

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



STATEMENT OF HARDSHIP

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

A. Permit a variance in the yard, height, or parking requirement 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 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 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:

The applicant is moving its corporate headquarters to this new building. The applicant handles Verizon telephones and wants to create a retail area within the existing building to sell its product. The primary use of the building however will be office.

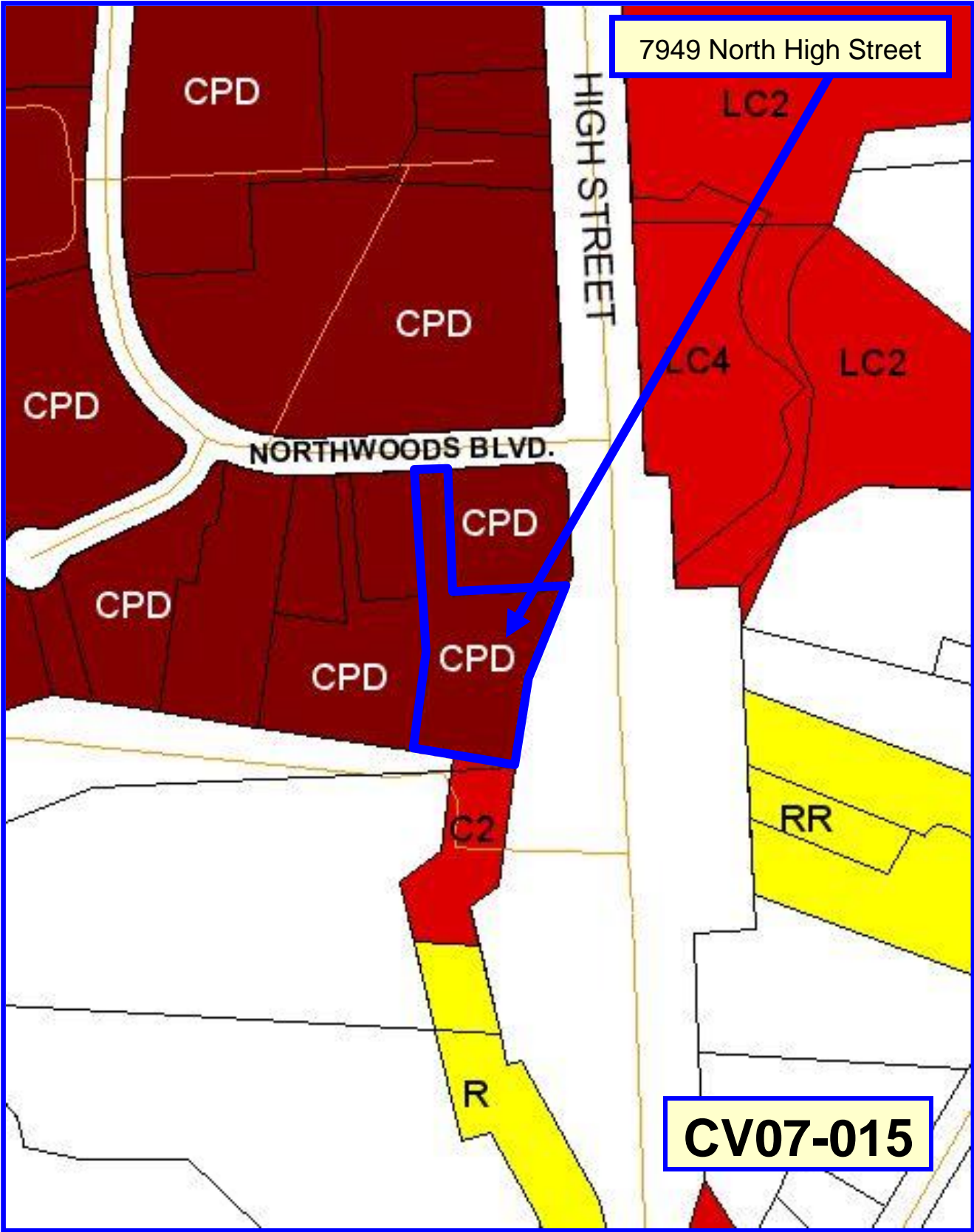
The granting of this variance will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor

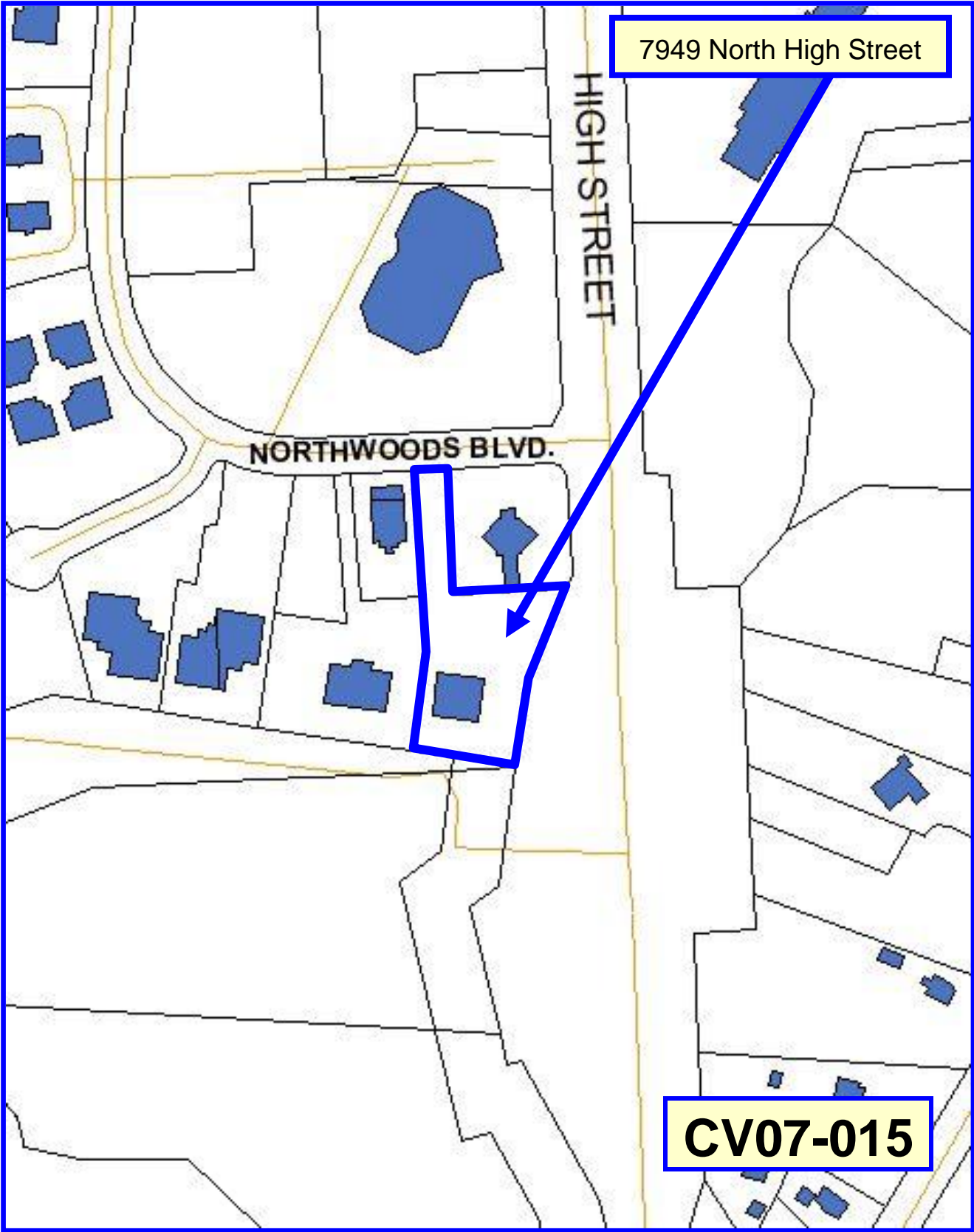
increase the danger of fires, or endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the City of Columbus.

Flexicom LLC
By:

Date 2/26/07

Signature of Applicant (Signed in BLUE INK)







F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
May 30, 2007

RE: Council Variance 610-207625

City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Walter Green,

We heard this variance at our FNCCC meeting April 3, 2007.

The proposed variance is for an existing property at 7949 North High Street.

The FNCCC wishes to express our opinion that the change in CPD to allow retail sales, be **APPROVED, with the addition that some shrubs be placed on the High Street side of the dumpster to hide it from view.**

Thank you for your consideration and forwarding of this notice.

If you have further questions, please feel free to email me or call 888-8293.

Truly,

Daniel Province, President of FNCCC

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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 # CV07-015

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
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. Flexicom LLC 1253 North Hamilton Road Gahanna, OH 43230	2. Alice Properties Inc. 7949 North High Street Columbus, OH 43235-1423
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of September, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
Commission Expires 07-13-07



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Commission Expires 07-13-07

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