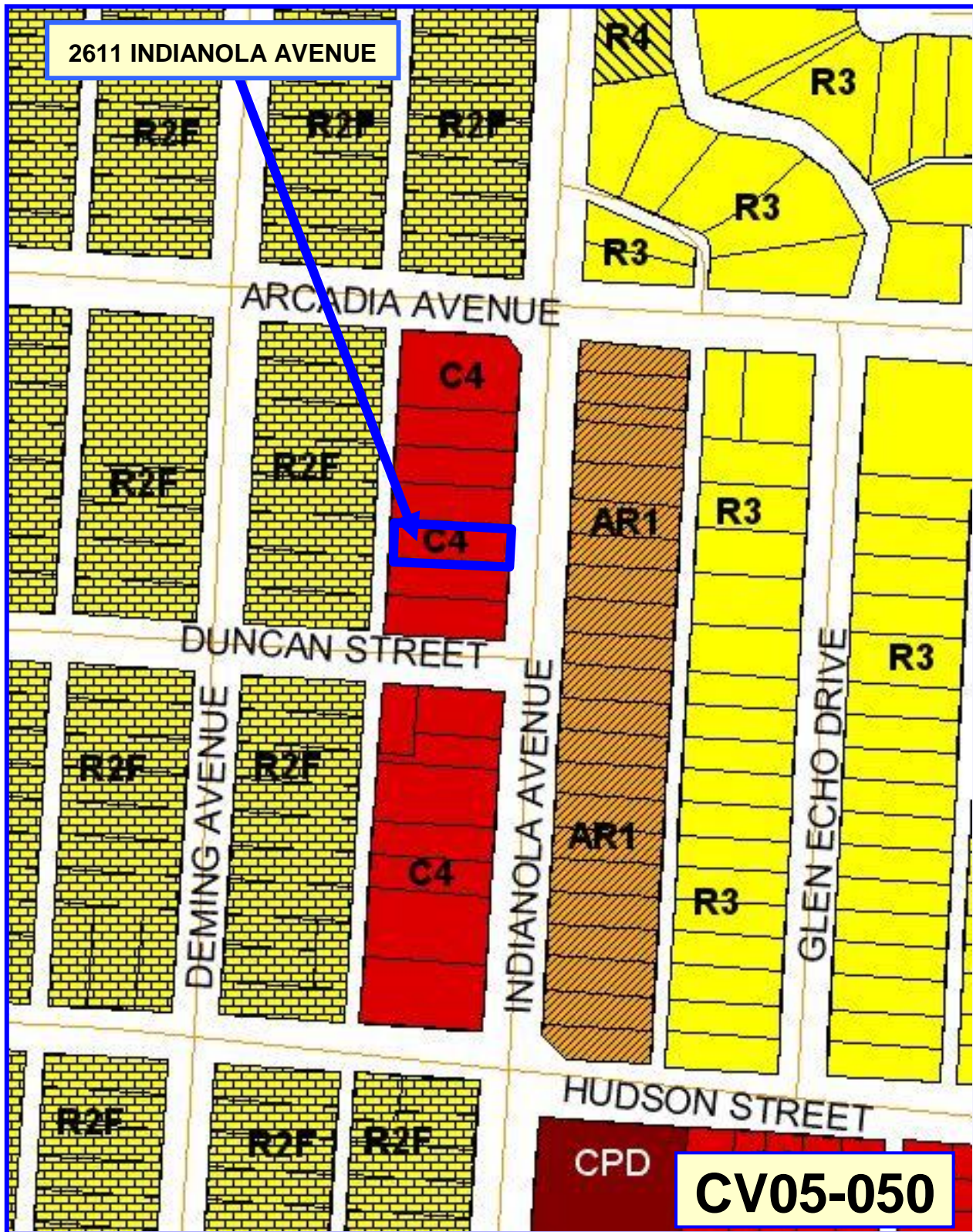


Attachment to Statement of Hardship
2611 Indianola Avenue, Columbus, OH 43202

My son and I purchased 2611 Indianola Avenue, Columbus, Ohio 43202 which is a single-family residence built in 1912. During the purchase process, we found that the property is zoned C-4, General Commercial. Thus, the building is a non-conforming structure according to 3356.03(E). If the building is damaged by any means to the extent of 50% or more of the value of the existing building, exclusive of the foundation, or declared structurally unsafe by the Building Inspector, the single-family residence cannot be repaired or restored (3391.01(c)). We had difficulty with our lender, and future buyers will face similar difficulties, because of this non-conforming issue. Lenders don't want the risk that if the residence is more than 50% damaged that another residence could not be built on the property.

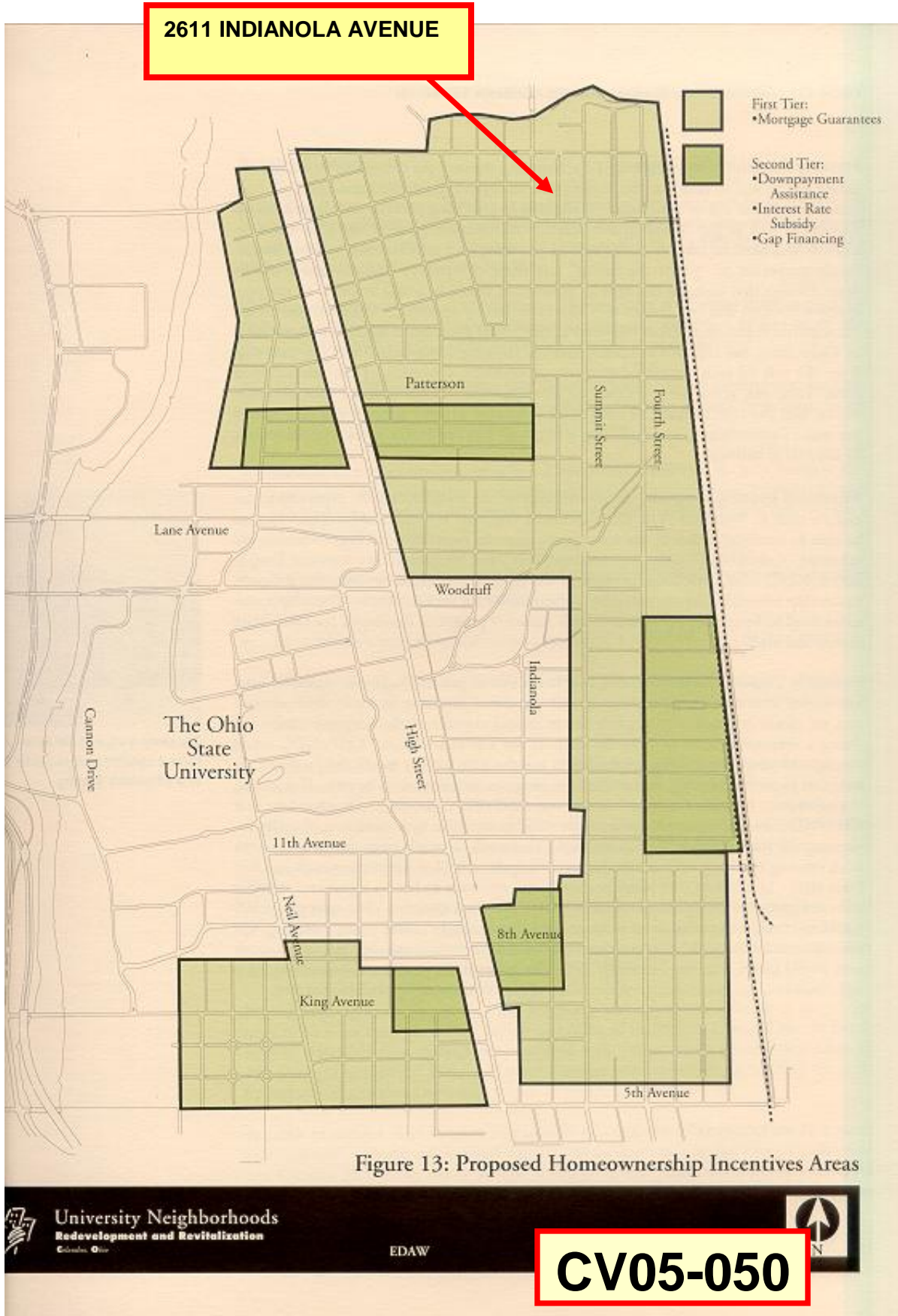
We feel this is a hardship because the residence was in existence on the property before the Zoning Code was enacted. This property was purchased by my son and I as an investment and the non-conforming issue places a hardship on our ability to preserve our investment and perhaps to re-sell the property.

Surrounding properties are also residential properties and the requested variance would not adversely affect their properties.









City of Columbus, Department of Development
Building Services Division
757 Carolyn Ave.
Columbus, Oh 43224
Attn: S. Pine
November 18, 2005

Dear Ms Pine:

This is to confirm that, at the most recent regularly scheduled meeting of the University Area Commission, held on the evening of November 16, 2005, the Commission voted to recommend the following as regards zoning applications that were before it:

CV05-052/05315-0-00052, 1276 N. High Street (Council Variance): the Commission voted to recommend approval with the condition that there be no curb cut on that part of the subject property adjacent to High Street.


→ CV05-050-05315-0-00050, 2611 Indianola Avenue; the Commission voted to recommend approval of the application as submitted.

205-071 (sic.) 45 W. Dodridge: the Commission voted to recommend disapproval.

CV05-054/05315-0-0054 (325 W. 8th Avenue): the Commission voted to recommend disapproval.

Thank you for your attention to this matter. If the information for any of the applications referenced above should be routed to another person it would be very much appreciated if you would do that. If there are any questions or concerns regarding any of these applications or the votes thereon please feel free to contact me at 291-6096 or rdeal@columbus.rr.com.

Very truly yours,



Roger F. Deal, 2d Vice President and
Chairman of Zoning Committee

Cc: C. Klema, M. Wood, J. Tanoury, M. Koob, K. Klare, file

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 # CV05-050

Being first duly cautioned and sworn (NAME) Mary A. Wood
of (COMPLETE ADDRESS) 4451 Sellers Avenue Columbus, OH 43214
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>Nathan J. Wood</u> <u>2611 Indianola Avenue</u> <u>Columbus, OH 43202</u> <u>507-7369</u>	2. <u>Mary A. Wood</u> <u>4451 Sellers Avenue</u> <u>Columbus, OH 43214</u> <u>464-6212</u> <u>560-4572</u>
3.	4.

SIGNATURE OF AFFIANT

Mary A. Wood

Subscribed to me in my presence and before me this 26th day of September, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Lynn M. Hunt

My Commission Expires:

2-17-09

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

Notary Seal Here



LYNN M. HUNT
Notary Public, State of Ohio
My Commission Expires
Feb. 17, 2009