

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

## STATEMENT OF HARDSHIP

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



A. Permit a variance in the yard, height, or parking requirement 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 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 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:**

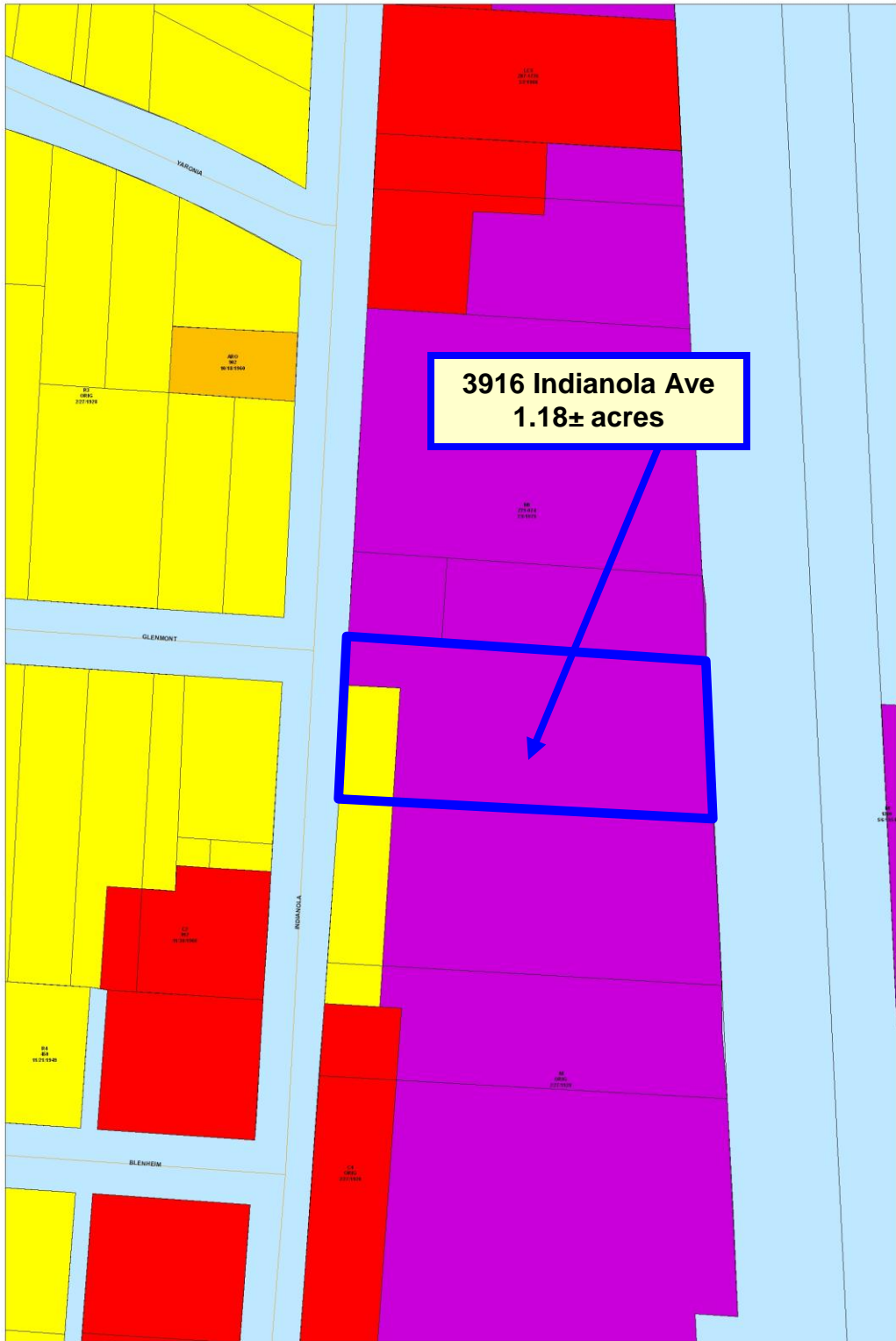
The applicant is seeking to expand an existing school facility located in an M-1 zoning district. The subject site is a mixed use area with a variety lot office, retail and manufacturing activities that have developed over the years. The school has been operating in its current facility for over 15 years and has co-existed with a variety of different neighbors and now wishes to add an addition to the rear of its building toward the existing railroad tracks. The school use is not out of character in the neighborhood as there is another private school a few properties to the north and there is residential uses to the west across Indianola Avenue. The granting of the use variance would not create any problems for surrounding properties nor would the public safety be imperiled by the expansion of the school. The reduction of the parking spaces from 46 to 21 will not negatively impact the area as arrangements area made to insure adequate parking for faculty and visitors therefore the reduction in spaces is appropriate in this instance.

Signature of Applicant (Signed in BLUE INK)

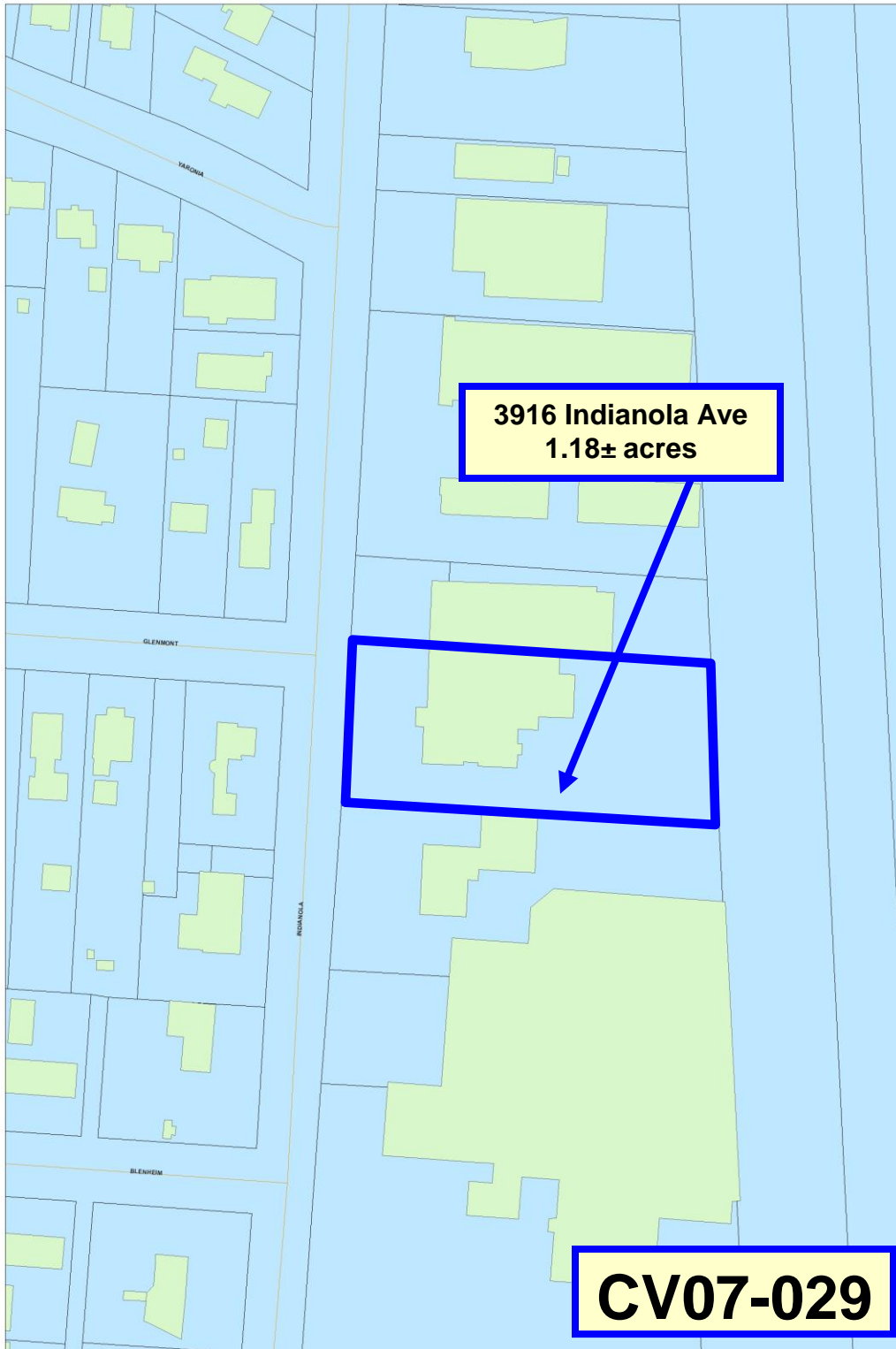
*John B. Reynolds III*

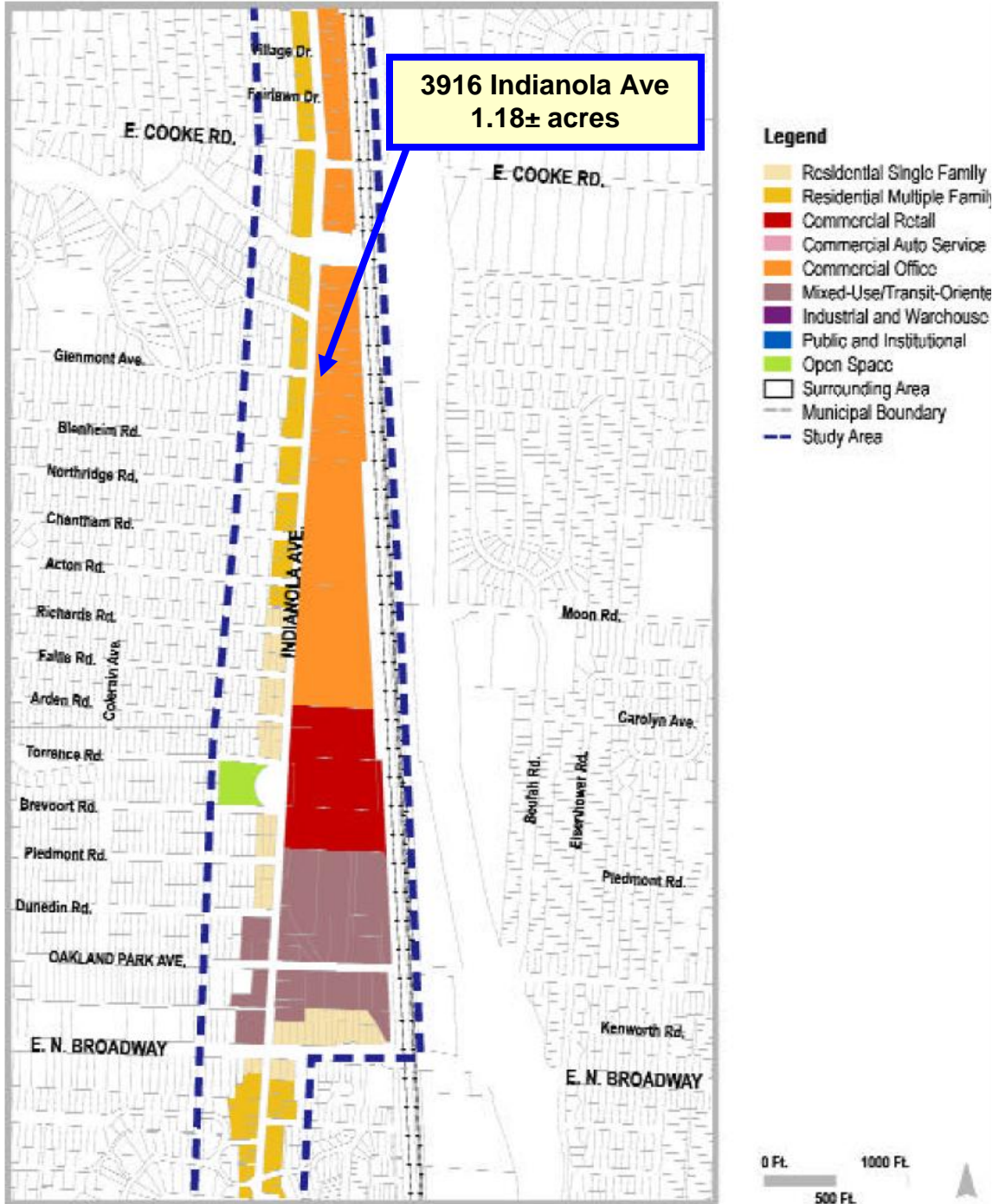
Date

*10/1/07*



**CV07-029**





2.5 Future Land Use

**Hitt, Dana**

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**From:** CAC District 2 [cacdistrict2@earthlink.net]  
**Sent:** Friday, July 06, 2007 9:56 AM  
**To:** Hitt, Dana  
**Cc:** Brian Byrne; JReynolds@smithandhale.com  
**Subject:** CAC recommendation on Clintonville Academy

Dana,

Hope you've been well.

Last night, the Clintonville Area Commission met and considered the Clintonville Academy council variance application. The CAC recommended approval of the application by a vote of 7-0.

Due to the urgent nature of the Clintonville Academy application, please accept this email until a formal report can be provided.

Let me know if you have any questions.

Chris

Chris Gawronski  
Chair  
Clintonville Area Commission

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### 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 # CV07-029

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III  
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 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. Clintonville Academy<br>3916 Indianola Ave.<br>Columbus, OH 43214 | 2. |
| 3. Joseph Durham 280-1775  | 4. |

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4<sup>th</sup> day of June in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Jackson B. Reynolds III*  
*Natalie C. Patrick*  
9/4/2010

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

Notary Seal Here



NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10