

CV06-062



**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:

Said applicant is making application for a council variance in order to sell the property of 1978 East Fifth Avenue.

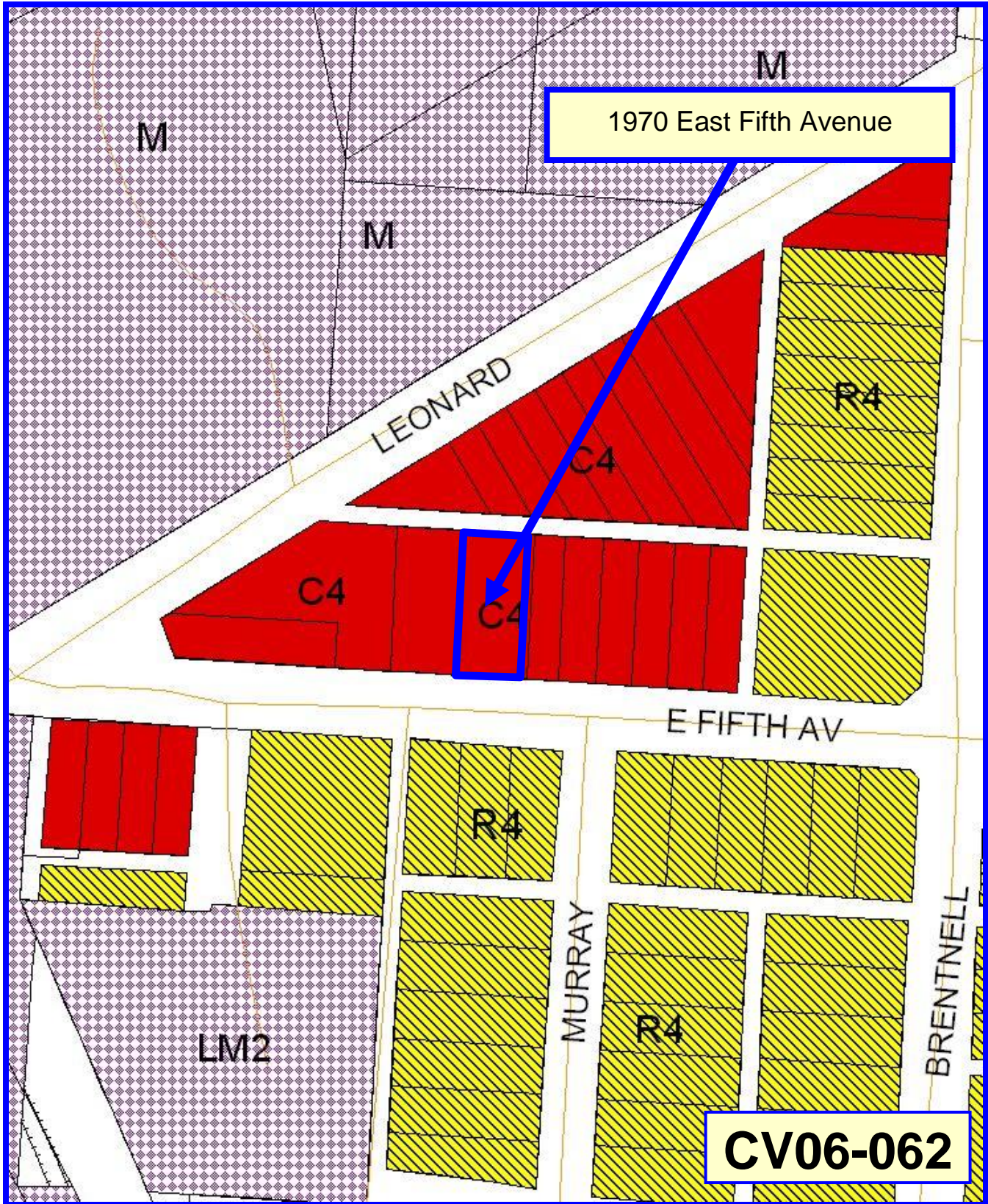
The property in question for which the property owner has lived since 1959, is currently zoned a C-4 Commercial, making the residence unqualified for a residential loan. This variance will not adversely affect the surrounding properties or neighborhood due to the fact that the surrounding area is mostly made up of existing single and two family dwellings are zoned residential. The variance should not adversely affect the surrounding properties or the neighborhood due to the fact that the surrounding area is primarily residential in nature.

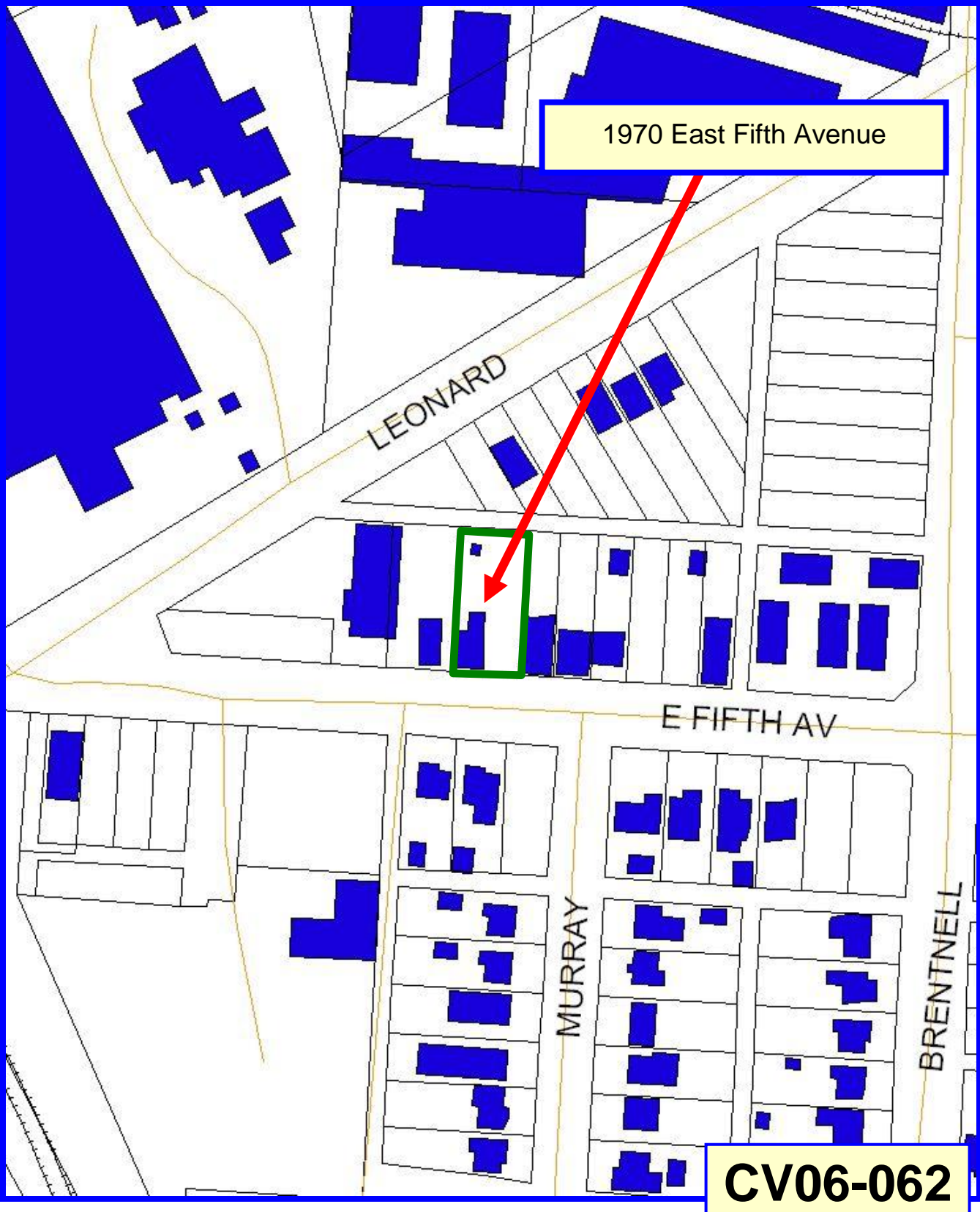
Signature of Applicant

*Jeffrey P. Kee*

Date

11-09-06

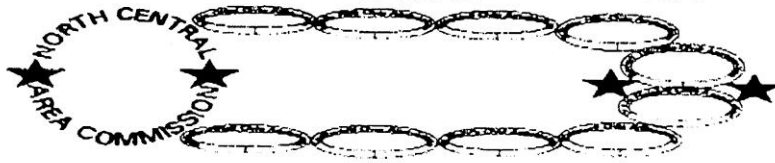




APR-6-2007 07:48P FROM:

TO:6452463

P:1/1



1204 Woodnell Ave  
Columbus, Ohio 43219  
253-8819  
570-5369 (cell)  
TiffanyWhite9@aol.com

**Commissioners:**

April 5, 2007

**Tiffany White**  
Chairperson  
Commissioner-At-Large

**Deborah McClendon**  
Vice Chairperson  
Commissioner-At-Large

**Gloria Zebbs Anderson**  
Secretary  
Commissioner-At-Large

**Lorraine Lewis**  
Correspondence  
Secretary  
Oriole Heights

**Carlton Fraley**  
Parliamentarian  
Argyle Park

**Douglas McDonald**  
Zoning Chairperson

**Jimnie Moreland, III**  
Amer Crest

**Vacant**  
Brentnell

**Alfonso Hooper**  
Brittany Hills

**Linda Stubbs**  
Devon Triangle

**Marie Moreland**  
Mayoral Appointee

**Vacant**  
Shepard

**Vacant**  
St. Mary's

**Vacant**  
Teakwood Heights

**Philomena Gist**  
Woodland-Holt

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

Re: 1970 E. Fifth Avenue

Dear Mr. Green:

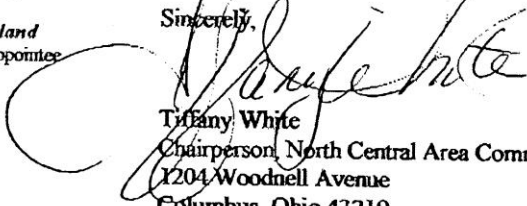
This letter confirms the recommendation of the North Central Area Commission (the "Commission") for variance in zoning from C-4 to R-4 due to the fact that this is a residence inhabited since 1959.

This variance will not adversely affect the surrounding properties or neighborhood due to the fact that the surrounding area is mostly made up of existing single and tow family dwellings are zoned residential.

This Commission voted to support this change in zoning.

If you have any questions, please feel free to contact me at 614-253-8819. Thank you for your kind attention to this matter.

Sincerely,

  
Tiffany White  
Chairperson, North Central Area Commission Zoning Chair, NCAC  
1204 Woodnell Avenue  
Columbus, Ohio 43219  
(614)253-8819 (home)  
(614) 570-5369 (ccil)  
(614) 472-2235 (work)  
[tiffanywhite9@aol.com](mailto:tiffanywhite9@aol.com)

  
Douglas McDonald



**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 # CV06-062

Being first duly cautioned and sworn, (NAME) Jefferey P. Kee  
of (COMPLETE ADDRESS) 6300 Hilltop Avenue Reynoldsburg, Ohio 43068  
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

James Kee 1970 East Fifth Avenue Columbus, Ohio 43219	

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

SIGNATURE OF AFFIANT James Kee  
Subscribed to me in my presence and before me this 20th day  
of November, in the year 2006

SIGNATURE OF NOTARY PUBLIC Eddy Wonne Harston  
My Commission Expires: 11-23-08

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



EDDY WONNE HARSTON  
Notary Public, State of Ohio  
My Commission Expires 11-23-08