



**STATEMENT OF HARDSHIP**

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

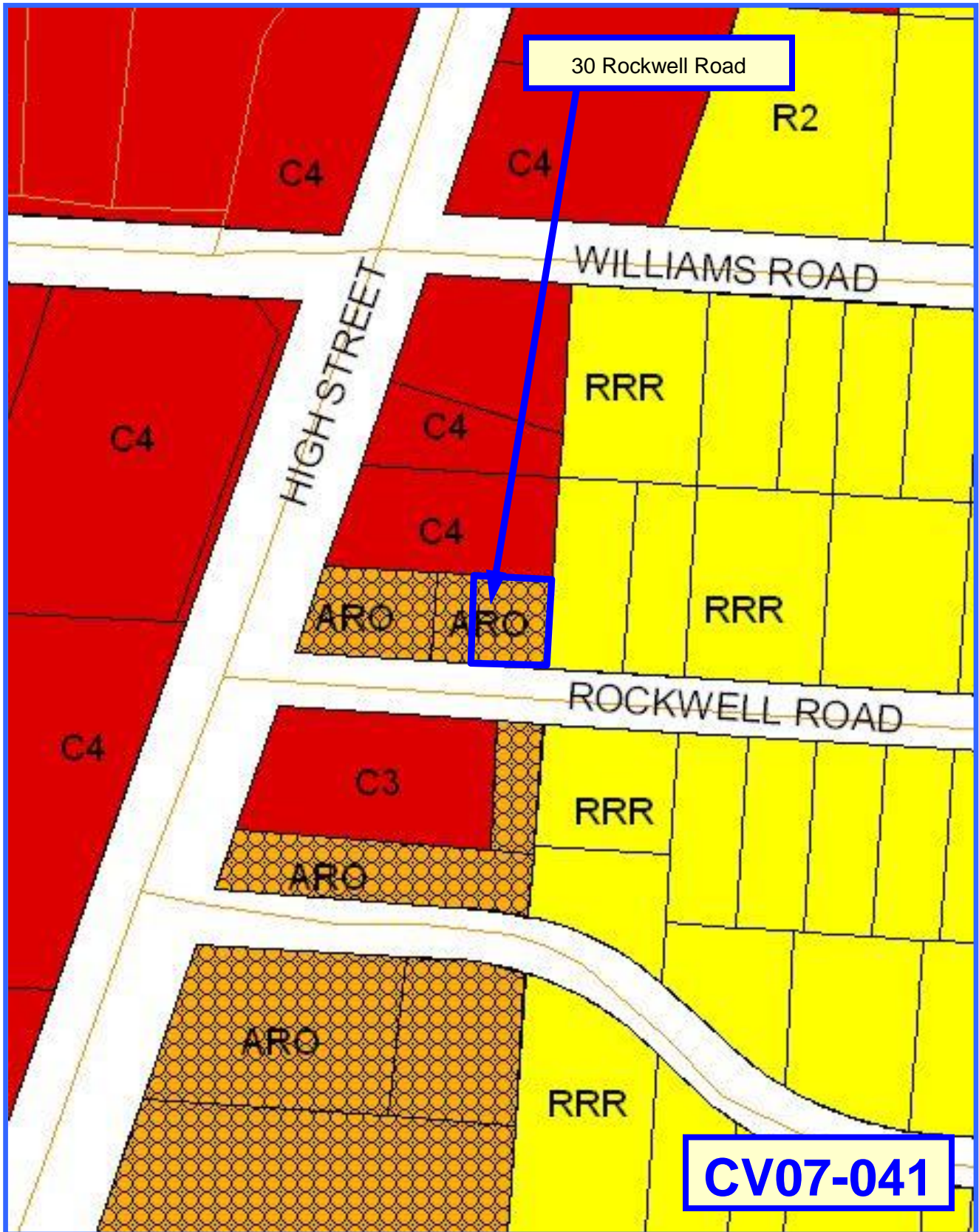
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

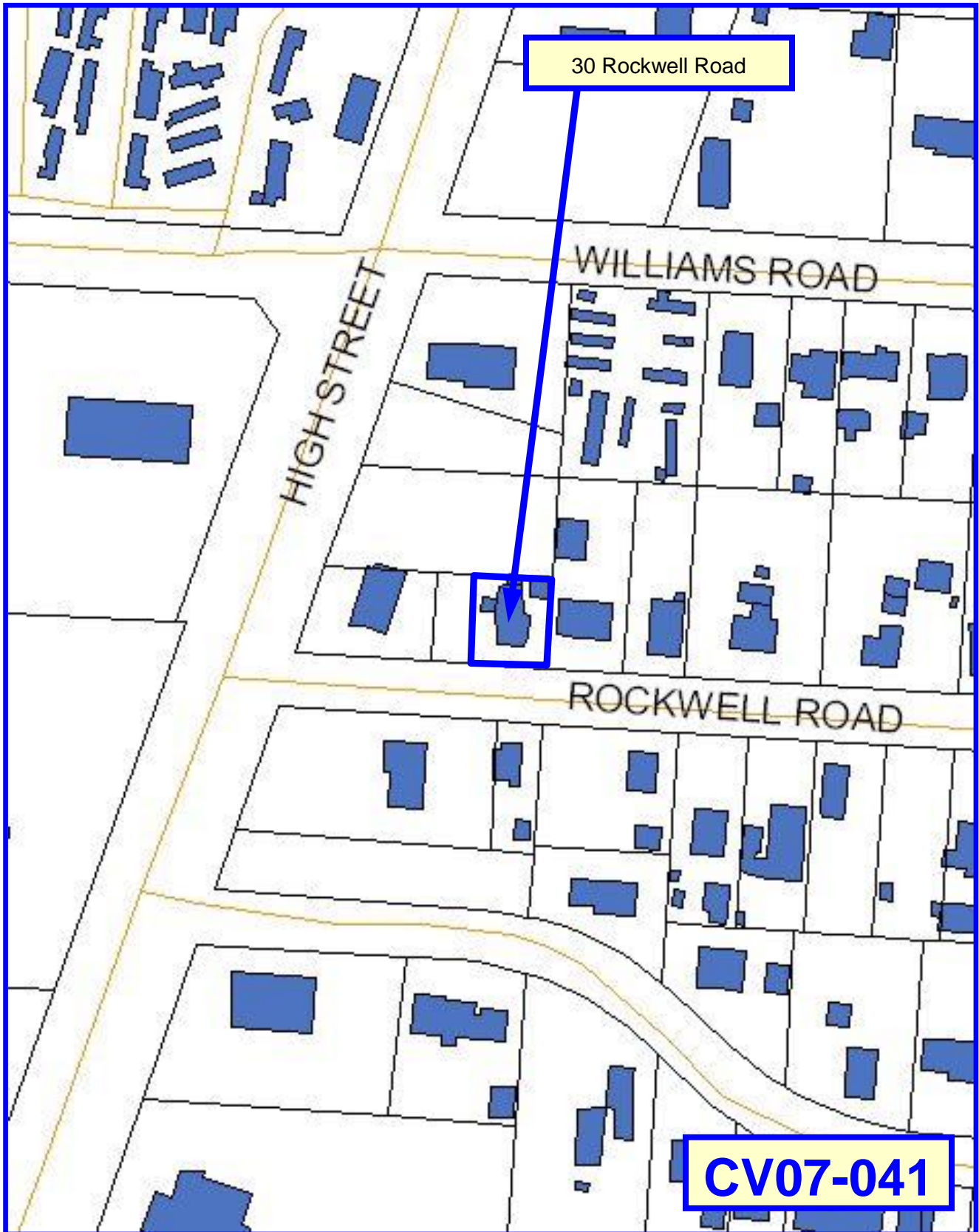
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

A house and Garage exists on parcel 010-111538, the parcel is zoned ARO, and the parcel use is residential. The parking lot on parcel 010-111434 (also zoned ARO) to the west is encroaching onto parcel 010-111538. Said parcel 010-111538 would like to split off 0.091 acres and attach it to parcel 010-111434 to end encroachment hardship. Since residential use in an ARO zoned area can only exist on an existing lot, a variance is needed. The proposed variance would allow the remainder of parcel 010-111538 (0.114 ac.) to exist as a lot, be zoned ARO and to remain as a residential use lot in zone ARO

Signature of Applicant Walter Ann Rejduk Date 9/26/07



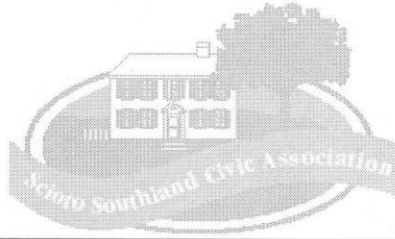






30 Rockwell Road

**CV07-041**



c/o Good Shepherd Church 210 Obetz Rd. Columbus, Ohio 43207

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February 13, 2008

To Whom It May Concern:

Please be advised that the Scioto Southland Civic Association (SSCA) has approved the variance by a unanimous membership vote on Monday, November 5, 2007.

Address of Variance: 30 Rockwell Road, Columbus, Ohio 43207

Parcel number: 010-111538

Applicant: Heather Ann Hejduk

If you have any questions, please feel free to contact me at 614-491-3270.

Respectfully,

Mindi Hardgrow  
SSCA President



### 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 # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Michael O. Wanchick  
of (COMPLETE ADDRESS) 3331 E. Livingston Ave, Columbus OH 43227  
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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Heather Ann Hejduk 3444 South High St. Columbus, OH 43207	

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

SIGNATURE OF AFFIANT Michael O. Wanchick  
Subscribed to me in my presence and before me this 27th day  
of September, in the year 2007  
SIGNATURE OF NOTARY PUBLIC Julianne S. Rees  
My Commission Expires: April 15, 2012

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



Notary Seal Here  
**Julianne S. Rees**  
Notary Public, State of Ohio  
My Commission Expires 04-15-2012

CV07-041