

*Handwritten signature and date: 3/28/07*

Vicinity Plan



Site Information:

Zone: URBAN - CA (Columbus)

Site No: 1328 N.W. 11

Project: King & High Street Improvements

Project No: 1328 N.W. 11

Project Name: King & High Street Improvements

Project Location: 1328 N.W. 11, Columbus, GA 31906

Project Description: King & High Street Improvements

Project Status: Pending

Project Date: 1328 N.W. 11, Columbus, GA 31906

Project Owner: King & High Street Improvements

Project Architect: King & High Street Improvements

Project Engineer: King & High Street Improvements

Project Surveyor: King & High Street Improvements

Project Planner: King & High Street Improvements

Project Designer: King & High Street Improvements

Project Draftsman: King & High Street Improvements

Project Checker: King & High Street Improvements

Project Approver: King & High Street Improvements

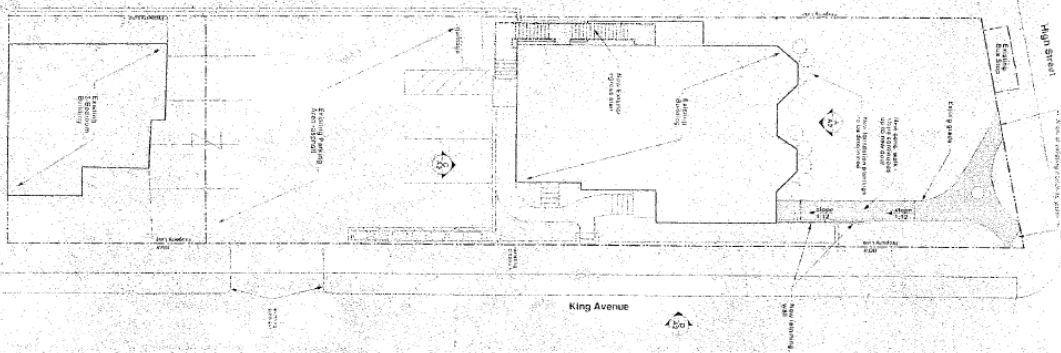
Project Date: 1328 N.W. 11, Columbus, GA 31906

Project Status: Pending

Project Date: 1328 N.W. 11, Columbus, GA 31906

Project Status: Pending

Site Plan



**Bass Studio Architects**  
 2700 Peachtree Avenue, NE  
 Atlanta, GA 30329  
 (404) 252-4300

**King & High Street Improvements**  
 1071 High Street  
 Columbus, GA 31906



**S-1**



**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.

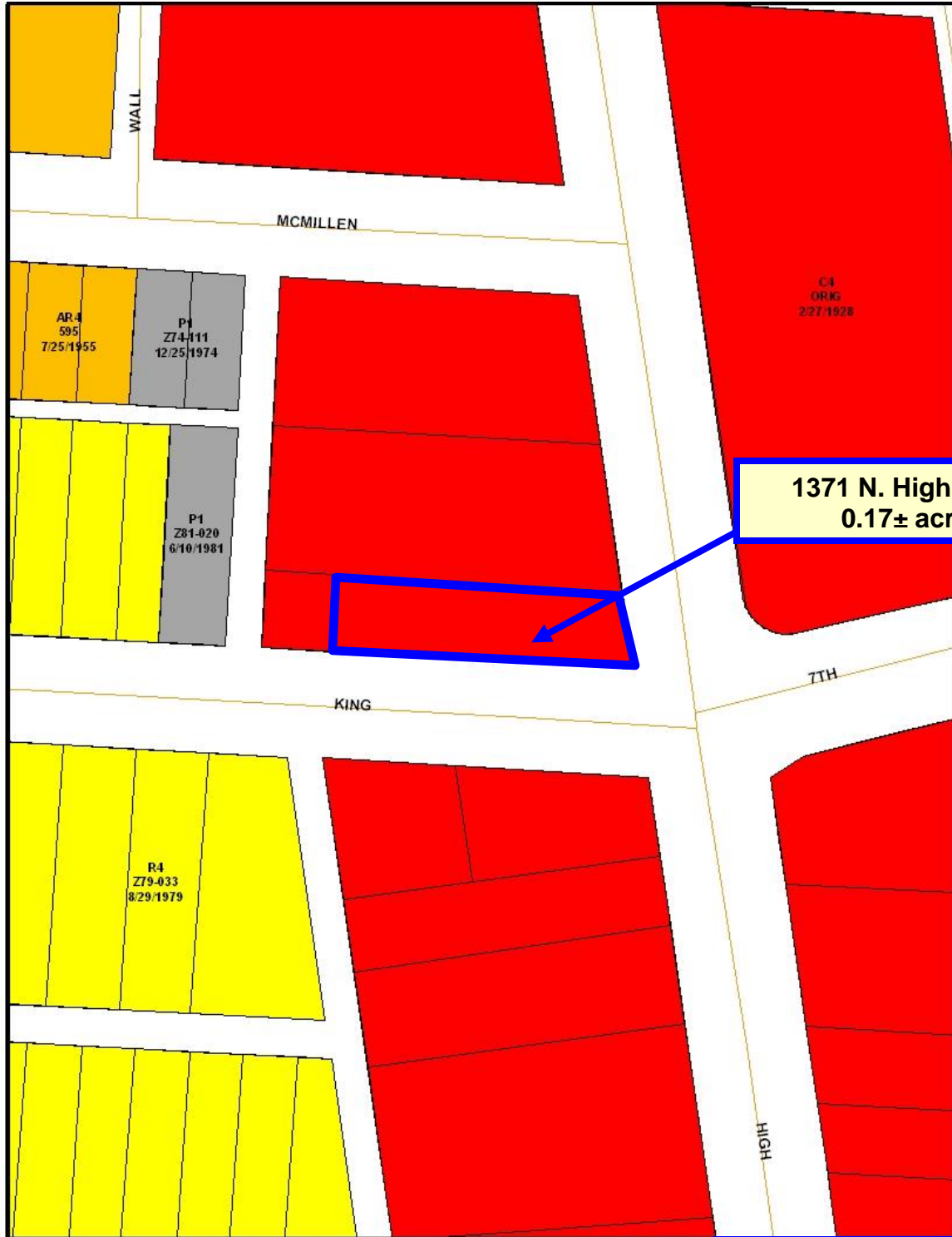
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

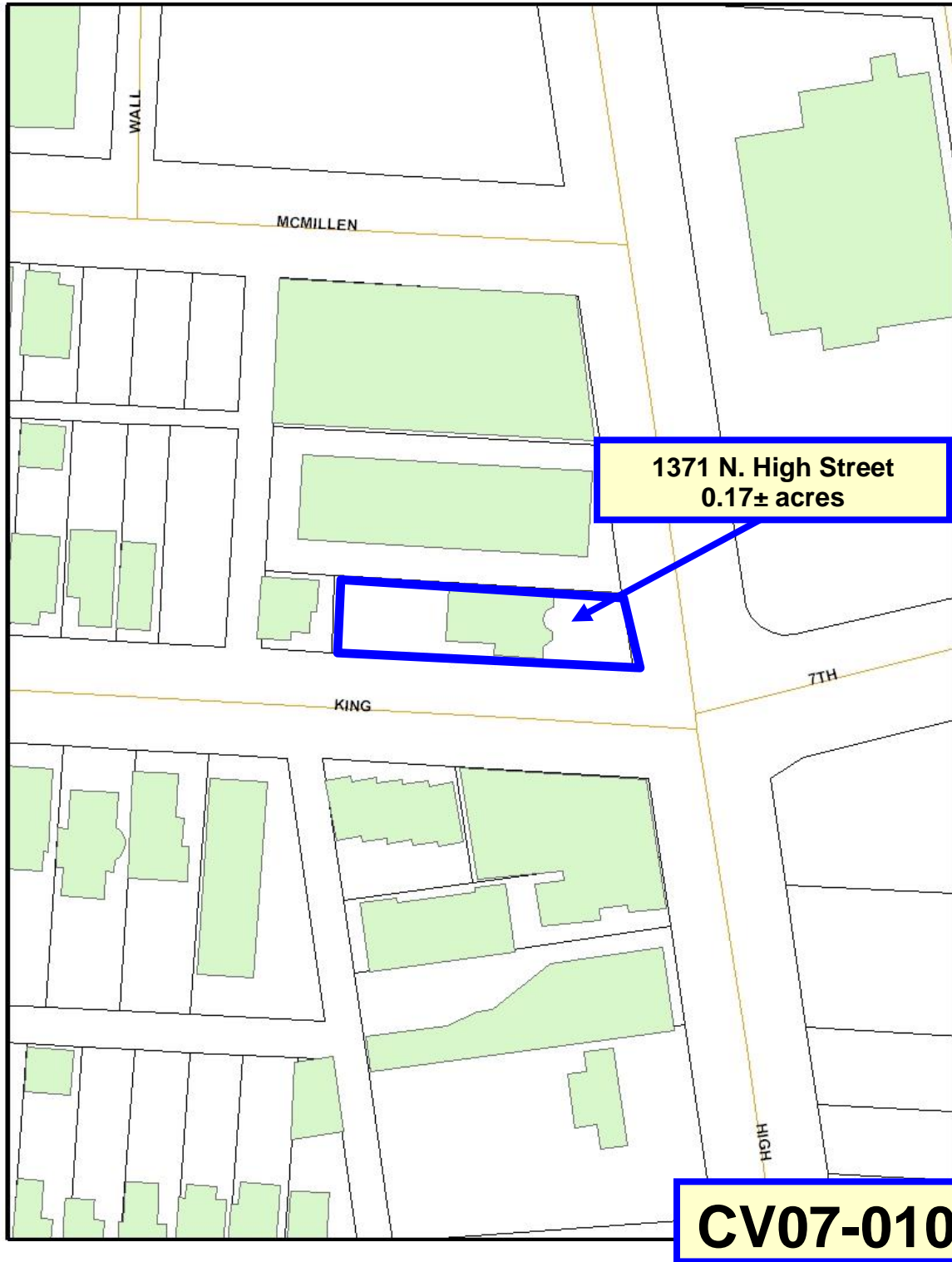
PER ZONING CODE SECTION 3356.03,  
PROPERTIES ZONED C-4 DO NOT PERMIT  
RESIDENTIAL DWELLING ON GROUND FLOOR. I WOULD  
LIKE TO CREATE A 1<sup>ST</sup> FLOOR RESIDENCES IN THIS  
FORMER RESIDENTIAL HOME

Signature of Applicant John Angelo Date FEB. 22, 2007



1371 N. High Street  
0.17± acres

**CV07-010**



**From:** Hupman, Ron  
**Sent:** Thursday, March 22, 2007 11:23 AM  
**To:** crpresutti@columbus.gov  
**Subject:** UAC's Zoning Recommendations

Chris,

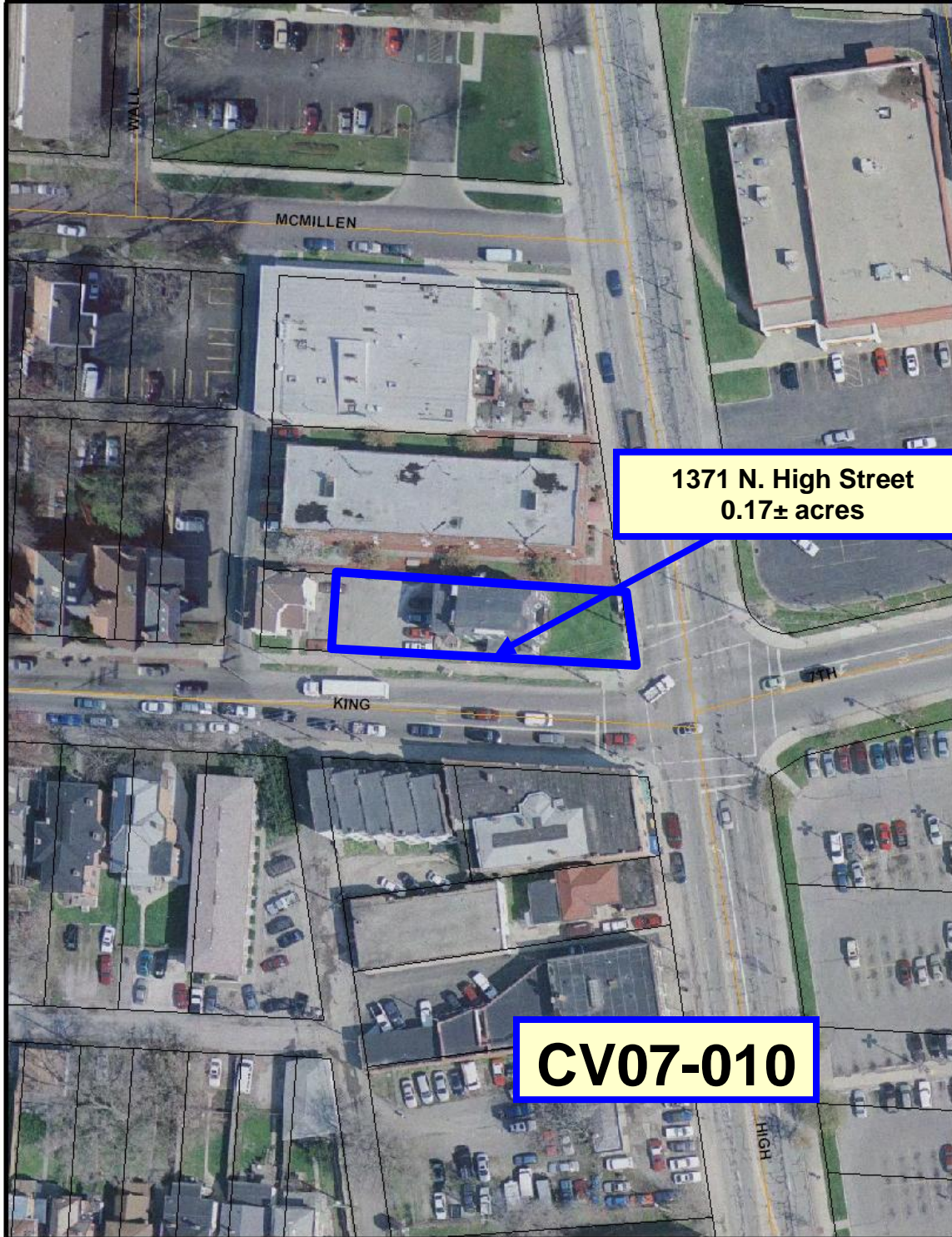
I am sending all of this to you because I don't know who is handling the two council variances that are included here.

At its regular meeting on March 21, 2007, the University Area Commission heard the following cases and makes recommendations as follow:

**1371 N. High St.** (NW corner High & King) Applicant: John Angelo. Council variance to permit residential use on 1<sup>st</sup> floor in C-4 district.

**Motion:** Recommend approval of a variance to permit a residential use on the 1<sup>st</sup> floor in the C-4 district at 1371 N. High St.

**Approved. Vote:** 18-Yes, 0-No





### 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 # CV07-010

Being first duly cautioned and sworn (NAME) John Angelo  
of (COMPLETE ADDRESS) 12 KING AVENUE UNIT D, Columbus, OH 43201

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

<u>John Angelo</u> <u>12 KING AVENUE UNIT D</u> <u>Columbus, OH 43201</u> <u>614.228.8050 (BUYER)</u>	<u>LYNNE B. FISKE</u> <u>31564 LAKE ROAD</u> <u>BAY VILLAGE, OH 44140</u> <u>440.808.9369 (SELLER)</u>
<u>FRANK NEUMANN</u> <u>507 W. McMillan</u> <u>CINCINNATI, OH 45219</u> <u>513.227.8300 (BUYER)</u>	

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

SIGNATURE OF AFFIANT John Angelo

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of February, in the year 2007

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 2/27/2010

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



Notary Seal Here  
Lawrence M. Elovitz  
Notary Public, State of Ohio  
Commission Expires Feb. 27, 2010 page 10 —