



**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.

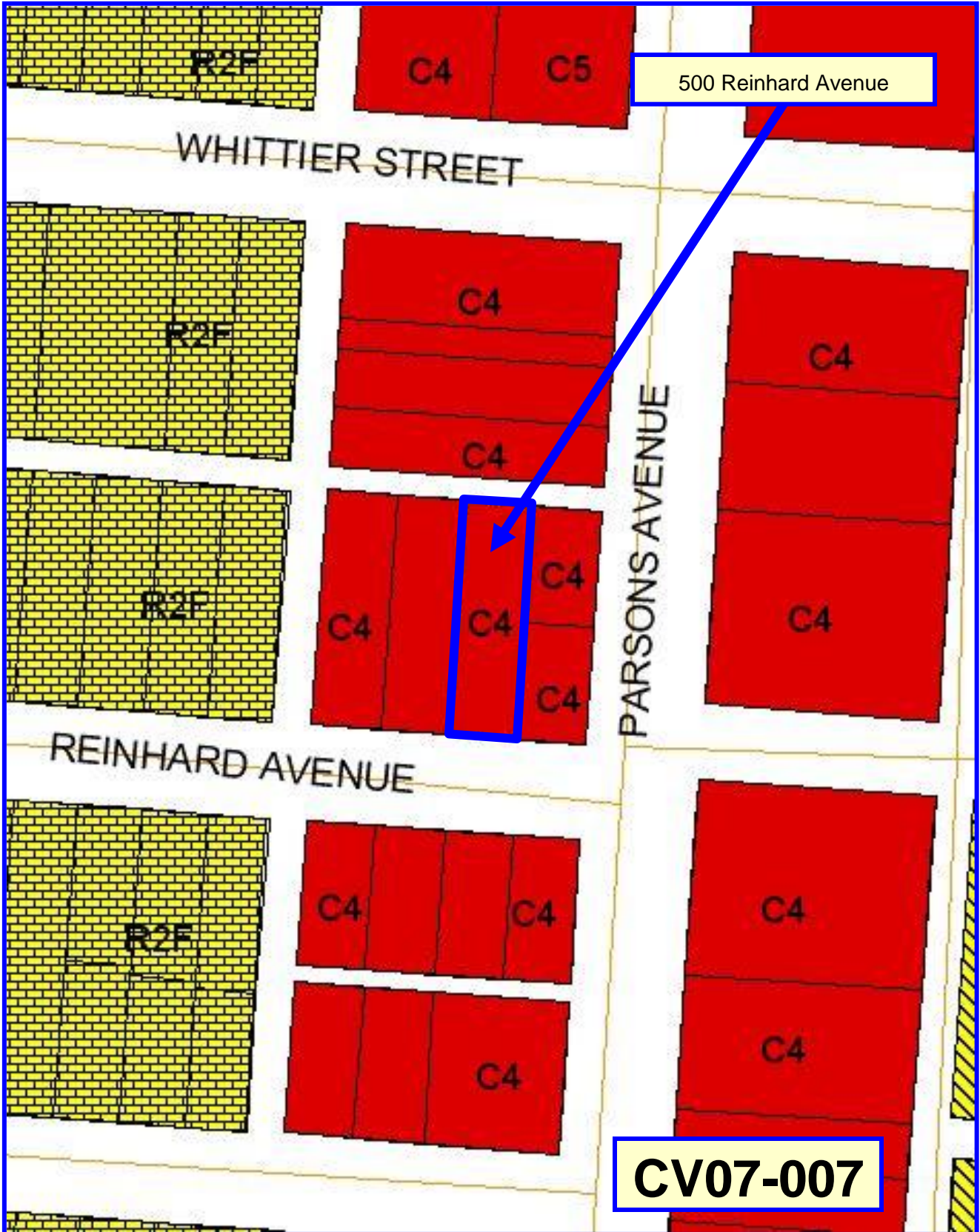
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

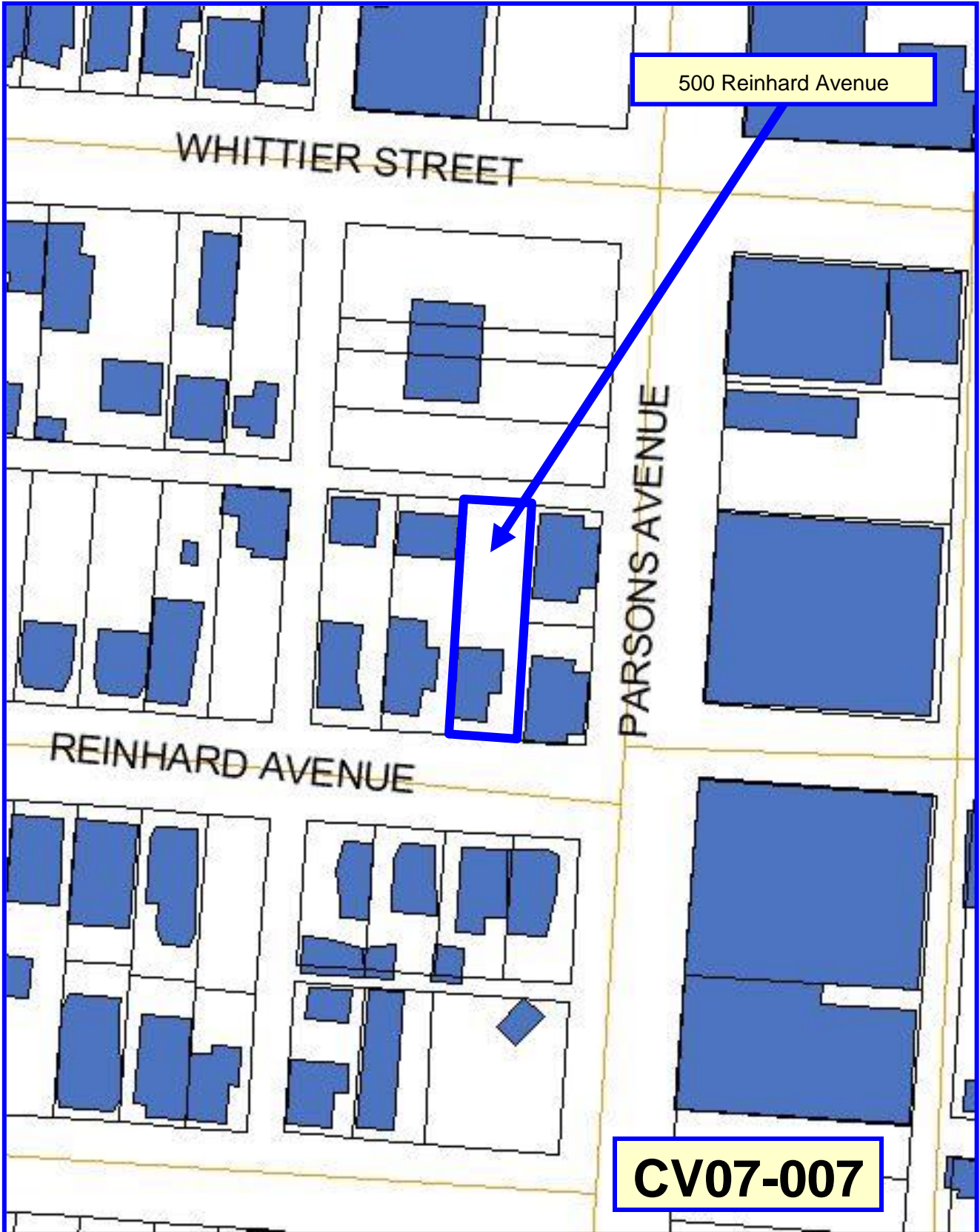
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

*This Council Variance request is necessary to build a residential garage on a parcel with a single family home that is zoned commercial (C-4). The area in question is primarily a residential neighborhood with mostly single family and multifamily homes, with some small businesses mixed in generally centered around Parsons Avenue. The proposed garage will fit the current use of the neighborhood, and will not hinder surrounding homeowners in any way.*

Signature of Applicant *Jeffrey Miller* Date 1/31/07









500 Reinhard Avenue

CV07-007

**Green, Walter A.**

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**From:** rleighty@columbus.rr.com  
**Sent:** Friday, March 16, 2007 12:17 PM  
**To:** Jeff McClellan; Green, Walter A.  
**Cc:** mommadiggs@yahoo.com  
**Subject:** Re: Walter Green's address

Jeff, I wanted to thank you again for meeting with our zoning committee, and having your wife attend our Merion Village Association meeting on March 7, 2007. Our Merion Village Board met last night, and we agreed to support your project.

Walter, please consider this email the official support from the Merion Village Association for Jeff and Liz McClellan's garage project at 500 Reinhard Avenue.

Debera, at our Council of South Side Organizations meeting on March 8, 2007, we voted to support Jeff and Liz's garage project on the condition of the Merion Village Association finalizing our support. Since Merion Village has now done that, if you could please give a CSSO letter of support to Walter Green, that would be great. Thanks so much!!!!

Folks, if anyone has any questions or concerns or needs anything else from me or our Merion Village group, please don't hesitate to let me know.

Thanks!

Bob Leighty  
President, Merion Village Association

----- Original Message -----

From: Jeff McClellan <jmcclellan@eagon.cc>  
Date: Friday, March 9, 2007 1:34 pm  
Subject: Walter Green's address  
To: rleighty@columbus.rr.com

> WAGreen@Columbus.gov  
>  
> Talk to you soon.  
>  
> Jeffrey L. McClellan  
> Eagon & Associates, Inc.  
> 100 Old Wilson Bridge, Suite 115  
> Columbus, OH 43085  
> Telephone (614) 888-5760  
> Fax (614) 888-5763



Jeffrey and Liz McClellan  
Eagon and Associates, Inc.  
100 Old Wilson Bridge, Suite 115  
Columbus, Ohio 43085  
March 26, 2007

Dear Mr. and Mrs. McClellan

Merion Village Civic Association would like to offer this letter stating that the membership voted to support the garage project at 500 Reinhard Ave.

The Council of South Side Organizations supports Jeff and Liz McClellan garage zoning request. If you have any questions, please feel free to contact Mr. Robert L. Patterson, Zoning Chairperson. Mr. Patterson can be reached at 491-0840.

Please address all communications to:  
Council of South Side Organizations  
Mr. Robert L. Patterson  
Post Office Box 77542  
Columbus, Ohio 43207

Sincerely,

Robert L. Patterson  
CSSO Second Vice-President  
Zoning Chairperson  
RLP/dld  
Cc: CSSO  
Columbus City Council

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



Signature of Applicant Jeffrey McLean Elizabeth McClellan Date 12/15/16

**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 APPLICATION # \_\_\_\_\_  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey and Elizabeth McClellan  
of (COMPLETE ADDRESS) 500 Reinhard Ave. Columbus, OH 43206  
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Elizabeth and Jeffrey McClellan</u>	<u>500 Reinhard Ave. Columbus, OH 43206</u>

SIGNATURE OF AFFIANT Elizabeth McClellan Jeffrey McLean

Subscribed to me in my presence and before me this 15th day of December, in the year 2006

SIGNATURE OF NOTARY PUBLIC Melissa A. Stonerook



MELISSA A. STONEROOK  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES APRIL 24, 2008

**06310-00000-00118**  
**500 Reinhard Avenue**