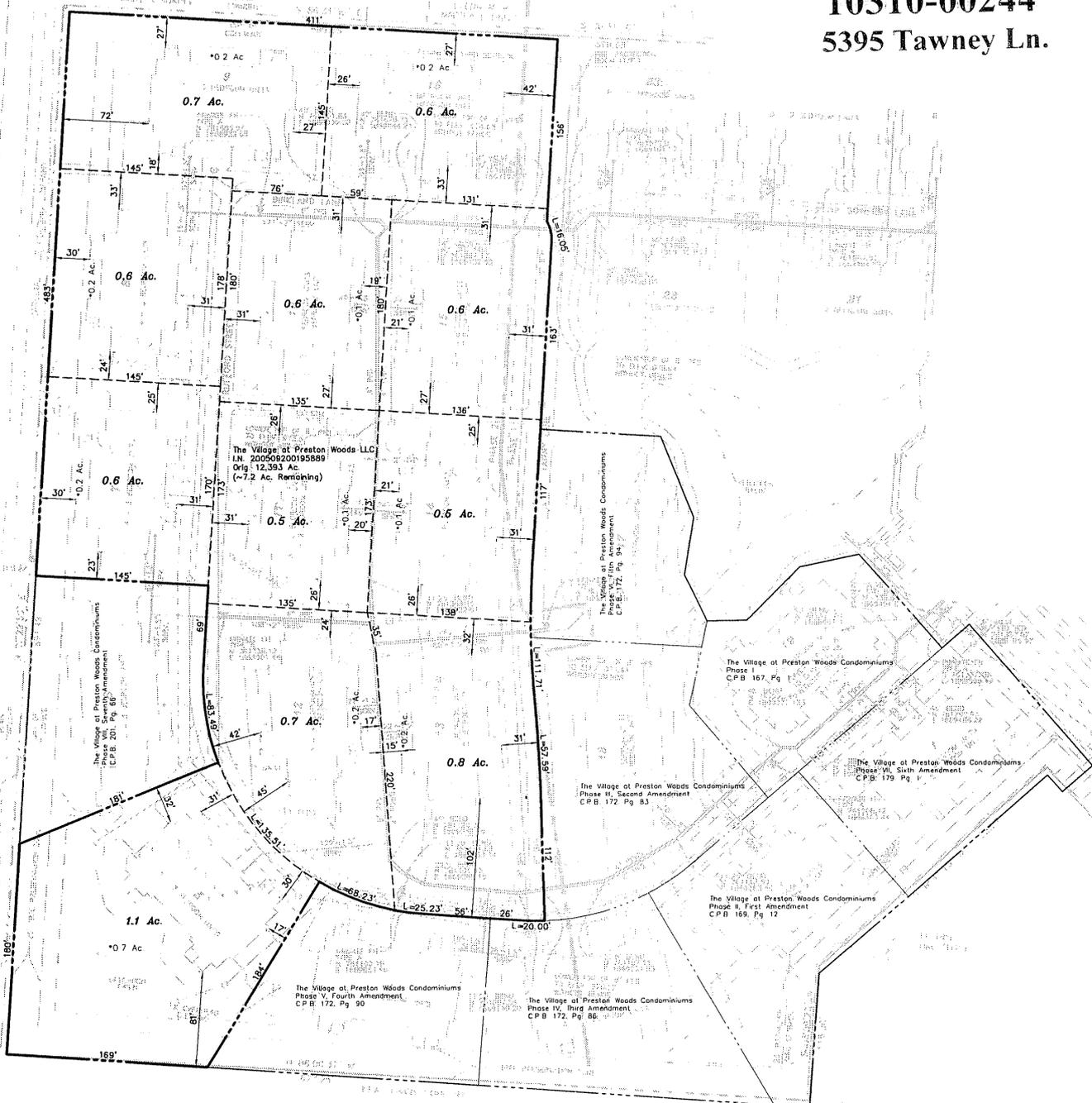
Building 15

- 3333.16 Fronting:
To permit a building to not front on a public street.
- 3333.24 Rear yard:
To reduce a required rear yard to approximately 16% of the entire lot area.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.
- 3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 8'.

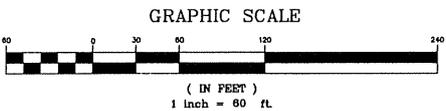
Building 16

- 3333.16 Fronting:
To permit a building to not front on a public street.
- 3312.25 Maneuvering:
To permit maneuvering space for the required parking on another lot.
- 3312.13(A) Driveway:
To reduce the width of a driveway from 10' to approximately 6'.

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*0.0 Ac shown hereon is approximate rear sideyard area



City of Columbus, Franklin County, Ohio	
Parcel Exhibit for Preston Woods	
 ADVANCED CIVIL DESIGN ENGINEERS	
422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7760 fax 614.428.7755	
SCALE: 1" = 60'	SHEET 1 / 1
DATE: 05/17/2010	

Z:\Preston Woods\wg\Verdahl\wg Layout1 Jun 04, 2010 - 9:12:36am jadglen



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010277764

Zoning Number: 5395

Street Name: TAWNY LN

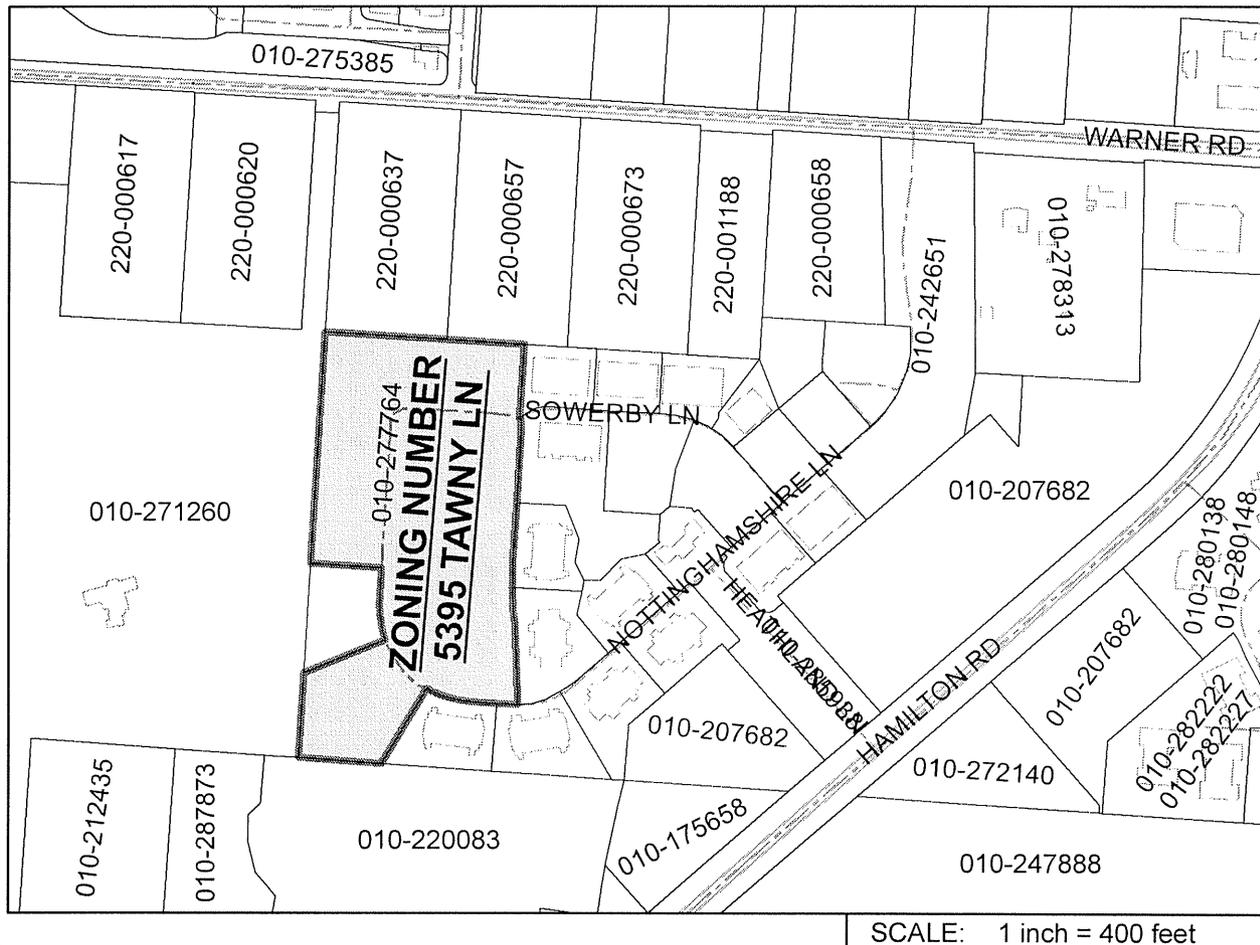
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE LLP.

Issued By: *Patricia A. Austin*

Date: 6/11/2010

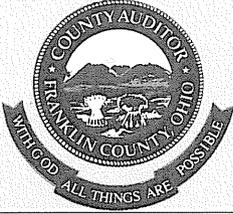


SCALE: 1 inch = 400 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

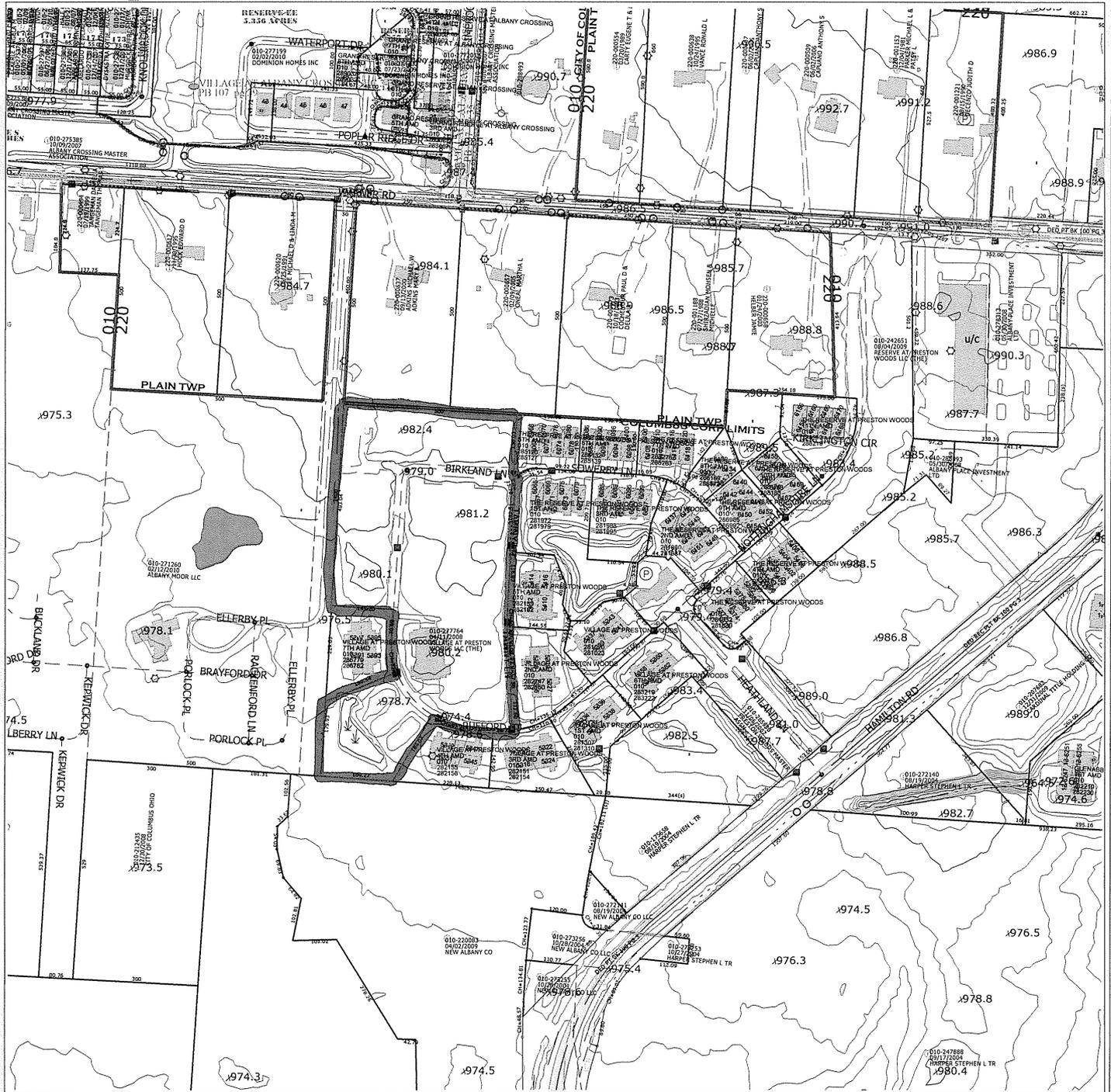
GIS FILE NUMBER: 5121



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 6/10/10



Disclaimer

Scale = 350



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not responsible for the accuracy of the information. Users of this map are not responsible for the accuracy of the information. Users of this map are not responsible for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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