



**COUNCIL VARIANCE APPLICATION**

Application # 11315-00000-00059  
CV11-003

Received 1/31/11

**OFFICE USE ONLY:**

Planning Area: Northwest

Received By: S.P.

**LOCATION AND ZONING REQUEST:**

Total: \$ 3040.00

Certified Address (for Zoning Purposes): 2870 Snouffer Road Zip: 43235

Is this property currently being annexed into the City of Columbus?  Yes  No  
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-242690; 590-200923; 590-200924

If applicable, check here if listing additional parcel numbers on a separate page (REQUIRED)

Current Zoning District(s): L-AR-1

Recognized Civic Association or Area Commission: Far Northwest Coalition

(See instructions in "Things to Remember" on front of application packet.)

Proposed Use or reason for Council variance request: Requesting reduction in perimeter yard requirement under §3333.255 from 25 feet to 5 feet for multi-family development

Proposed Height District: 35' Acreage: 9.234

(Columbus City Code Section 3309.14)

**APPLICANT:**

Name Preferred Real Estate Investments II LLC

Address 470 Olde Worthington Road City Westerville Zip 43082

**PROPERTY OWNER(S):**

Name: Congregation Beth Tikvah  
Address: 6121 Olentangy River Rd.  
Worthington, OH 43085

Name: Bishop James A Griffin  
Address: 6899 Smoky Row Rd.  
Columbus, OH 43235

Phone# c/o Jill Tangeman 614-464-5608

Phone# c/o Jill Tangeman 614-464-5608

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

**ATTORNEY / AGENT**

Attorney  Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City Columbus Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

**SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)**

Applicant Signature [Signature]  
Property Owner Signature [Signature]  
Attorney/Agent Signature [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

# COUNCIL VARIANCE APPLICATION

CVII-003



**OFFICE USE ONLY:**

Planning Area: \_\_\_\_\_ Received By: \_\_\_\_\_

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes): 2879 Snouffer Road Zip: 43235

Is this property currently being annexed into the City of Columbus?  Yes  No

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-242690; 590-200928; 590-200924

If applicable, check here if listing additional parcel numbers on a separate page (REQUIRED)

Current Zoning District(s): L-AR-1

Recognized Civic Association or Area Commission: Far Northwest Coalition

(See instructions in "Things to Remember" on front of application packet.)

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Proposed Height District: 35' Acreage: 9.234

(Columbus City Code Section 3309.14)

**APPLICANT:**

Name Preferred Real Estate Investments II LLC  
Address 470 Olde Worthington Road City Westerville Zip 43082

**PROPERTY OWNER(S):**

Name: Congregation Beth Tikvah  
Address: 6121 Olentangy River Rd.  
Worthington, OH 43085

Phone# c/o Jill Tangeman 614-464-5608

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Address: 6899 Smoky Row Rd.  
Columbus, OH 43235

Phone# c/o Jill Tangeman 614-464-5608

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

**ATTORNEY / AGENT**  Attorney  Agent

Name Jill S. Tangeman, Esq.  
Address 52 East Gay Street City Columbus Zip 43216  
Phone # 614-464-5608 Fax # 614-719-4638 Email jtangeman@votys.com

**SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)**

Applicant Signature \_\_\_\_\_  
Property Owner Signature Patricia J. Prince, Vice President - Beth Tikvah  
Attorney/Agent Signature \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or

# COUNCIL VARIANCE APPLICATION

CV11-003



**OFFICE USE ONLY:**

Planning Area: \_\_\_\_\_ Received By: \_\_\_\_\_

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes): 2879 Snouffer Road Zip: 43236

Is this property currently being annexed into the City of Columbus?  Yes  No

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-242690; 590-200923; 590-200924

If applicable, check here if listing additional parcel numbers on a separate page (REQUIRED)

Current Zoning District(s): \_\_\_\_\_ L-AR-1

Recognized Civic Association or Area Commission: \_\_\_\_\_ Far Northwest Coalition

(See instructions in "Things to Remember" on front of application packet.)

Proposed Use or reason for Council variance request: Requesting reduction in perimeter yard requirement under \$3333.255 from 25 feet to 5 feet for multi-family development

Proposed Height District: 35' Acreage: 9.234

(Columbus City Code Section 3309.14)

**APPLICANT:**

Name Preferred Real Estate Investments II LLC

Address 470 Olde Worthington Road City Westerville Zip 43082

**PROPERTY OWNER(S):**

Name: Congregation Beth Tikvah

Name: Bishop James A Griffin

Address: 6121 Oleniangy River Rd.

Address: 6899 Smoky Row Rd.

Worthington, OH 43085

Columbus, OH 43235

Phone# c/o Jill Tangeman 614-464-5608

Phone# c/o Jill Tangeman 614-464-5608

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

**ATTORNEY / AGENT**  Attorney  Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City Columbus Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email jtangeman@vovys.com

**SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK):**

\* Applicant Signature \_\_\_\_\_  
Property Owner Signature J.J. Campbell 1/24/11  
Attorney/Agent Signature \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or



# AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman  
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same  
and the following is a list of the name(s) and mailing address(es) of all the owners of record of the  
property located at  
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES \_\_\_\_\_  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the  
Department of Development, Building Services Division on (3) 1/3/11  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Congregation Beth Tikvah / Bishop James Griffin  
6121 Olentangy River Rd / 6899 Smoky Row Rd.  
Worthington, Ohio 43085 / Columbus, Ohio 43235

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Preferred Real Estate Investments II LLC  
614-901-2400

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far Northwest Coalition  
c/o John Best  
7527 Foxfield Court, Columbus, OH 43235

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT (8) Jill Tangeman  
Subscribed to me in my presence and before me this 28<sup>th</sup> day of June, in the year 2011  
SIGNATURE OF NOTARY PUBLIC (8) Michelle L. Parmenter  
My Commission Expires: \_\_\_\_\_

Notary Seal Here



MICHELLE L. PARMENTER  
Notary Public, State of Ohio  
My Commission Expires  
October 16, 2012

**EXHIBIT A**

**Applicant/Property Owners**

**Area Commission/Civic Association**

**Attorney**

Congregation Beth Tikvah  
6121 Olentangy River Road  
Worthington OH 43085

Bishop James A. Griffin  
St. Peters  
6899 Smoky Row Road  
Columbus OH 43235

John Wu and  
Jun Zhou  
6901 Riverside Drive  
Powell OH 43065

Mr. John Best  
Far Northwest Coalition  
7894 Fairwind Drive  
Columbus OH 43235  
Phone: 614-625-1383  
Email: jwbest@juno.com

Jill S. Tangeman, Esq.  
Vorys Sater Seymour and Pease LLP  
52 East Gay Street  
Columbus OH 43215  
Phone: 614-464-5608  
Email: jstangeman@vorys.com

**Surrounding Property Owners**  
**Located within 125 Feet of the Subject Properties**

<b><u>Owner Name</u></b>	<b><u>Parcel Number</u></b>	<b><u>Property Address</u></b>	<b><u>Mailing Address</u></b>
Asheville Commons Owners Association	610-232322	Asheville Park Drive Asheville Commons Reserve B .152 Acres	Asheville Commons Owners Association 7123 Asheville Park Drive Columbus OH 43235  and Onyx Realty Owners Association 6400 East Main Street, Suite 201 Reynoldsburg OH 43068
	610-232323	Asheville Park Drive Asheville Commons Reserve C .124 Acres	
	610-232324	Asheville Park Drive Asheville Commons Reserve D .031 Acres	
Clarence W. Blackhurst and Virginia G. Blackhurst	213-001662	2801 Snouffer Road Columbus OH 43235	Clarence W. Blackhurst and Virginia G. Blackhurst 2801 Snouffer Road Columbus OH 43235
Douglas E. Cowgill and Diane K. Cowgill	610-208173	1960 Thistlewood Court Columbus OH 43235	Douglas E. Cowgill and Diane K. Cowgill 1960 Thistlewood Court Columbus OH 43235-5007
Michael C. Eberly and Heather L. Young	610-176745	7191 Pebble Way Court Columbus OH 43235	Michael C. Eberly and Heather L. Young 7191 Pebble Way Court Columbus OH 43235
Larry T. Fedor and Linda E. Fedor	610-208171	1976 Thistlewood Court Columbus OH 43235	Larry T. Fedor and Linda E. Fedor 1976 Thistlewood Court Columbus OH 43235

Gregorio Gamez and Melanie M. Gamez	590-208083	6852 Spruce Pine Drive Columbus OH 43235	Gregorio Gamez and Melanie M. Gamez 6852 Spruce Pine Drive Columbus OH 43235
Marcus L. Griffith and Gina M. Griffith	610-208175	1944 Thistlewood Court Columbus OH 43235	Marcus L. Griffith and Gina M. Griffith 1944 Thistlewood Court Columbus OH 43235
Dorothea E. Hannigan, Trustee	010-263081	6851 Smoky Row Road Columbus OH 43235	Dorothea E. Hannigan, Trustee 6851 Smoky Row Road Columbus OH 43235
Bishop Edward J. Herrmann	610-138856-80 610-138856-90	6899 Smoky Row Road Columbus OH 43235	Bishop Edward J. Herrman St. Peter Parish 6899 Smoky Row Road Columbus OH 43235
Terry D. Holloway and Gail E. Holloway	610-176748	7213 Pebble Way Court Columbus OH 43235	Terry D. Holloway and Gail E. Holloway 7213 Pebble Way Court Columbus OH 43235
Korean Church of Columbus	213-000872	2825 Snouffer Road Columbus OH 43235	Korean Church of Columbus 2825 Snouffer Road Columbus OH 43235
Lynn Mulkey and Cathy A. Mulkey	610-232292	7188 Asheville Park Drive Columbus OH 43235	Lynn Mulkey and Cathy A. Mulkey 7188 Asheville Park Drive Columbus OH 43235
David R. Nix and Jana M. Mastriano	590-208082	6860 Spruce Pine Drive Columbus OH 43235	David R. Nix and Jana M. Mastriano 6860 Spruce Pine Drive Columbus OH 43235
New Par	212-000510	2978 Snouffer Road Columbus OH 43235	New Par Verizon Wireless Network Real Estate Department 180 Washington Valley Road Bedminster NJ 07921
Moo-Jae Pak and Soon Mo Pak	610-249599 610-251315	2845-2855 Snouffer Road Columbus OH 43235	Moo-Jae Pak and Soon Mo Pak 2845 Snouffer Road Columbus OH 43235
Douglas J. Price and Norma J. Price	610-208174	1952 Thistlewood Court Columbus OH 43235	Douglas J. Price and Norma J. Price 1952 Thistlewood Court Columbus OH 43235-5007
Joan A. Scherer, TOD	610-176746	7197 Pebble Way Court Columbus OH 43235	Joan A. Scherer, TOD 7197 Peeble Way Court Columbus OH 43235
John P. Stewart	212-001245	2968 Snouffer Road Columbus OH 43235	John P. Stewart 2968 Snouffer Road Columbus OH 43235
Shoichi Suzawa and Naoko M. Suzawa	590-208084	6844 Spruce Pine Drive Columbus OH 43235	Shoichi Suzawa and Naoko M. Suzawa 290 Glen Village Court Powell OH 43065
William P. Tracy	610-176747	7205 Pebble Way Court Columbus OH 43235	William P. Tracy 7205 Pebble Way Court Columbus OH 43235-2037

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Hector M. Villarreal and Noemi Villarreal	610-232320	7187 Asheville Park Drive Columbus OH 43235	Hector M. Villarreal and Noemi Villarreal 7187 Asheville Park Drive Columbus OH 43235
William J. Warth and Margaret D. Warth	610-208172	1968 Thistlewood Court Columbus OH 43235	William J. Warth and Margaret D. Warth 1968 Thistlewood Court Columbus OH 43235
Michael W. Waugh and Teresa L. Waugh	010-263084	6847 Smoky Row Road Columbus OH 43235	Michael W. Waugh and Teresa L. Waugh 6847 Smoky Row Road Columbus OH 43235
Chloe S. Worley, Trustee	213-001788  213-002351	6853 McVey Boulevard Columbus OH 43235  McVey Boulevard Brookside Estates 5 .4582 Acres - Pt Res A	Chloe S. Worley, Trustee 6853 McVey Boulevard Columbus OH 43235



# STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirement 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 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 attached.

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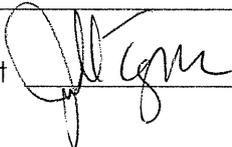
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Signature of Applicant  Date 1/29/2011

**STATEMENT OF HARDSHIP**

**Property Address:** 2870 Snouffer Road

**Applicant:** Preferred Real Estate Investments II, LLC

The subject site is 9.234 +/- acres at the corner of Snouffer Road and Smokey Row Road, which is being rezoned by the Applicant to AR-1 for use as a multi-family development (Application No. 21-002). The Applicant has submitted a site plan as part of the rezoning request. The site plan shows the west side yard set-back as five (5) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district.

At the request of both the surrounding neighbors and city staff, the Applicant purposely moved all proposed buildings north in order to create a large setback from Snouffer Road with significant landscaping and in order to provide significant buffers on both the west and east sides of the site. The property to the north of the subject site is a church owned by Bishop James Griffin, one of the sellers of the subject property. The church has reviewed the site plan and is supportive of both the rezoning and the proposed variance application. Although the set-back will be five (5) feet along the north property line, the site plan shows landscaping will still be provided to screen the buildings from the view of the church.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.



# 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 # CV11-003

Being first duly cautioned and sworn (NAME) Jill Tangeman  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216

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

Preferred Real Estate Investments II LLC 470 Olde Worthington Road Westerville, Ohio 43082 0 Columbus employees c/o Jill Tangeman Phone: 614-464-5608	

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

SIGNATURE OF AFFIANT Jill Tangeman  
 Subscribed to me in my presence and before me this 20th day of February, in the year 2011  
 SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter  
 My Commission Expires: \_\_\_\_\_

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

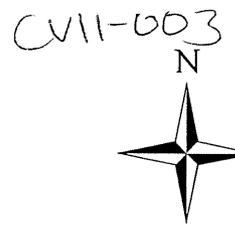
Notary Seal Here



MICHELLE L. PARMETER  
Notary Public, State of Ohio  
My Commission Expires  
October 16, 2011



# 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: 010242690

Zoning Number: 2870

Street Name: SNOUFFER RD

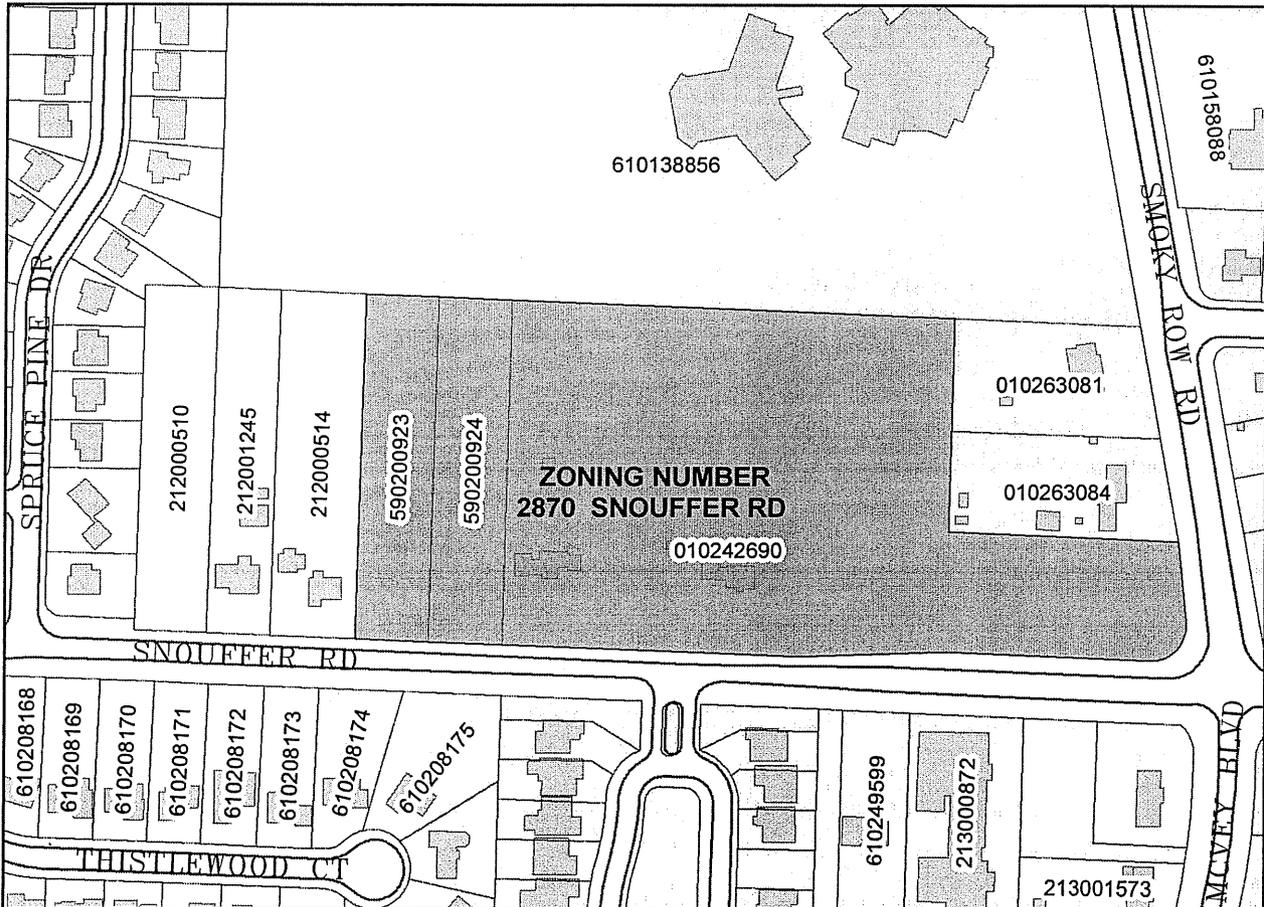
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS SATER SEYMOUR & PEASE (VIRGINIA BUDA)

Issued By: *Alfred ...*

Date: 1/12/2011



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

SCALE: 1 inch = 250 feet

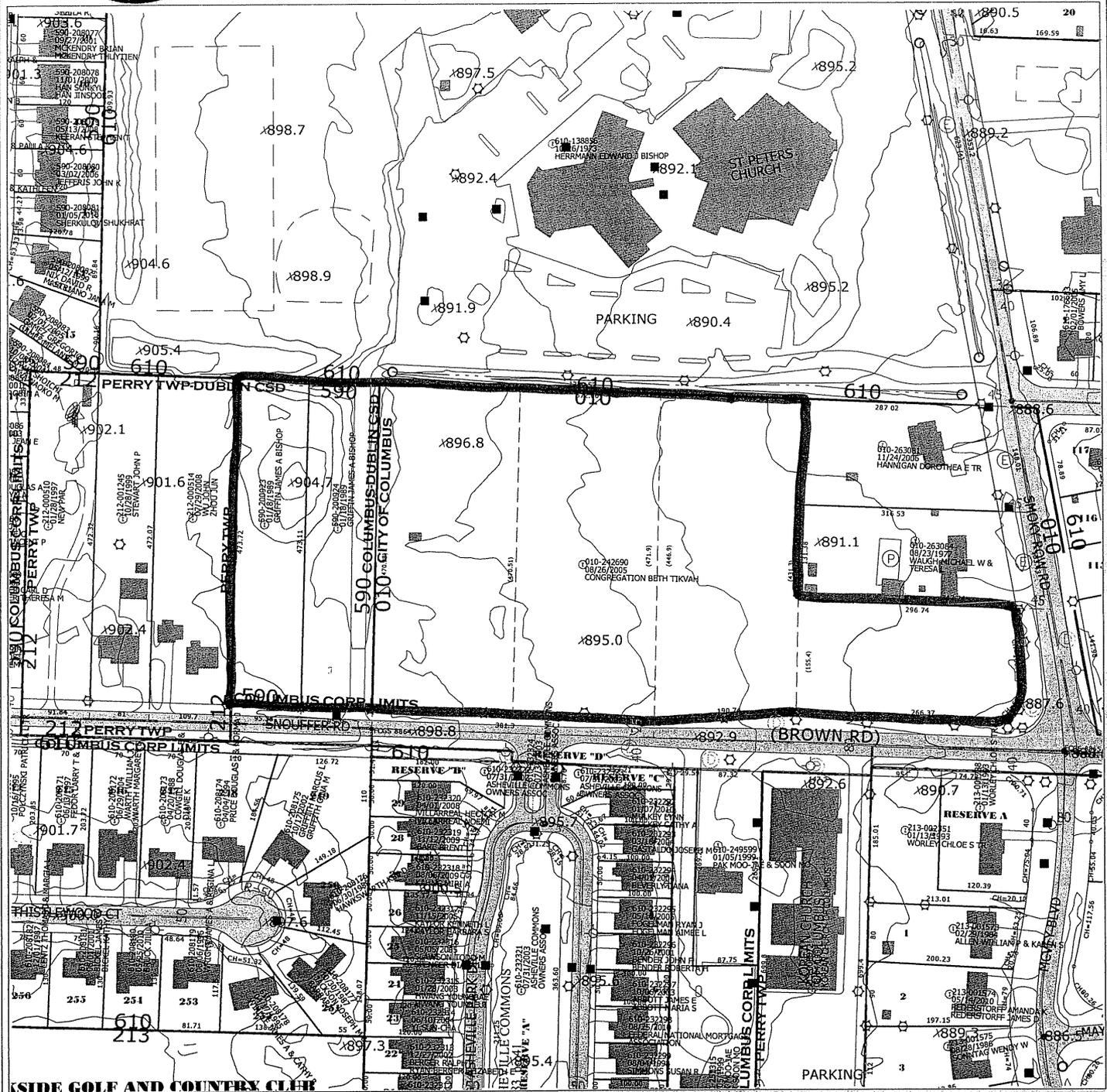
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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/18/11



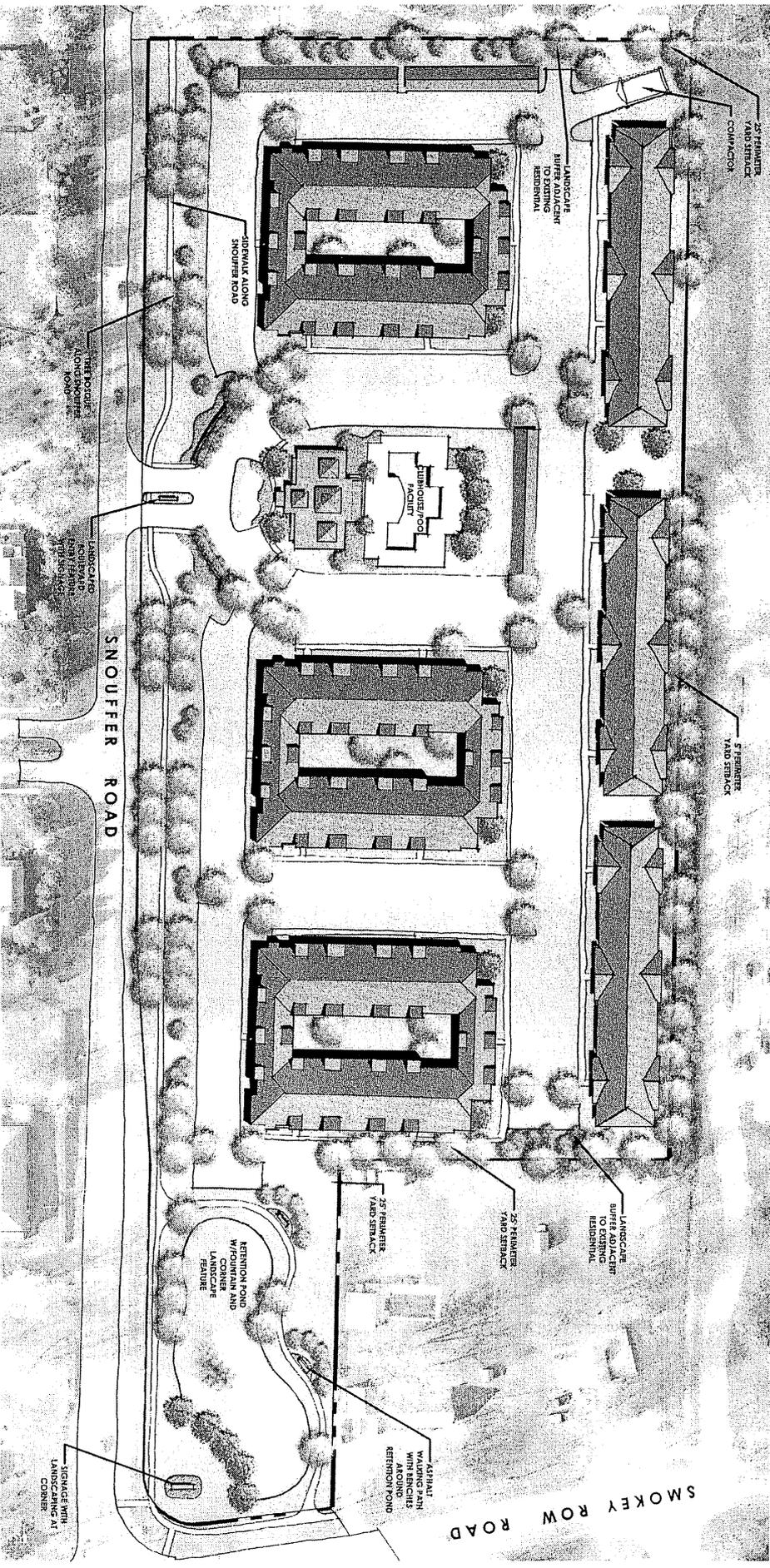
Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

CM1-003



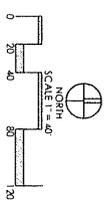
ILLUSTRATIVE PLAN

SNOUFFER RD./SMOKEY ROW RD. DEVELOPMENT  
 PREPARED FOR PREFERRED LIVING

DATE: JANUARY 14, 2011

**SITE DATA**

TOTAL ACRES	41.038 ACRES
TOTAL UNITS	270
PARKING PROVIDED	406
SURFACE	373
GARAGE	33



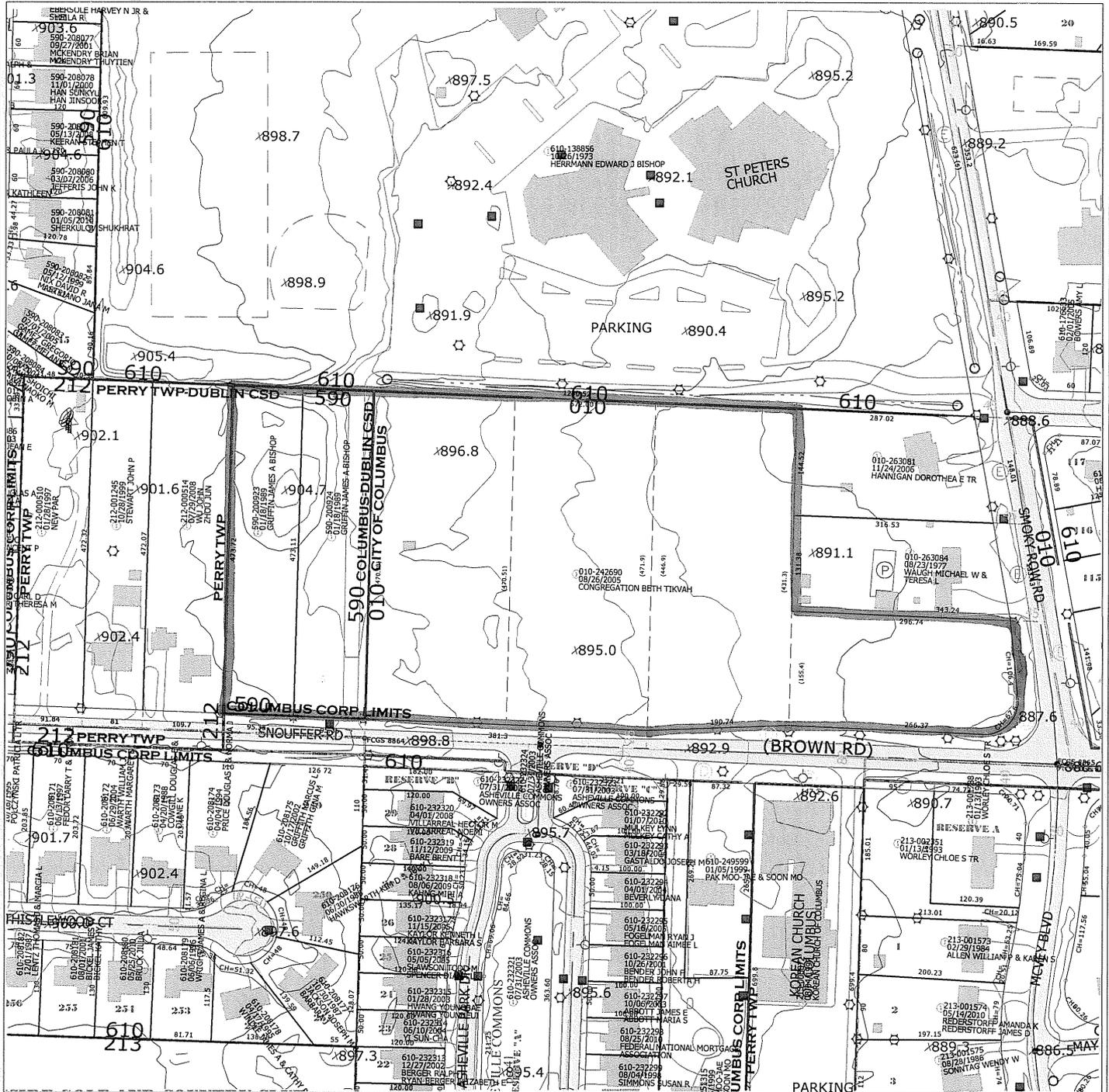
**Farris Planning & Design**  
 LAND PLANNING  
 2625 N. 26th Street  
 Phoenix, AZ 85016  
 Phone: 602.998.7554  
 Fax: 602.998.7554  
 www.farrisplanning.com

C111-003



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s      DATE: 1/18/11



Disclaimer

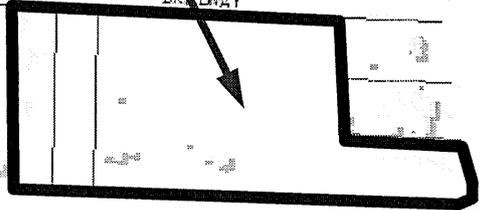
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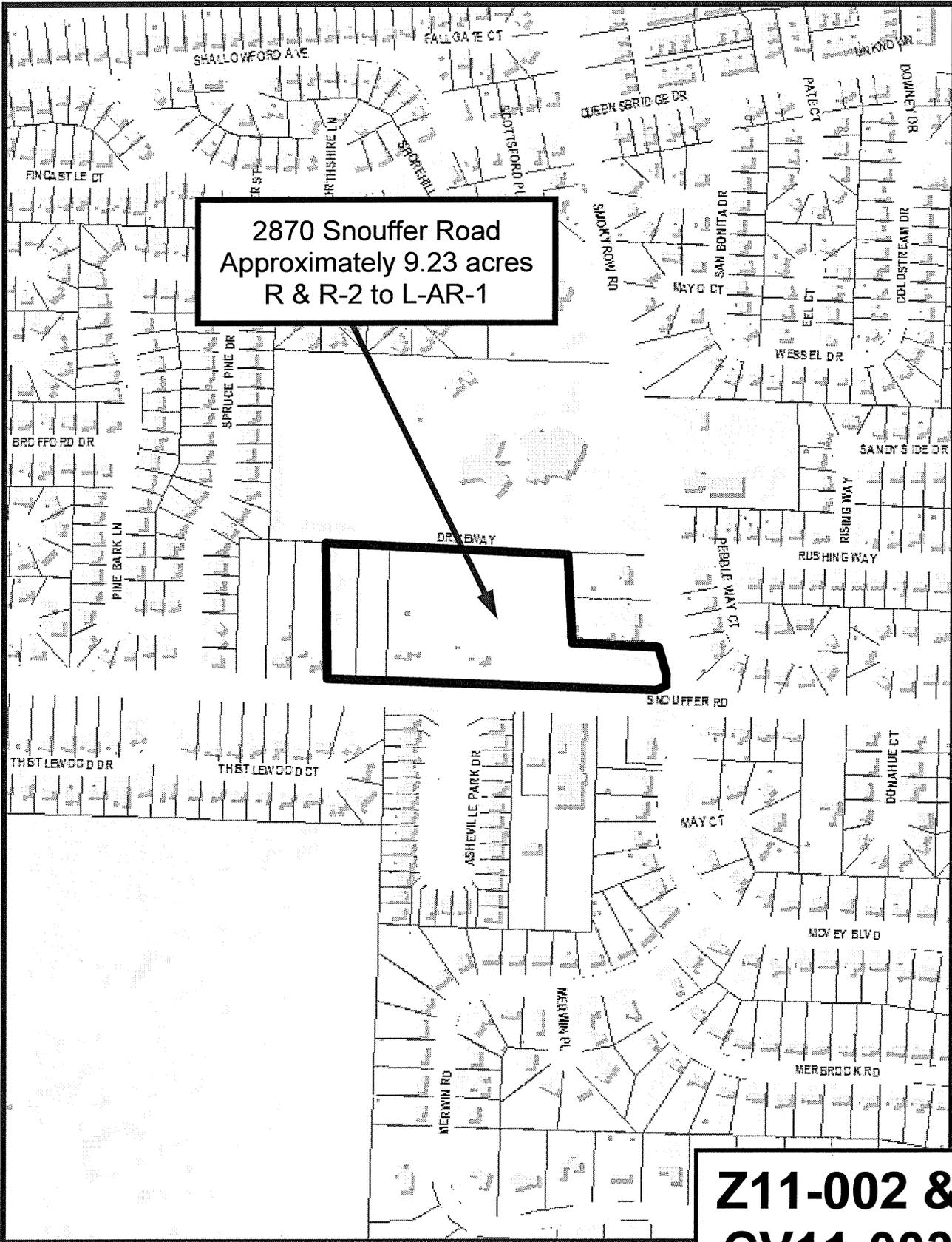
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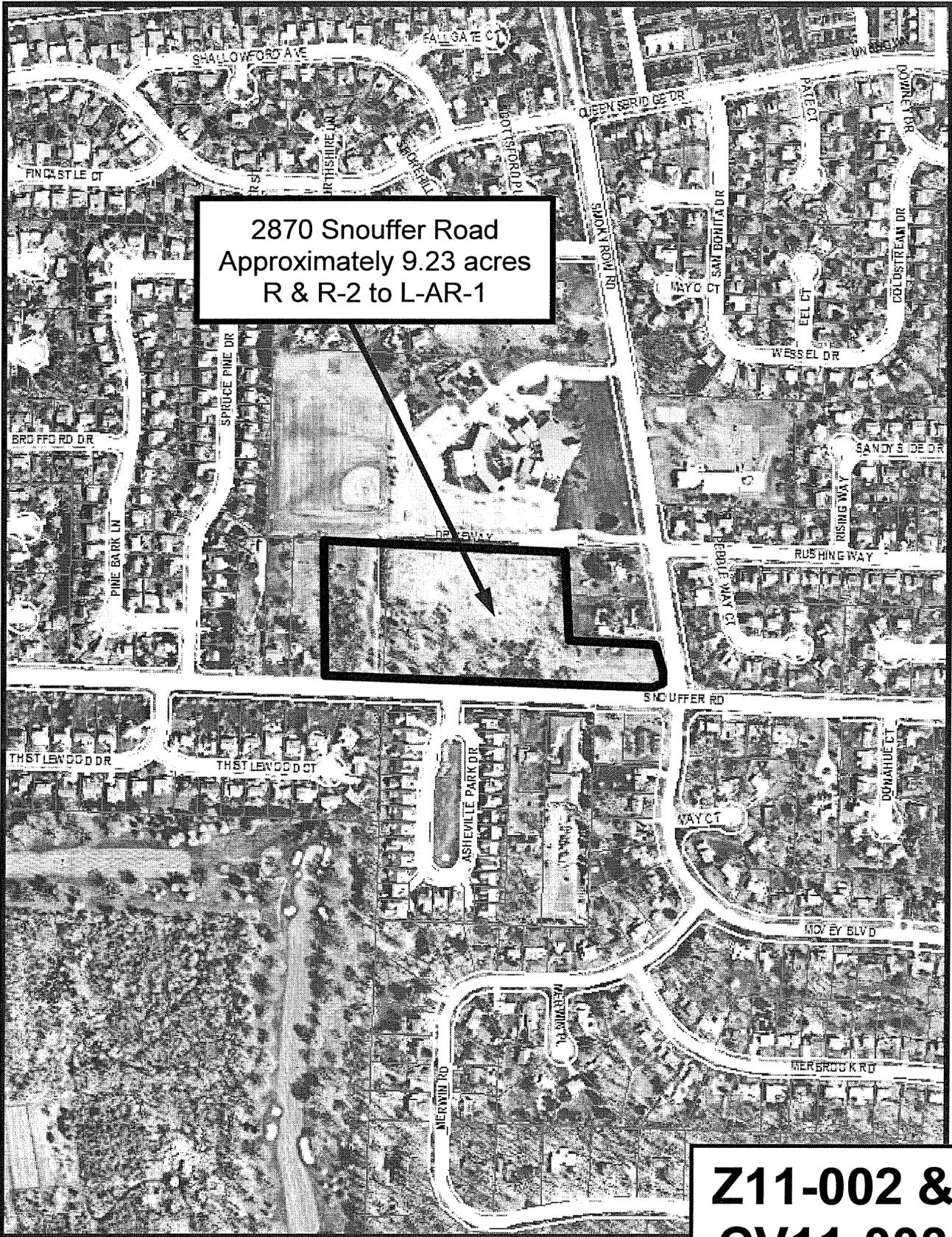


2870 Snouffer Road  
Approximately 9.23 acres  
R & R-2 to L-AR-1



**Z11-002 &  
CV11-003**





2870 Snouffer Road  
Approximately 9.23 acres  
R & R-2 to L-AR-1

**Z11-002 &  
CV11-003**