

## DDP and Associates architects/planners

W05-002

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855 East Cooke Road - Columbus, Ohio 43224

### Statement of Hardship

**Project Site: 1157 East Cooke Road  
Columbus, OH 43224  
Parcel ID#: 010-204647**

#### Property Description:

The 1.54 acre property is located at the southeast corner of Cooke and Maize roads, 75% of the property is heavily wooded with deep thatch and underbrush. Being 464 feet by 104 feet, the lot is narrow with its length abutting Maize road. Due to the low lying topography of the lot's southern half (230/250 feet+/-), this area is frequently under as much as 12" to 16" of water run off from the surrounding properties.

In regards to site utilities, electric service is available from the north side of East Cooke Road, gas from the south side, with water from either the west or south sides of Maize and Cooke Roads, respectively. Per my discussions with the city regarding sewer service, the nearest tie in is approximately 1300 feet west along East Cooke Road, near the residence at 961.

#### Site Difficulties

When developing this site for residential use, the thickness of the underbrush/lesser trees and its susceptibility to frequent flooding are foremost with its narrowness and lack of sewer access being the next major consideration. Given this site's unique characteristics, the cost for any site development is double to triple that of normal residential property. With regards to the site's utilities: due to the lack of sewer service and the cost of tying into it 1300 feet away, a septic system will be utilized as currently done for the majority of homes on Cooke Road. Water and gas services are also higher than normal due to the size of the existing lines that must be tapped and their location on the opposite side of the road from the property. Electric service is relatively easy but also will be higher than normal due to the project's requirements of maximizing the site's natural beauty by installing underground electrical service.

The concept of maximizing the site's natural beauty will also be addressed in our routing of storm water run-off to existing city drainage sewers and culverts. Current budget analysis of the project supports the creation of a water feature at the high side, Cooke/Maize intersection portion of the site. This area of the site will also have the septic systems leach field with the structure itself nestled in the wooded area. Trees of stature are being saved with trees only being removed as needed for construction or if dying.

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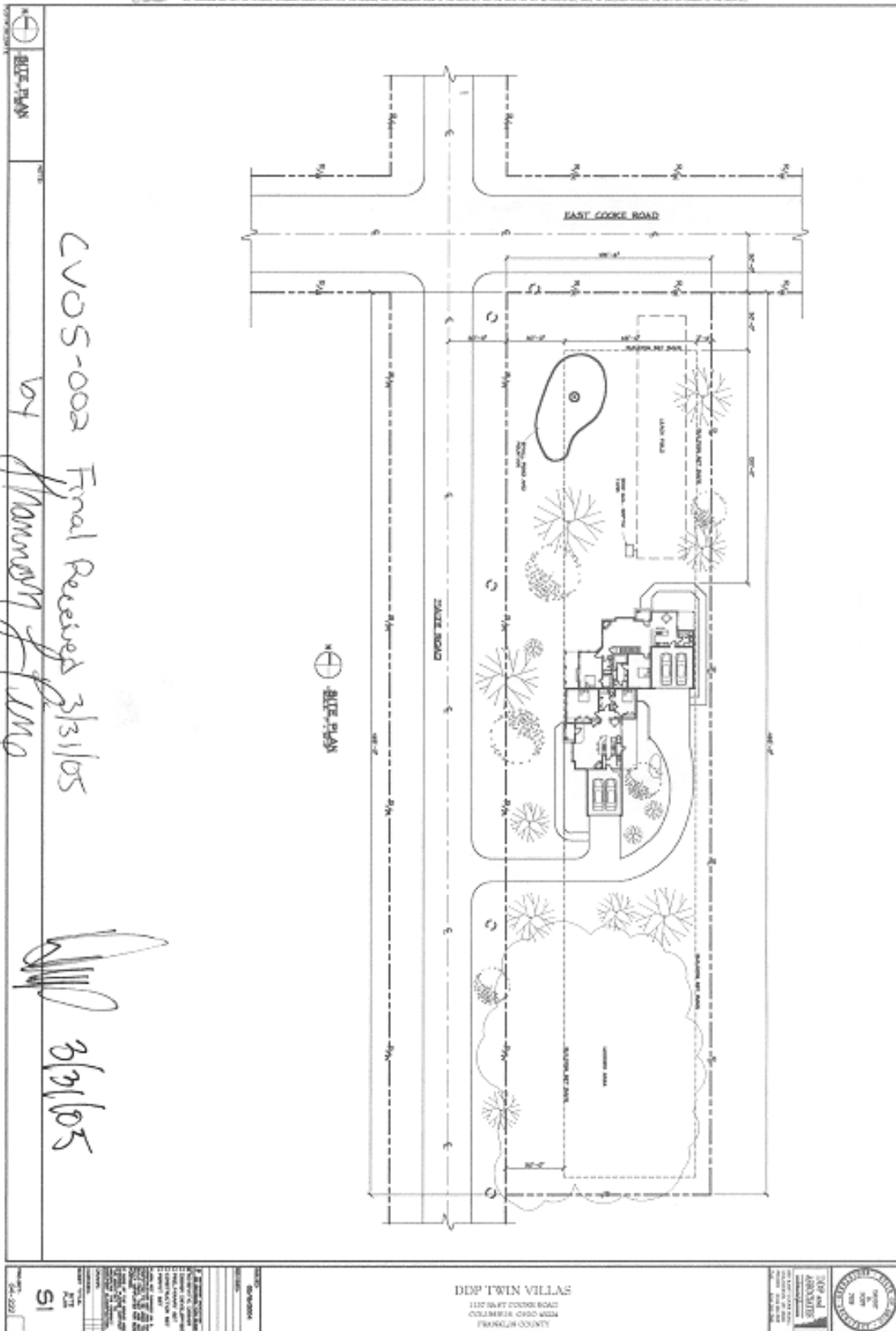
In regards to the building itself, it will be designed to harmonize with its neighbors, while also complimenting the neighborhood qualitatively with its aesthetics and quantitatively with increased property values.

Thank you for your objective review of this project's site challenges, I am hopeful of your favorable position and am available at your convenience to discuss any questions and/or concerns the commission may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danny D. Popp', written in a cursive style.

Danny D. Popp – Architect/Owner





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**North Linden N. E. Columbus Business Association**

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March 17, 2005

City of Columbus Department of Development  
Zoning and Variance Department  
757 Carolyn Avenue  
Columbus, Ohio 43224

Attn: Ms. Shannon Pine

RE: Variance for S. E. Corner of Cooke Road and Maize Road

Dear Ms. Pine,

On February 16, 2005, the North Linden Area Commission voted 7 to 2 in favor of the variances for 2 condo units at the SE corner of Cooke and Maize Roads, subject to the following conditions:

1. The structure be built with the brick and/or stone as per the plans shown.
2. One of the condominium units be owner occupied.

Sincerely,



Walter G. Reiner  
Zoning Chairman

CC: Mr. John Warhol, President, North Linden Area Commission, Mr. Danny Popp, property owner

