

CV03-044



STATEMENT OF HARDSHIP

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

- A. Permit a variance in the yard, height, or parking requirements 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 which 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 inhabitants 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:

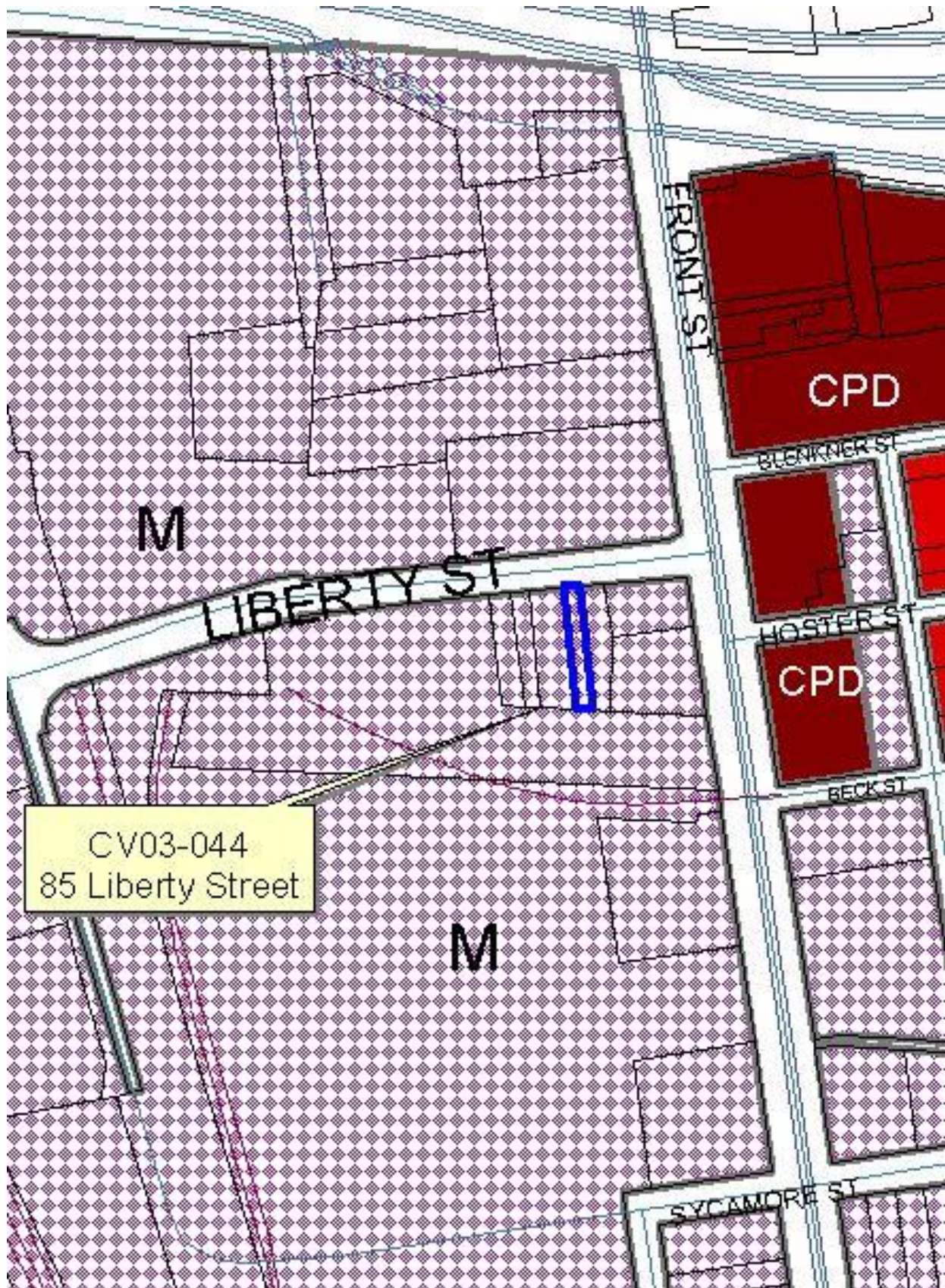
SEE ATTACHED

Signature of Applicant Jameson Ste Date 11/21/03

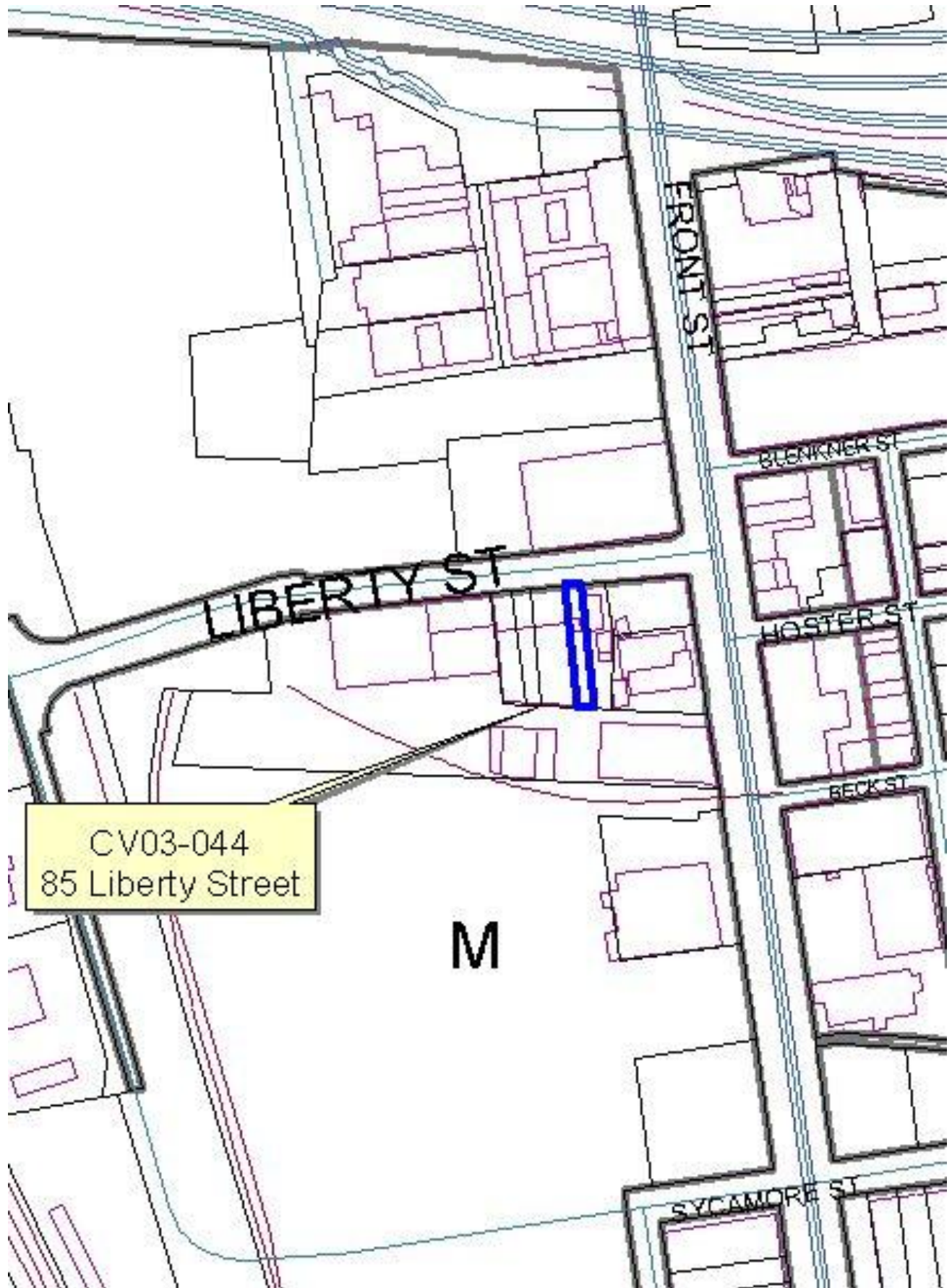
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HARDSHIP STATEMENT FOR 85 LIBERTY STREET

1. The following variance is being requested for code section 3363.01 (Manufacturing Districts, to allow a residential building).
2. Property is currently developed as a residential dwelling with 2 off-street parking spaces.
3. Appraisal states best use of property is current use as residence.
4. Multi-family housing project just completed on West side of Bank Street near this property and a new condo project has been approved across the street from this property.
5. There is no manufacturing near property on Front Street.
6. Proposed use of property as residential dwelling.
7. Variance is necessary to secure financing of property. Burndown letter must state that if building were to be damaged by 50% or more, that it's best use would be as a residential building.
8. Granting variance will help neighboring properties by setting precedent. Bank Street is being developed and most of housing on Front Street is older and much is in need of rehabilitation. When this property goes on market, it will be easy to sell and stimulate the economy knowing that variances have been granted and will be granted to allow residences in this zoning district.



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85 Liberty Street



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