

LEGEND

- IPS IRON PIN SET
- ANIS MAG NAIL SET

ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

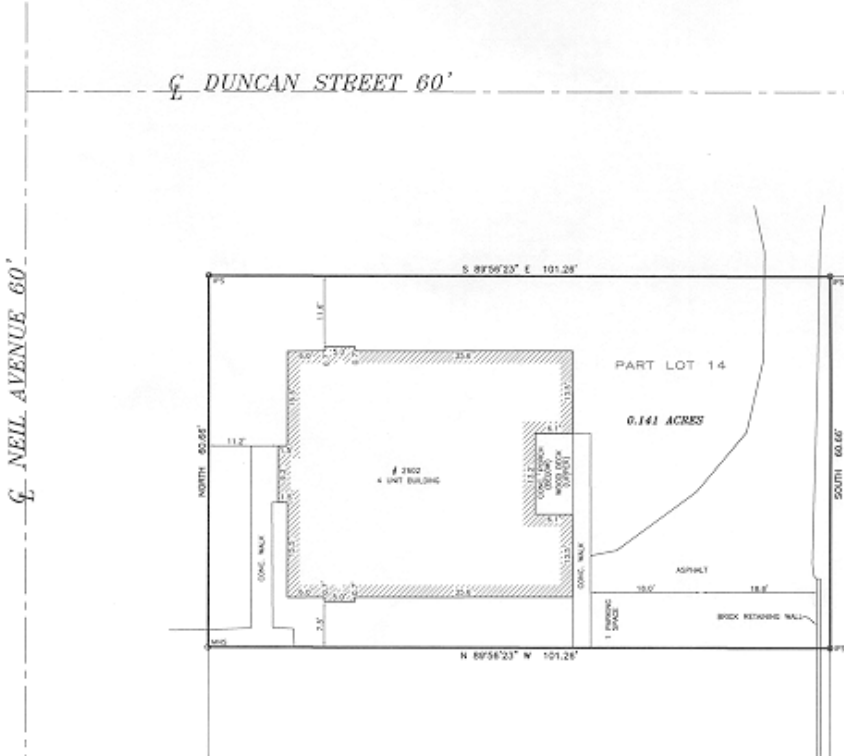
FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBERED 30017D 0146G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL AREAS NOT DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS ARE COMMON ELEMENTS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING OF NORTH FOR THE EAST LINE OF NEIL AVENUE AND ARE USED TO DEDUCE LOT ANGLES ONLY.



CRIS L. TRUESDELL
D.R. J3785A10

Cornelia Klemm, Arizona
3-9-06

I HEREBY CERTIFY THAT THESE DRAWINGS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS, IF ANY.

Scott D. Grunzel 10/24/05
SCOTT D. GRUNZEL, P.S.
REGISTERED SURVEYOR NO. 8047



I HEREBY CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED.

REGISTERED ARCHITECT NO. _____ DATE _____

SHEET 1 OF _____

CONDOMINIUM PLAT OF
2602 NEIL AVENUE
CONDOMINIUM

LIVING IN
PART OF LOT 14
SOLOMON & G.W. BEER'S NORTH COLUMBUS ADDITION
PLAT BOOK 1, PAGE 54
QUARTER SECTION 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO

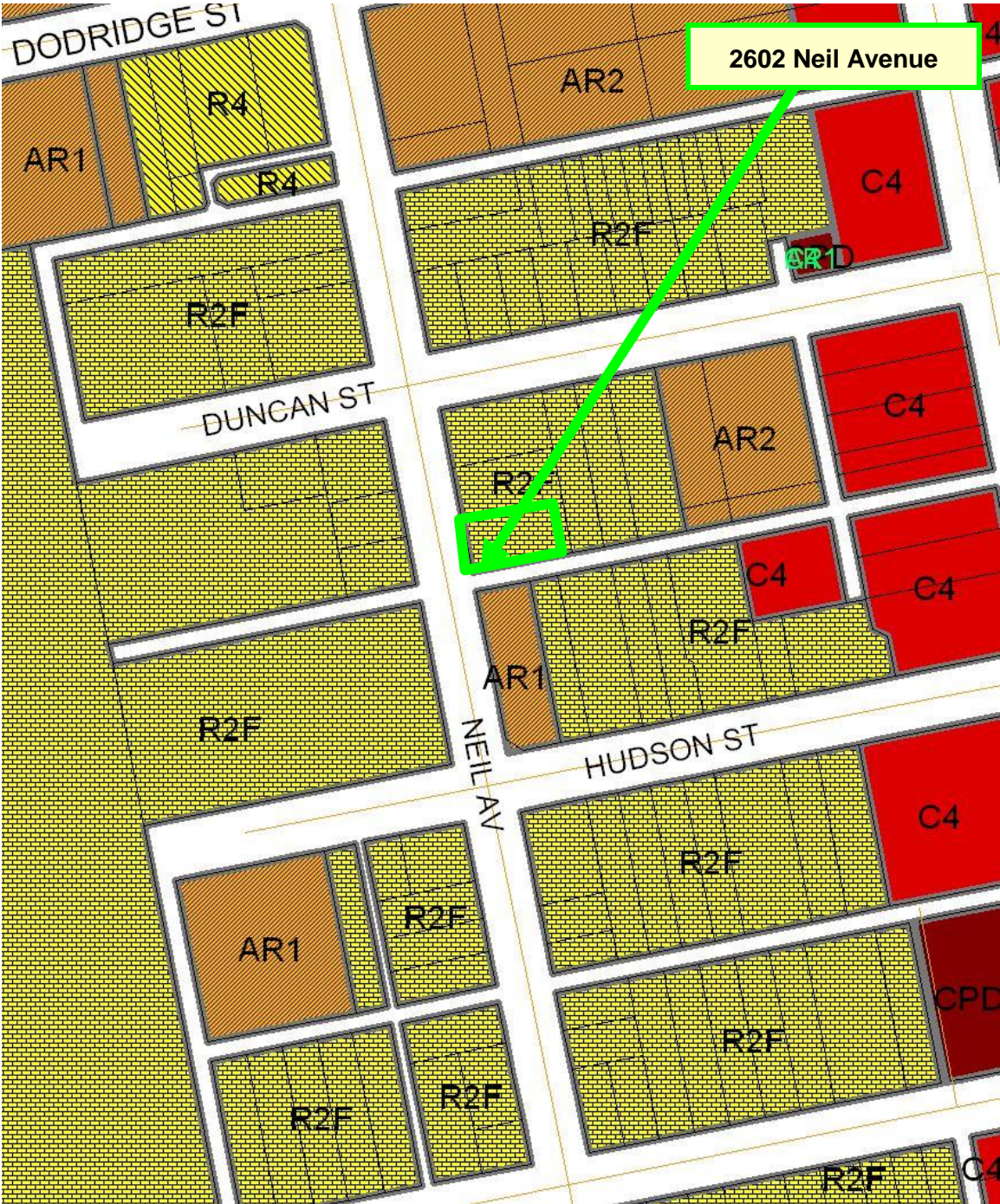


LS LANDMARK SURVEY
GI GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE (614) 485-9000 FAX (614) 485-9003
DATE: 9/25/05 FILE NO. 76928



Exhibit A

CV05-059



CV05-059



2602 Neil Avenue

CV05-059

Attachment 1

**Council Variance Application
Statement of Hardship**

Applicant: Connie J. Klema
Owner: Northwood Properties, Inc.
Subject Property: 2602 Neil Ave.

The subject property consists of one (1) parcel. The parcel consists of one (1) Lot, Lot Fourteen (14). The parcel consists of one (1) building with four (4) residential dwelling units. The parcel is zoned R-2F.

Under the present R-2F regulations, a dwelling cannot contain more than two (2) dwelling units. However, because the four (4) unit building was constructed prior to the present R-2F regulations being applicable to the site, the existing building is permitted as a "nonconforming use".

A nonconforming use is not permitted to continue if the use of the building is enlarged, expanded, reconstructed or structurally altered in any lawful manner under C.C. 3391.01. A nonconforming use also cannot be extended, so as to increase the floor space over the existing floor space.

Therefore, the applicant requests a use variance to preserve the right to continue the use of the dwelling as a four (4) unit dwelling and the right to restore such units in the event of damage or destruction, including to the extent of fifty percent (50%) or more of the value of the existing building. Given the fact that the variance will not alter the actual "use" of the site (residential), or the number of dwelling units in the building (4), such use variance will not adversely affect the surrounding property or surrounding neighborhood.

Furthermore, the variance will not impair an adequate supply of light and air to the adjacent property, as no height or square footage adjustments will be made to the four (4) units or to the building. The subject property will continue to blend with the architecture, character, and design of the neighboring homes. Because no increase in density is requested, the variance will not increase the congestion of public streets or increase the danger of fires. In addition, it will not endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
614-341-7080

Serving the University Community since 1972

Ron Hupman
President
Sharon Young
1st Vice President
Roger Deal
2nd Vice President
Laura Shinn
Corr. Secretary
David Hegley
Treasurer

February 2, 2006

re: CV05-057/05315-0-00057

To Whom It May Concern:

Bob Dels
Catherine Girvos
Seth Golding
Joyce Hughes
David Huntley
Berdawn Hutchinson
Ian MacConnell
Lynn Michaels
William Murdock
Margaret Sarber-Nie
Richard Talbot
Doreen Uhas-Sauer
Tom Wildman

This is to confirm that, at the regularly scheduled meeting of the University Area Commission, the Commission voted to recommend approval of the above referenced Council Variance Application as presented.

Thank you for your attention to this matter. Should there be any questions or concerns regarding this recommendation please feel free to contact me at 291-6096 or rdeal@columbus.rr.com.

Very truly yours,

Roger F. Deal, Zoning Committee Chairman

Cc: C. Klema, file

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 # CU05-059

Being first duly cautioned and sworn (NAME) Connie J. Klena, Attorney
of (COMPLETE ADDRESS) P.O. Box 991, Pataskala, Ohio 43062
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

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

1. <u>Northwood Properties, Inc.</u> <u>(employee) 3124 N. High Street</u> <u>Columbus, Ohio 43202</u> <u>Rob Martin (614) 263-9798</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Connie Klena

Subscribed to me in my presence and before me this 27th day of October, in the year 2005

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

This Project Disclosure Statement expires six months after

Notary Seal Here

Affiant Connie Klena, Attorney

DATE 6/5/06

Notary [Signature]



KRISTIN SPARKS
Notary Public, State of Ohio
My Commission Expires 8-15-2007