

Statement of Hardship

4148 Easton Commons

The applicant is requesting a Council Variance to permit development of this property in a manner consistent with the properties located adjacent to the north. Pursuant to the zoning on this property, Zoning Case No. Z97 – 083A and Columbus Ordinance 1721 – 1999, this property is to develop with uses permitted in the C-4 Commercial classification, subject to listed exceptions, and “[r]esidential units including first floor residential units if approved by City Council.”

Columbus City Code Section 3356.03 does not permit first floor residential units. The variance requested therefore is to permit first floor residential units, where this section of the Columbus City Code does not permit them.

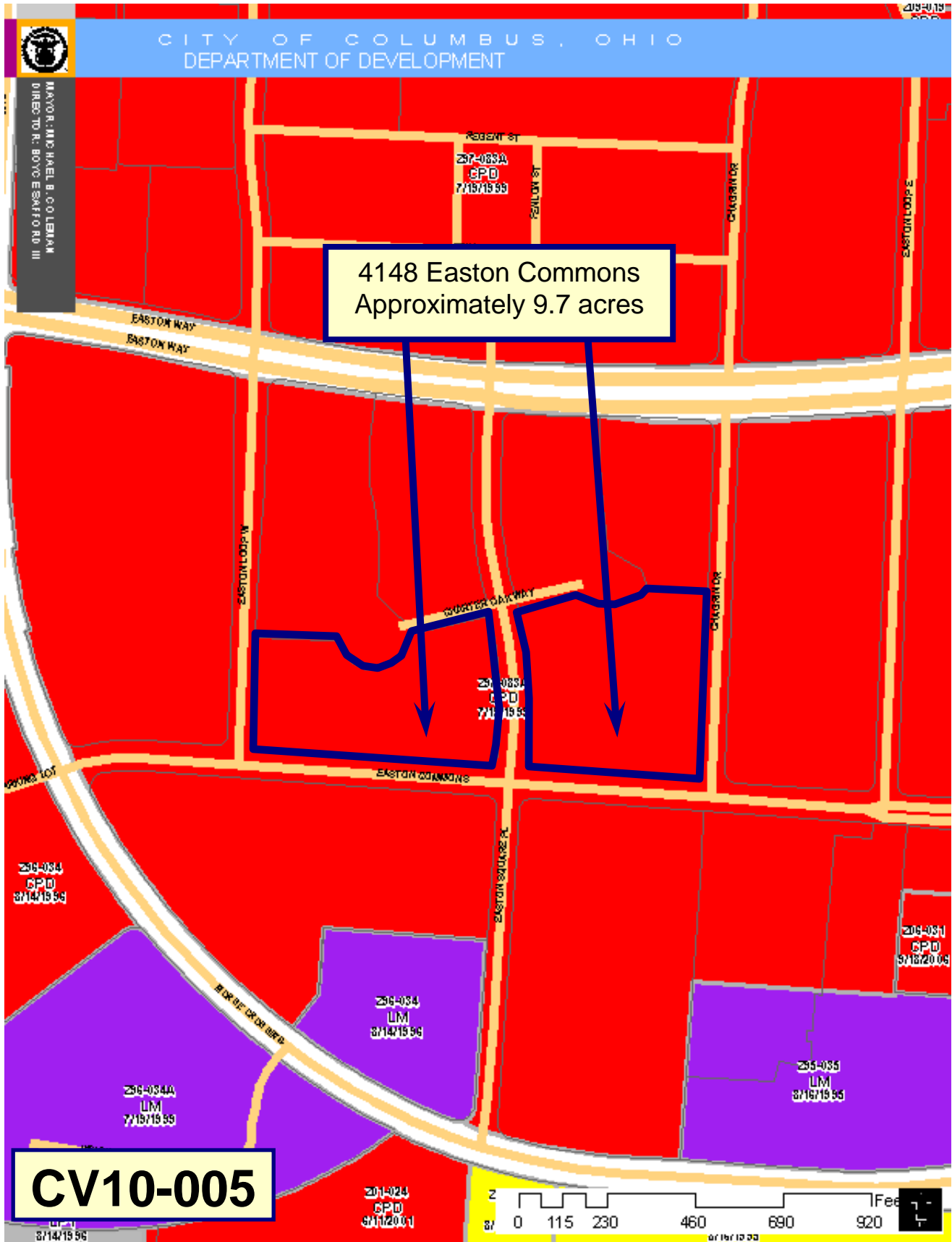
Columbus City Code Section 3342.28 requires that two parking spaces be provided for each dwelling unit, where the applicant is requesting a variance to provide one per dwelling unit.

The grant of these requested variances will permit this property to development in a manner consistent with the development of adjacent properties. It 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.

The applicant respectfully requests the grant of the requested variance.

Signature of Applicant: David Hodge, attorney for applicant

Date: 3 / 2 / 2010



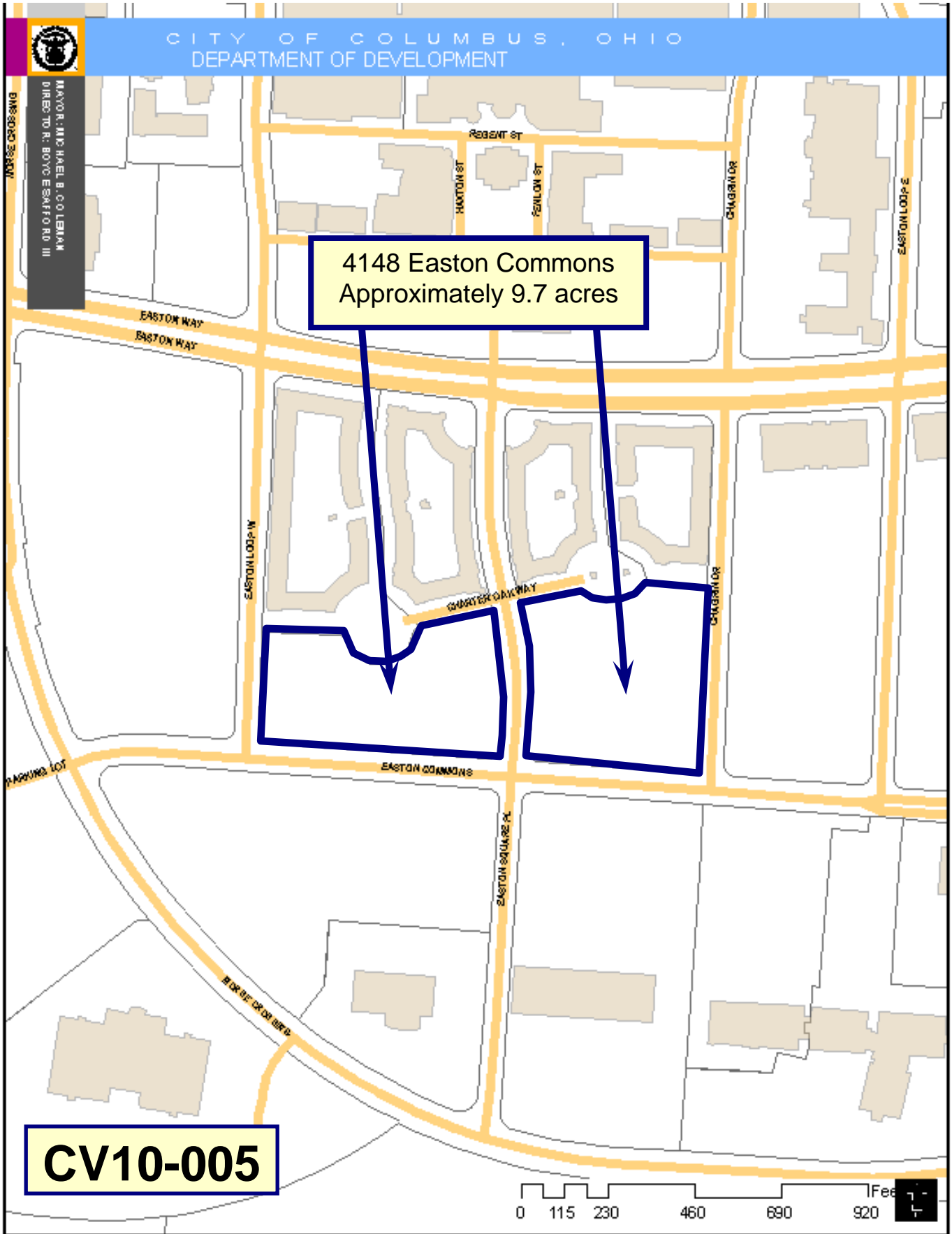
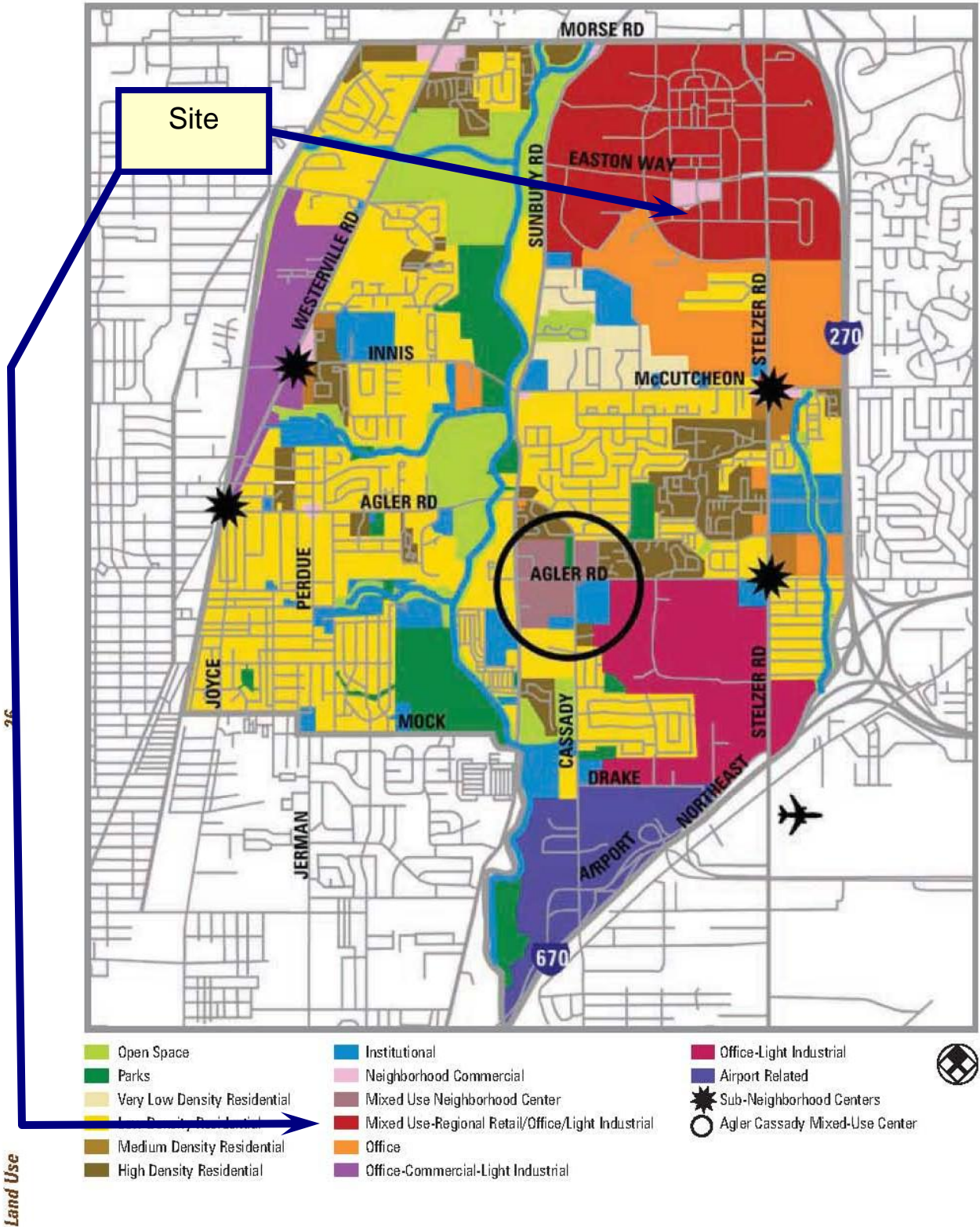




Figure 5. Land Use Plan





"Together We Can Make a World of Difference"

North East Area Commission

June 23, 2011

Dana Hitt
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Hitt:

Subject: 10315-00000-00042, CV10-005, property known as 4149 Easton Commons, Columbus, OH 43219. The North East Area Commission at a public meeting on July 1, 2010 voted to approve the variance for 400 multi-family units at the above location.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter – Zoning Chair

Cc: Elwood Rayford – NEAC Chair
Jeff Brown – Agent

City of Columbus | Department of Development | Building Services Division | 757 Gaylyn 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 # CV10-005

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215

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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

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| Morso Holding Co. 3 Limited Pkwy. Columbus, OH 43230 John Kranyak 415-8397 | |
| | |

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT David Hodge
Subscribed to me in my presence and before me this 23rd day
of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC Natalie C. Dimmock



Commission Expires: 9/4/13
This Project Disclosure Statement expires six months after date of notarization.
Notary Public, State of Ohio
My Commission Expires 09-04-2013