

CV05-024

**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.

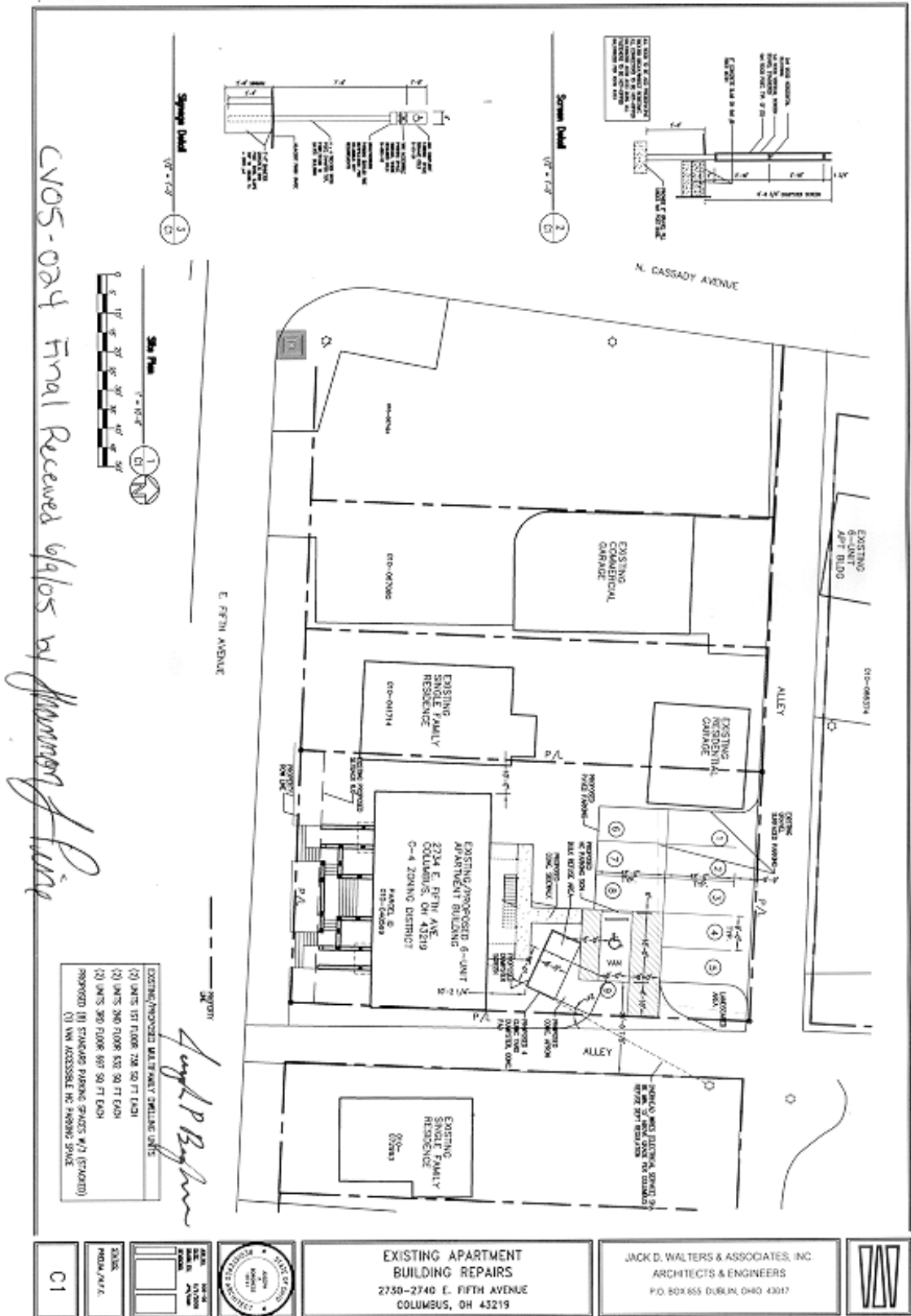
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

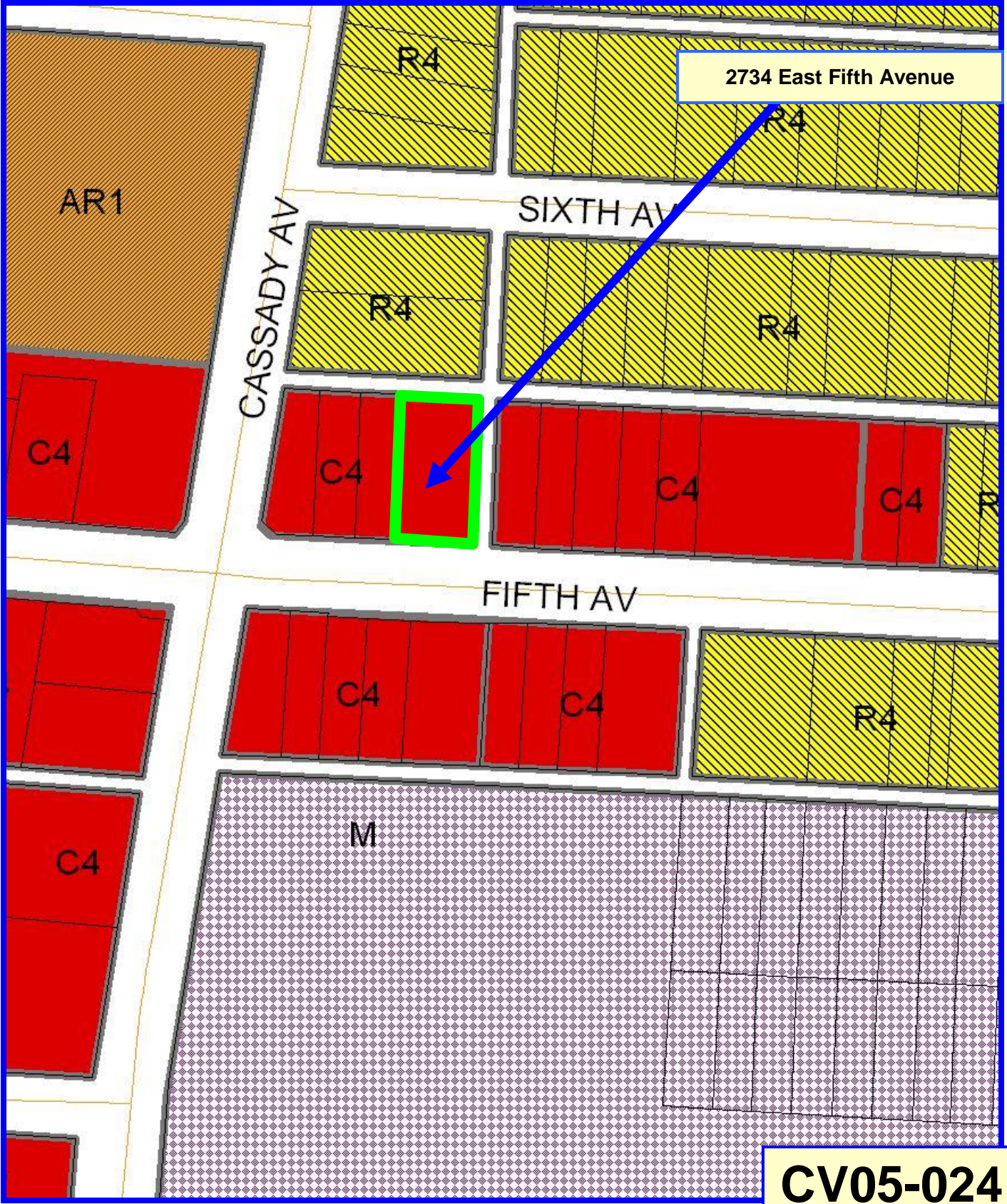
The Owner purchased the property at 2734 East Fifth Avenue with an existing 6-unit apartment building damaged by fire and by water infiltration. Only upon applying for permits for the repair of the building did the Owner learn that the building was a non-conforming use in a small (block sized) C-4 Zoning District, and that due to the time unoccupied and the cost of repairs he would not be allowed to restore the building. Conversion to a C-4 compliant use (such as commercial on first floor and apartments above) would be very difficult due to building structure/plan layout, fire separation issues, and small site/parking limitations. The surrounding property will not be adversely affected as the intent is to return the building from vacant/abandoned to its long term residential use; the properties on either side are existing residential (single family) and there is an identical 6-unit apartment building across the alley to the north.

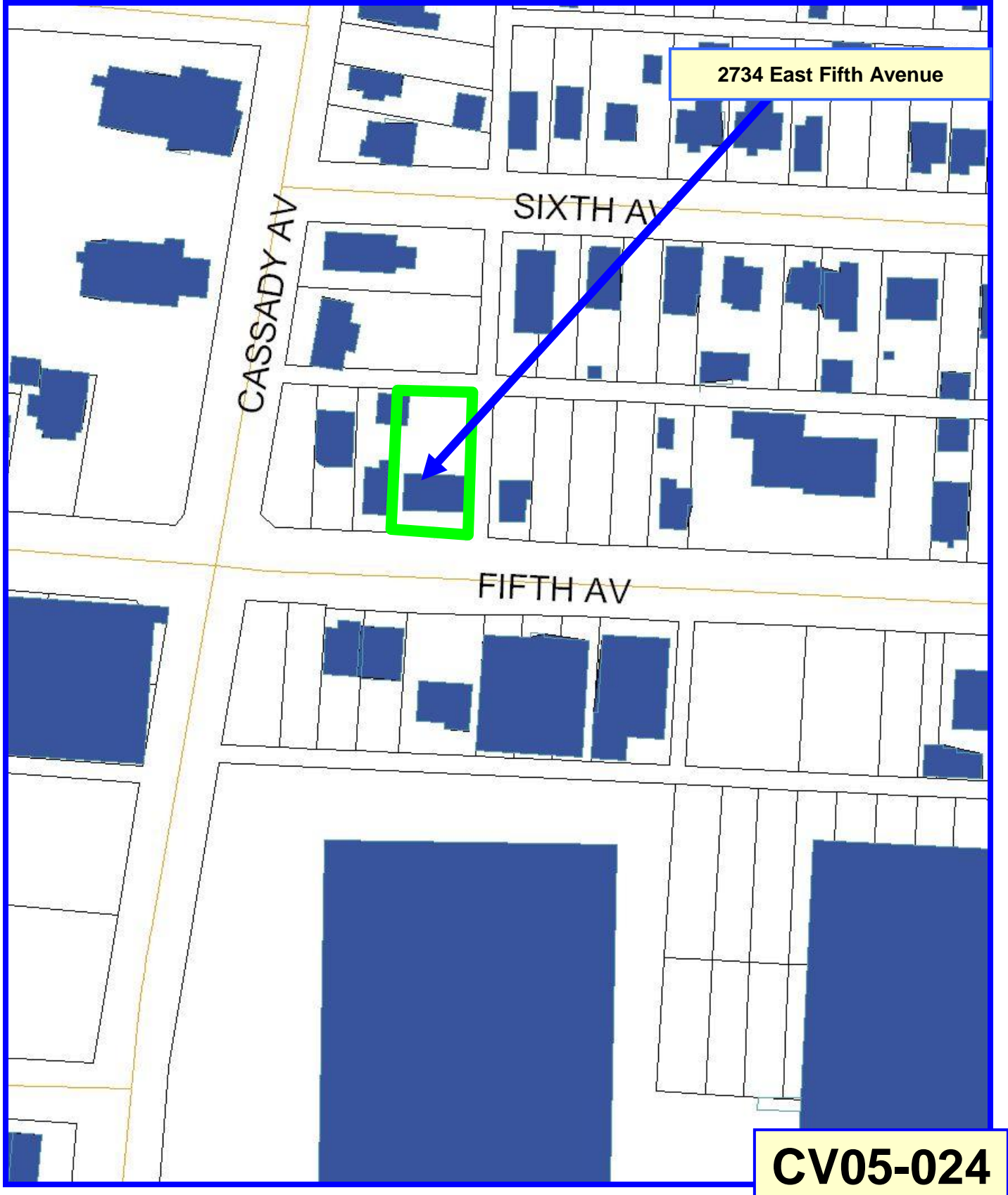
VARIANCES REQUESTED: A) To allow this 6-unit apartment building in the existing C-4 Zoning District. B) Based on the limited site, to allow parking reduction to (8) standard spaces (3 of which are stacked) and (1) van accessible HC space per the Site Plan.

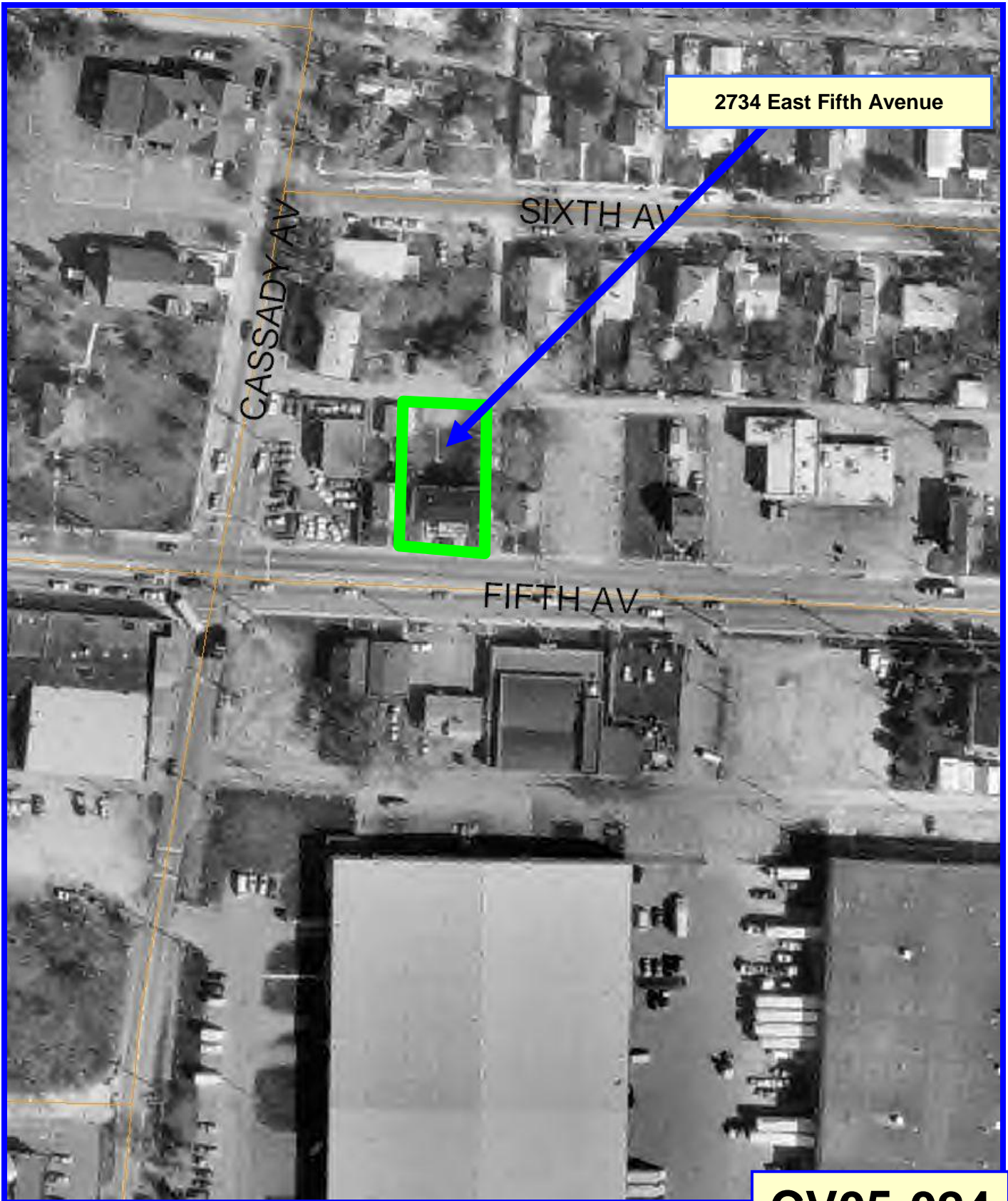
Signature of Applicant (Signed in BLUE INK)

Date May 2, 2005



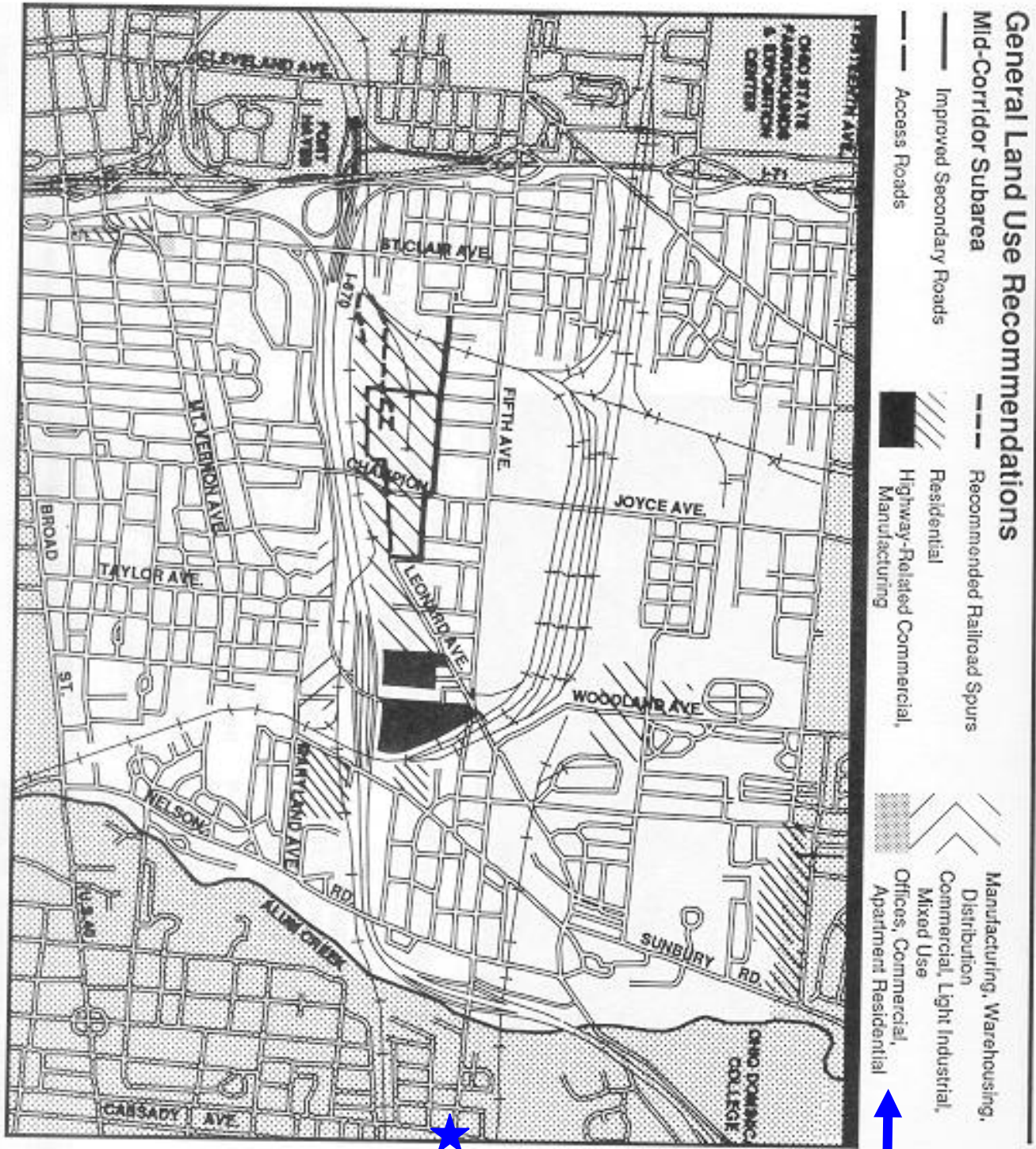






2734 East Fifth Avenue

CV05-024



I-670 Corridor Plan (1989)

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

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 # CV05-024

Being first duly cautioned and sworn (NAME) MEWAEL AFEWERKI
of (COMPLETE ADDRESS) 3639 MAIZE RD COLUMBUS OH 43224
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. MEWAEL AFEWERKI 3639 MAIZE RD COLUMBUS, OH 43224	2.
3.	4.

SIGNATURE OF AFFIANT

Mewael Afewerki

Subscribed to me in my presence and before me this 28th day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Heather E. Fulton
(Heather E. Fulton Abuayyash)
3/21/09

My Commission Expires:

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

Notary Seal Here



HEATHER E. FULTON
Notary Public, State of Ohio
My commission expires 03/21/2009