

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.

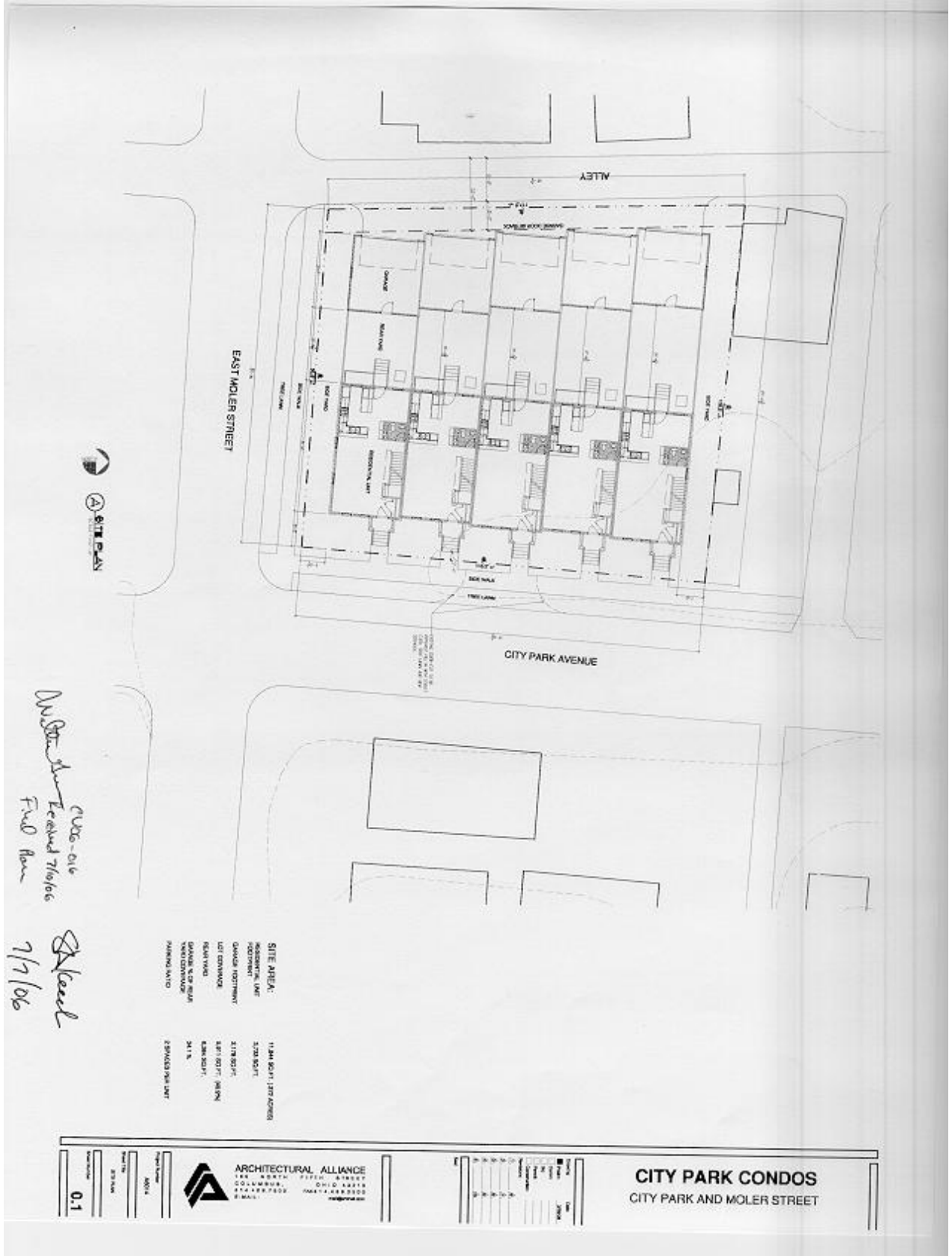
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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 proposed development seeks to replace an automobile repair shop located within a
predominately residential neighborhood with a five-unit residential development.
Consistent with other multi-family residential development within the Merion Village and
German Village area, the building will be located in close proximity to the City Park Avenue.
This requires a variance from Columbus City Code Section 3333.18 to allow a frontage of 10 feet.
The front yard setback variance will permit the development of the subject property in a
manner consistent with the high density urban environment within which the subject property
is located.

Signature of Applicant (Signed in BLUE INK) *S. Keach* Date 2/28/06



*Use-016
 East Moler Street 7/16/06
 Final Plan*

*Steel
 7/7/06*

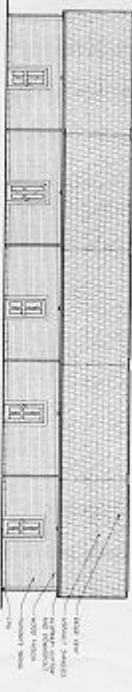
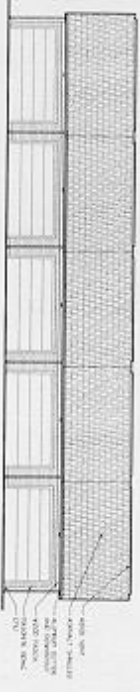
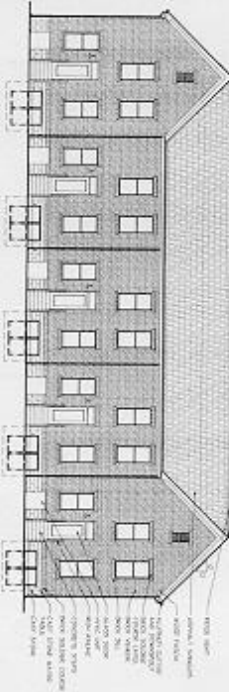
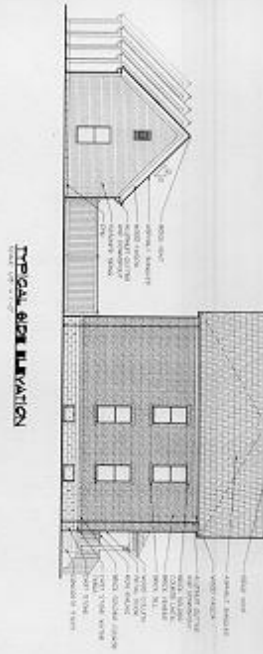
SITE AREA:	
1,144 SQ FT (287 SQUARE FEET)	2,728 SQ FT
2,178 SQ FT	5,871 SQ FT (141,900 SQ FT)
6,281 SQ FT	24,178
2,365 SQ FT	



ARCHITECTURAL ALLIANCE
 200 NORTH 77TH STREET
 COLUMBIA, MISSOURI 65205
 314.437.4400


CITY PARK CONDOS
 CITY PARK AND MOLER STREET

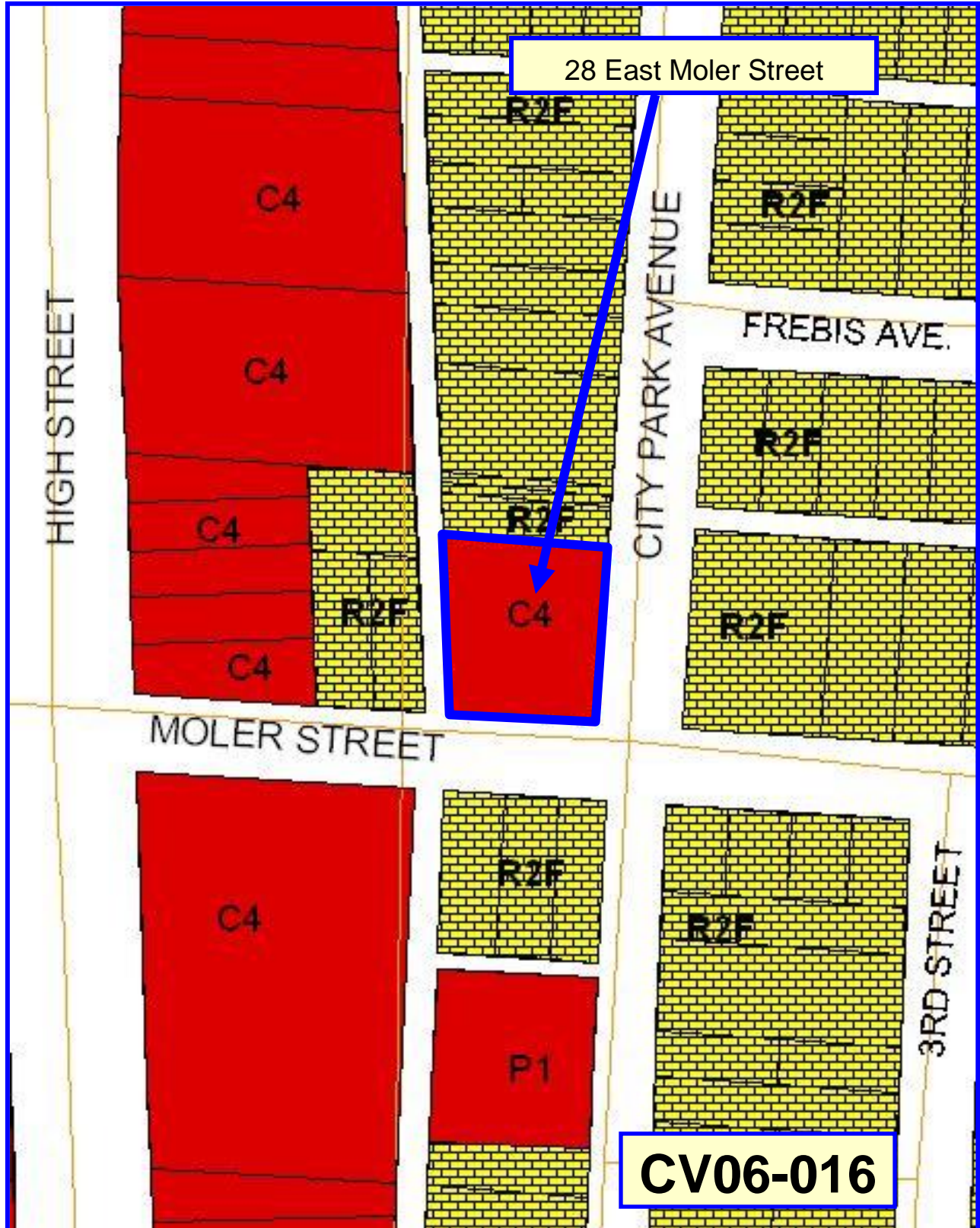
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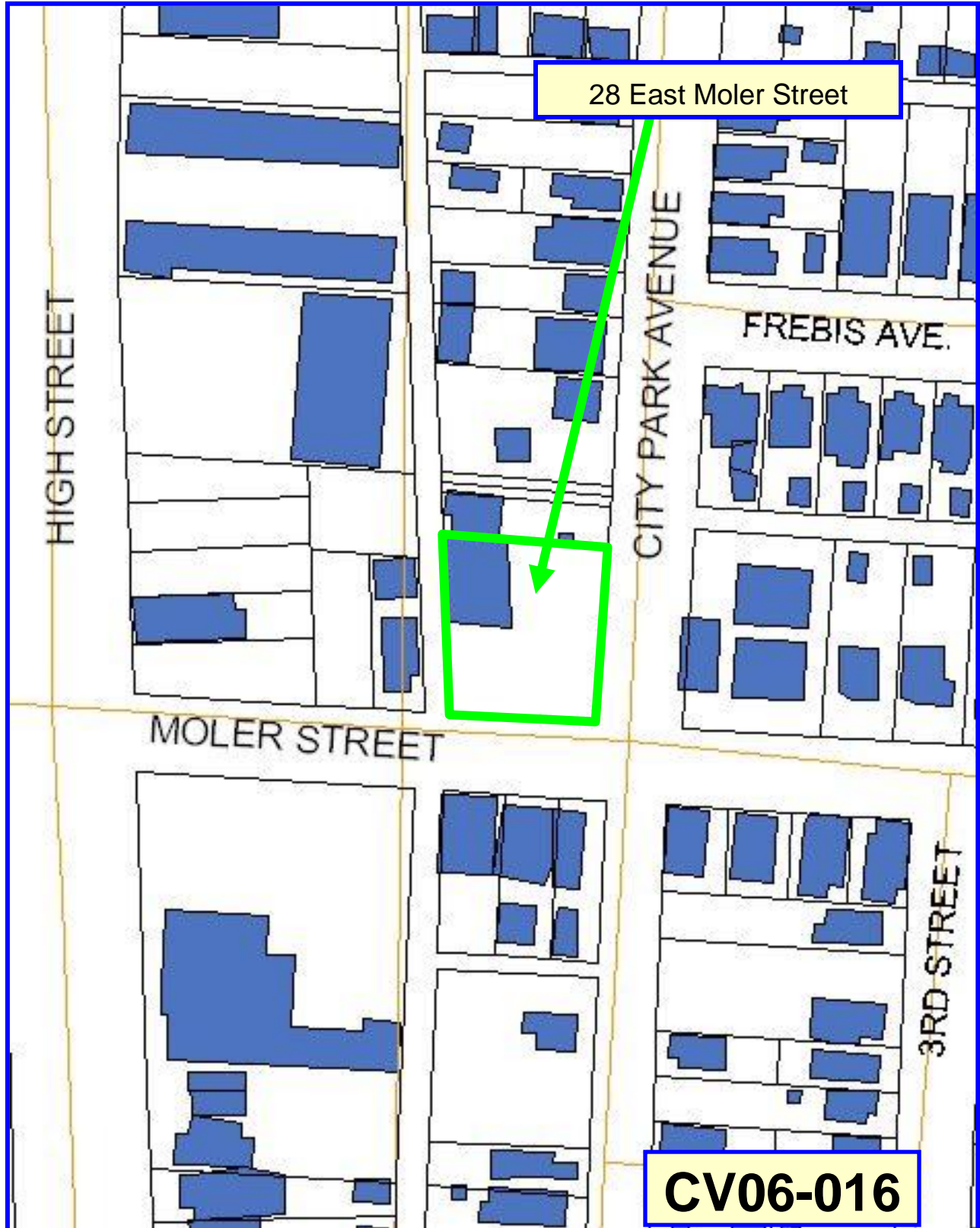


*With items V06-016
Revised 7/16/06
Final Plan*

*Steel
7/17/06*

<p>Project Name CITY PARK CONDOS</p> <p>Project Location CITY PARK AND MOLER STREET</p>	 <p>ARCHITECTURAL ALLIANCE 100 NORTH FIFTH STREET COLUMBUS, OHIO 43215 614.462.7550 FAX 614.462.8888 www.aalliance.com</p>	<p>Scale 1/8" = 1'-0"</p> <p>North Arrow</p>	<p>Legend</p> <ul style="list-style-type: none"> BRICK WOOD SHAKES CONCRETE GLASS IRON STEEL 	<p>Sheet No. 4.1</p>
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Merion Village Association * 1330 South Fourth Street * Columbus, Ohio 43206
Visit our web site at <http://merionvillage.org>



April 18, 2006

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

Dear Mr. Green,

This letter is to show the support of the Merion Village Association for the condominium project that Steve Keech is proposing for 28 E. Moler Street, at the intersection of Moler and City Park.

Mr. Keech presented his concept and drawings at our April 5 membership meeting. While there was some concern over the density of the project and the demolition of the existing garage, our organization voted to support Mr. Keech's project as presented that night. The project as presented would have a two-car garage for each of the five condominiums, and the condominiums would be constructed using quality materials such as brick and stone, and would have an architectural design compatible with other nearby housing in Merion Village.

Should Mr. Keech's plans change, we request the opportunity to rereview the plans and revote. And, please know that we would support a city request of Mr. Keech to lower the density of his project, should the City decide to do so.

Sincerely,

A handwritten signature in black ink that reads "Bob Leighty". The signature is written in a cursive, slightly slanted style.

Bob Leighty
President, Merion Village Association
1330 South Fourth Street
Columbus, Ohio 43206
leighty@columbus.ri.com (my preferred contact method)
614.501-2473 (Work)
614.444.3144 (Association Voice Mail)

CSSO, Council of Southside Organizations
Rezoning/Zoning
P.O. Box 77618
Columbus, Ohio 43207
614 491-0840
bob_patterson@sbcglobal.net

April 13th 2006

Michael C. Mentel, Zoning Chair
COLUMBUS CITY COUNCIL
90 West Broad Street
Columbus, Ohio 43215

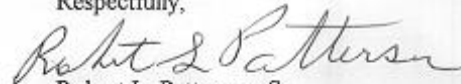
RE: Rezoning / Zoning Application # Z06-024 and Z06-016
City Park Condos

Dear Councilman Mentel,

The Council of Southside Organizations has reviewed the Rezoning / Zoning Application #Z06-024 and Z06-016 for the property located at 28 East Mohler 43206, during our general membership meeting, on Thursday, April 13th 2006. The membership voted to ***SUPPORT** the rezoning / zoning proposal as presented.

Should you have any questions please feel free to contact me at your earliest convenience.

Respectfully,



Robert L. Patterson, Sr.
Zoning Chairperson

* Should we find there to be any intentional or unintentional misrepresentations in the presentation of, or to be any addition(s), deletion(s), correction(s) or change of purpose in this application, following this memberships vote, as presented in the application, this will be cause for the immediate revoking of this letter.

Cc: City Park Condos, Mr. Steve Keech (applicant)
CSSO Executive Board
Michael Wiles, President
File



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 # CV06-016

Being first duly cautioned and sworn (NAME) David Gillespie
of (COMPLETE ADDRESS) 65 E. State Street, Suite 2100, Columbus, Ohio 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. Steven Keech 154 Buttles Avenue Columbus, OH 43215 (614) 264-2106	2.
3.	4.

SIGNATURE OF AFFIANT

David Gillespie

Subscribed to me in my presence and before me this 28 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Barbara L. Six

My Commission Expires:

March 20, 2006

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

BARBARA L. SIX
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 20, 2006

