

CV04-016

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.

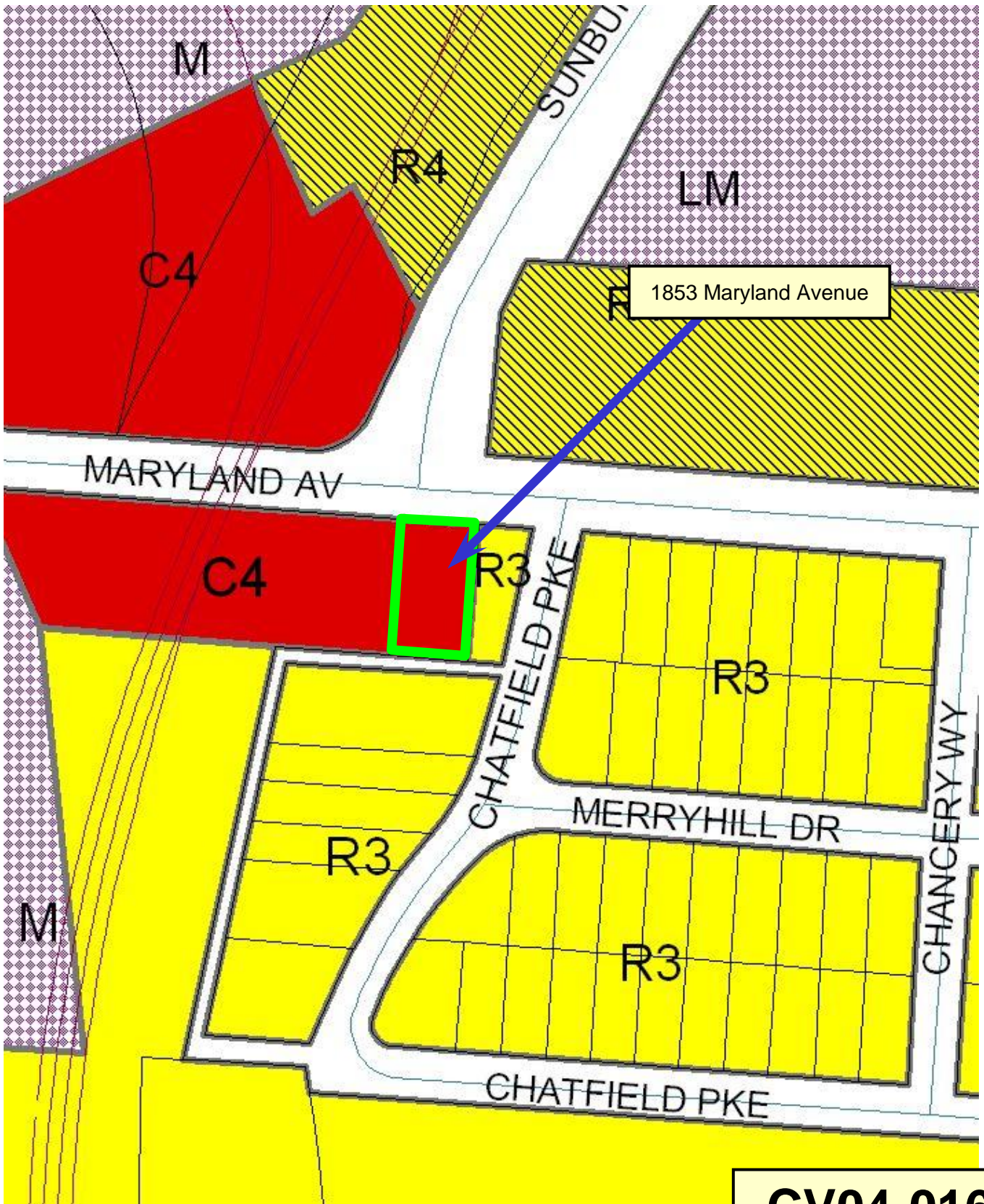
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

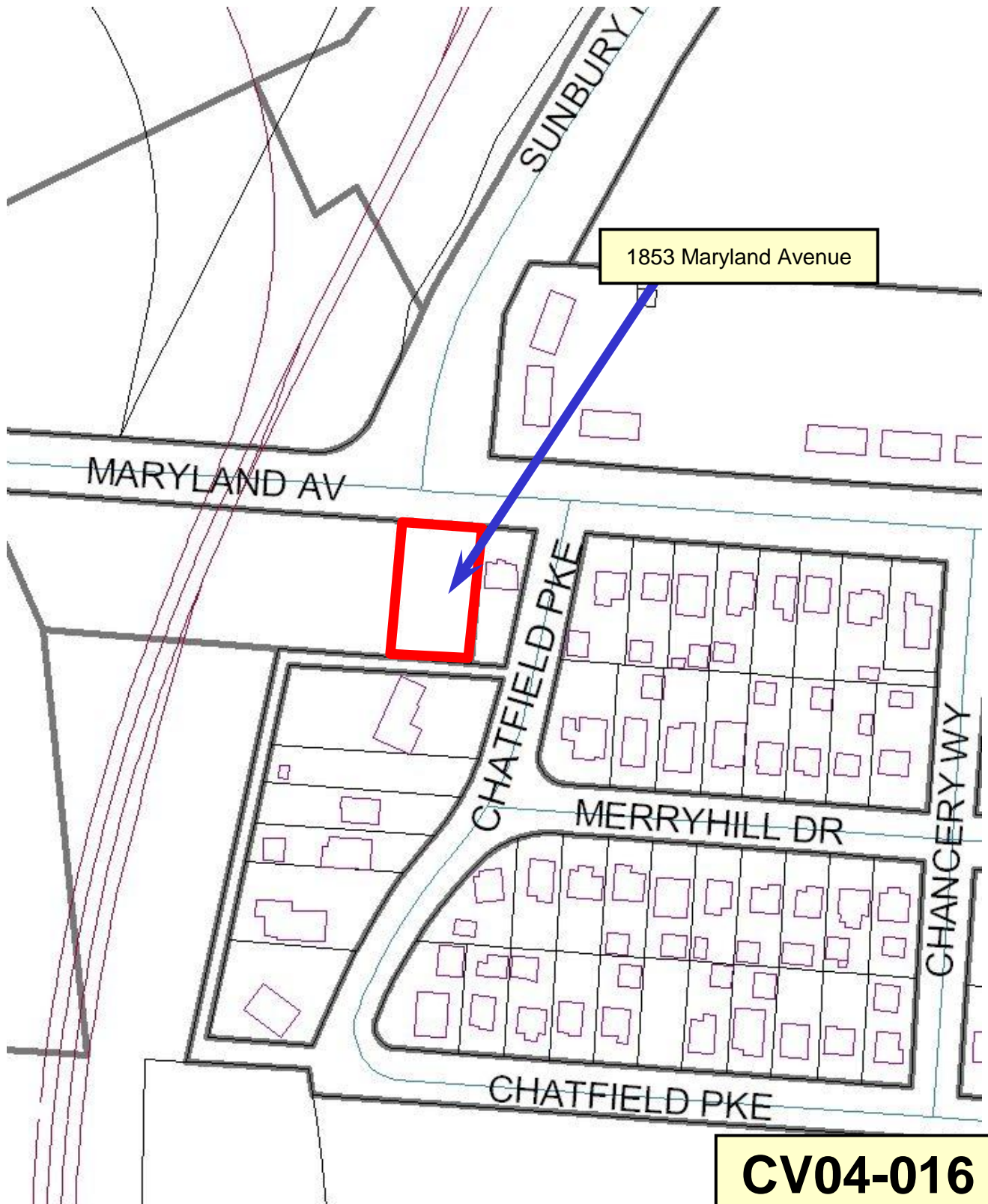
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

THIS SITE IS CURRENTLY ZONED C-4 IN AN AREA THAT IS PRIMARILY
 RESIDENTIAL. WE REQUEST VARIANCE TO BUILD ONE SINGLE-FAMILY HOME
 WHICH IS HIGHEST & BEST USE OF THIS VACANT LOT. LOCAL RESIDENTS,
 NEAR EAST AREA COMMISSION, EASTOATE GARDEN & CIVIC ASSOCIATION, &
 CITY OF COLUMBUS LAND MANAGEMENT OFFICE SUPPORT THE SITE FOR
 RESIDENTIAL, SINGLE FAMILY HOME DEVELOPMENT

Signature of Applicant *[Signature]* MGR MGR Date 4.21.04
 TUSCAN GROUP, LTD.



CV04-016



09/17/02 10:22

0614 646 7840

DEVELOPMENT DEPT

002

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



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

Group Name NEAR EAST AREA COMMISSION
Meeting Date 6/10/04

- Specify Case Type
- BZA Variance (Begins with "V")
 - BZA Special Permit (Begins with "SP")
 - Council Variance (Begins with "CV")
 - Rezoning (Begins with "Z")
 - Graphics (Begins with "VG")
 - Graphics Special Permit (Begins with "SPG")

Case Number CV04-016 / 04215-0-00015

- Recommendation (Check only one)
- Approval
 - Disapproval
 - Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

1851 MARYLAND AVE

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 14-FOR 0-AGAINST 0-NBS

Signature of Authorized Representative Kathleen D. B.J.
SIGNATURE

NEAC CHAIR
RECOMMENDING GROUP TITLE

252-3283
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

