

CV07-021

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



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.

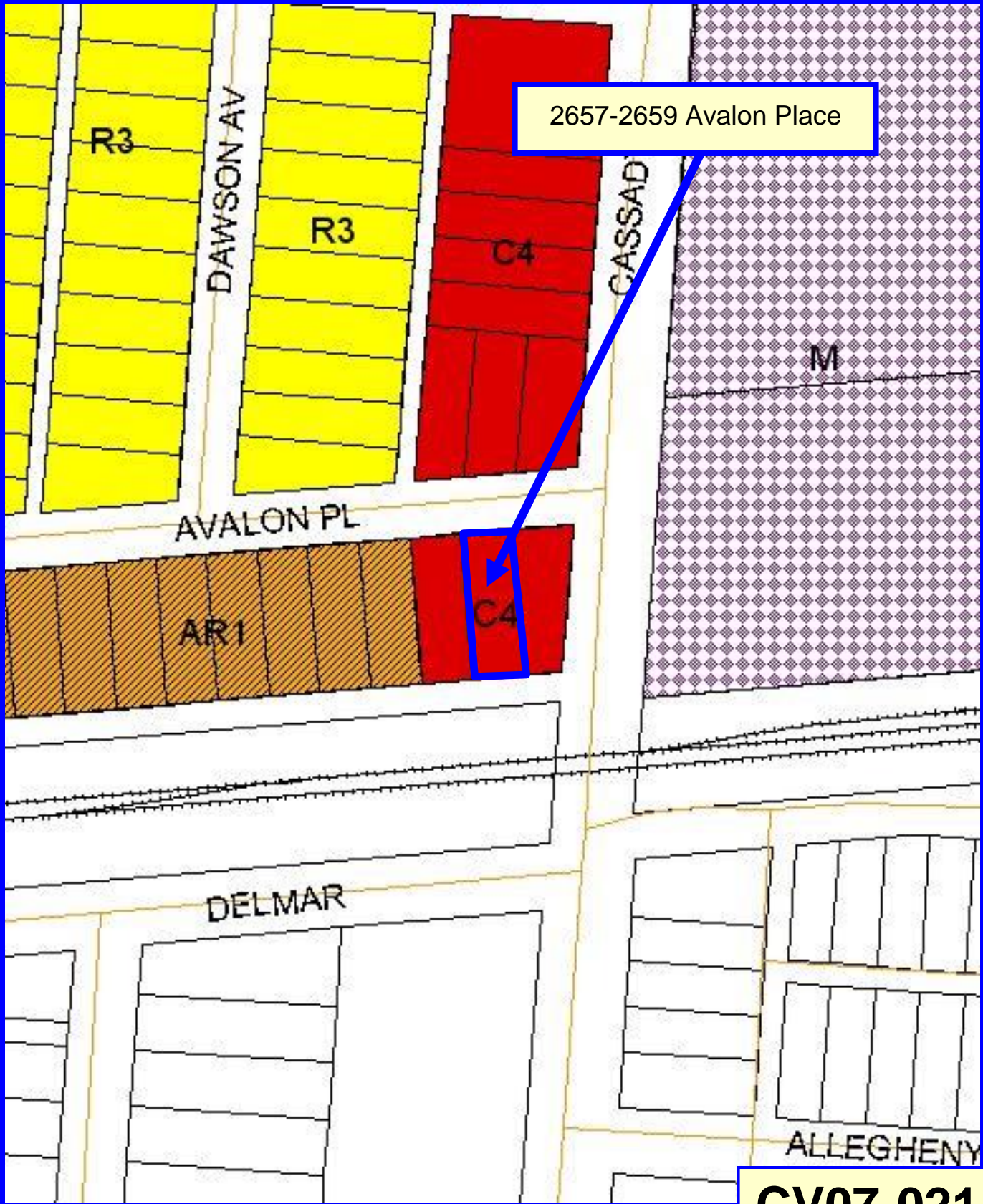
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

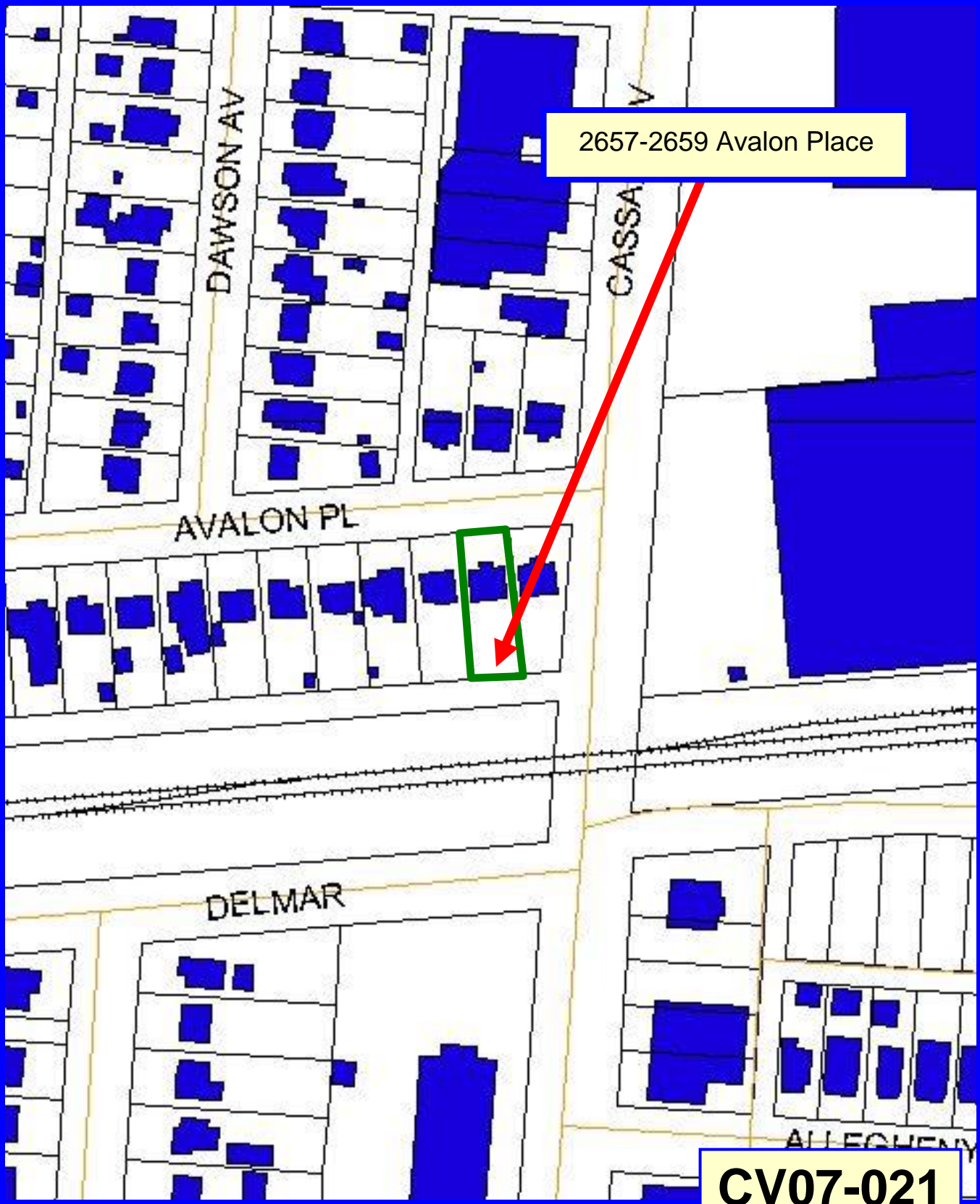
It is apparent that the previous use of the subject property was a residential rental - duplex. Applicant intends to improve and rehabilitate the subject property and continue the prior use, as a residential rental - duplex, if the zoning variance is granted. Applicant believes that all of the adjacent property and all nine or ten same street parcels on the plat map submitted are now being utilized as residential rental property or owner occupied duplexes, with the other side rented out, with the exception of one or two owner occupied dwellings. There appears to be no current commercial use for the aforementioned parcels.

Signature of Applicant: Paul King Date: 4/13/07



2657-2659 Avalon Place

CV07-021



CV07-021



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 # C07-021

Being first duly cautioned and sworn (NAME) PAUL KNOX
of (COMPLETE ADDRESS) 3316 N. HIGH ST. STE 1, COLUMBUS, OH 43202
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

<p>PAUL KNOX 3316 N. HIGH ST STE 1 COLUMBUS OH 43202 NO EMPLOYEES (614) 679-1667 cell phone OR</p>	
<p>call my attorney: Kurt J Schmalz (614) 268-4993</p>	

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

SIGNATURE OF AFFIANT *x Paul Knox*

Subscribed to me in my presence and before me this 13th day of April , in the year 2007

SIGNATURE OF NOTARY PUBLIC Kurt J Schmalz
My Commission Expires: _____

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

Notary Seal Here

