

CV06-060



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.

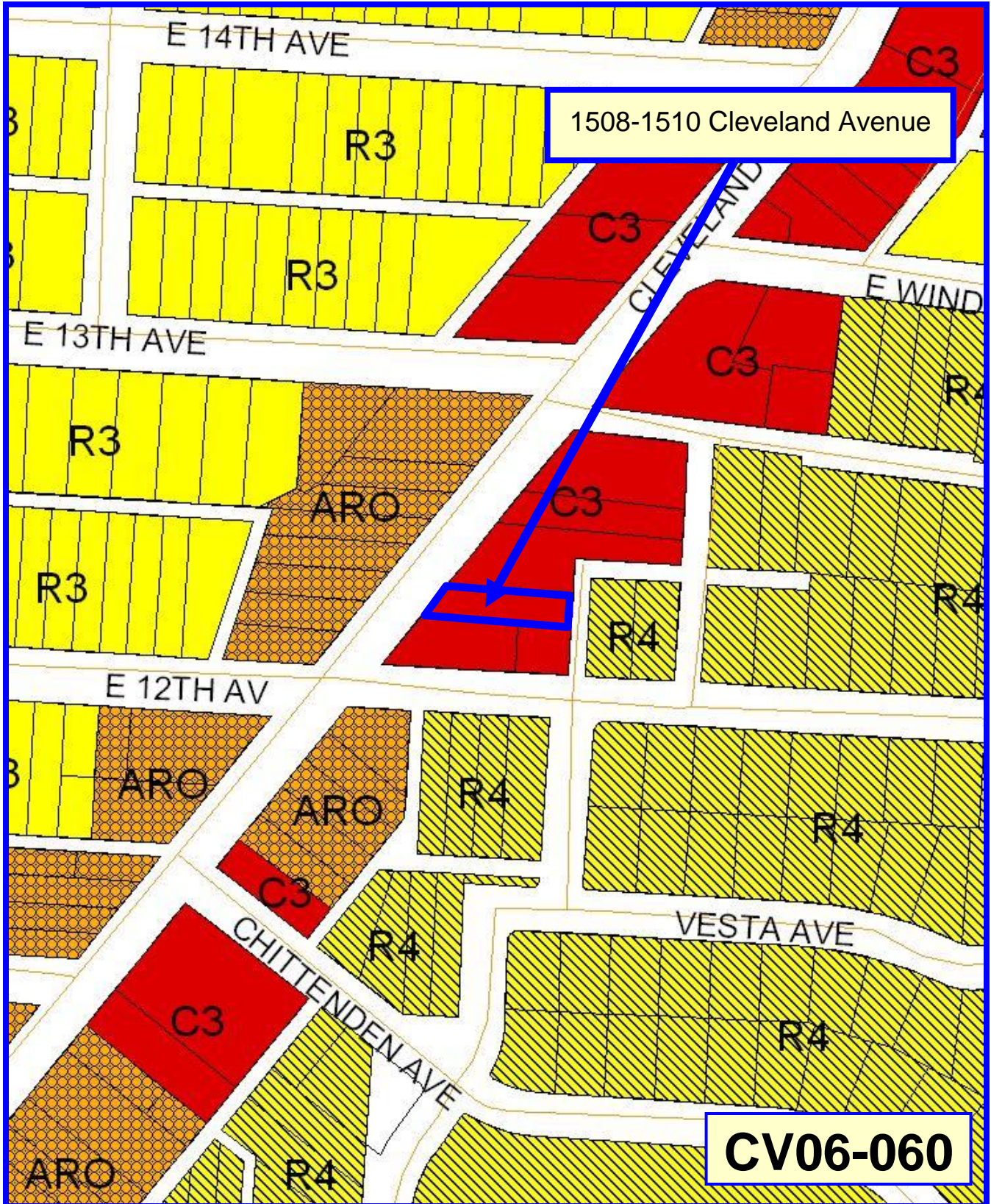
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

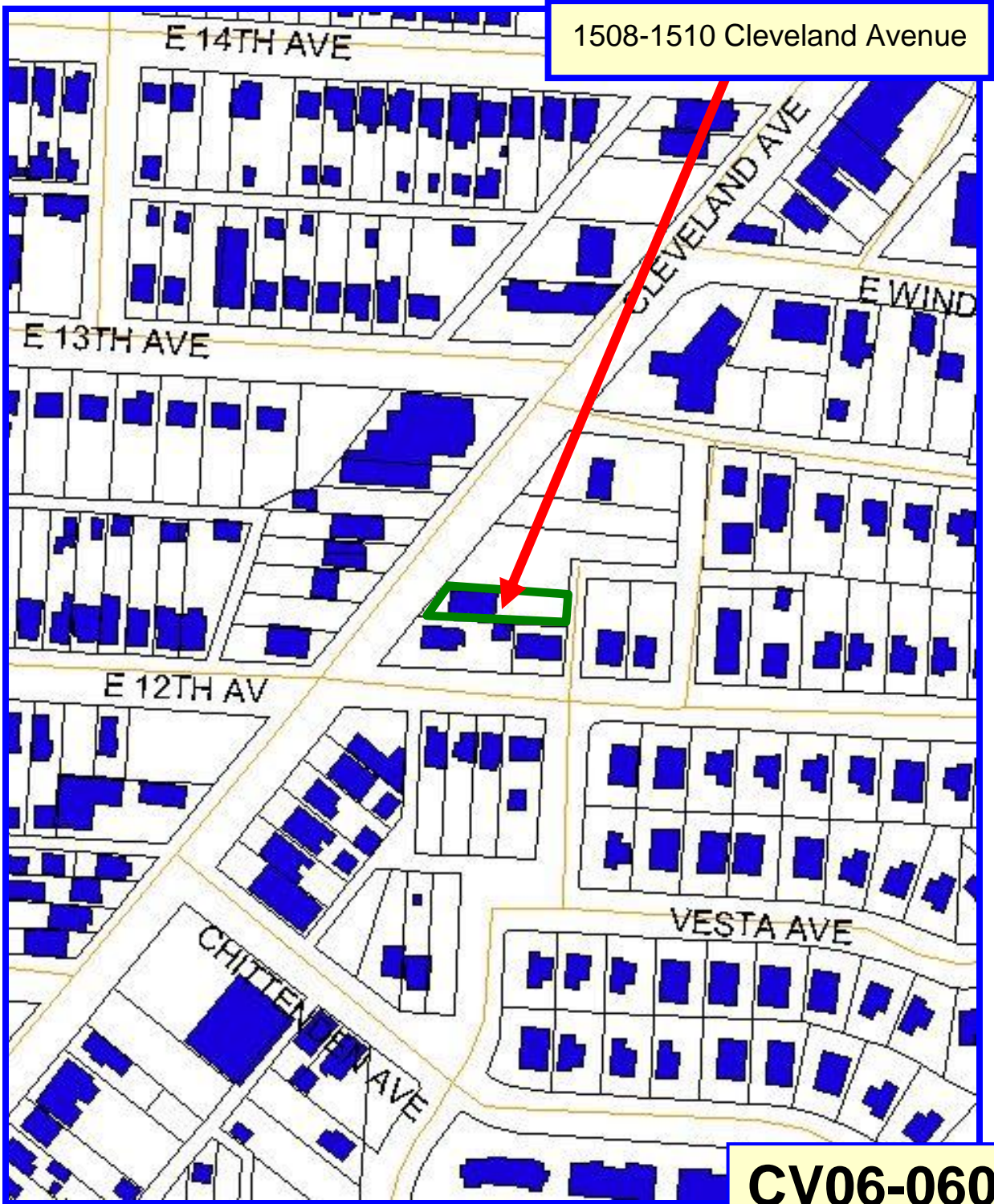
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the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

SINCE PURCHASING THIS PROPERTY IN 8/06, WE HAVE TRANSFORMED THE EXISTING 2 FAMILY DUPLEX FROM A PUBLIC NUISANCE, ABANDONED EYE SORE TO THE WELL KEPT, SAFE FAMILY DWELLING THAT IT ONCE WAS. THE PROPERTY IS LOCATED ON THE PERIMETER OF EXISTING RESIDENTIAL HOMES, BOTH SINGLE AND MULTI-FAMILY, AND THIS CURRENT LAND USE IS MIRRORED ON THE OPPOSITE SIDE OF CLEVELAND AVENUE AT THIS LOCATION. OUR CURRENT HARDSHIP REGARDING THE SUBJECT PROPERTY IS THAT WE ARE UNABLE TO OBTAIN BANK FINANCING ON THE NEWLY RENOVATED PROPERTY DUE TO THE LAND USE BEING NON-CONFORMING WITH THE CURRENT ZONING. WE GREATLY NEED TO RECAPTURE OUR COSTS ON THE PROPERTY REHABILITATION, AND RESPECTFULLY ASK YOUR CONSIDERATION OF OUR COUNCIL VARIANCE REQUEST.

Signature of Applicant [Signature] Date 10/30/09





CV06-060

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # 06315-0-00060

Being first duly cautioned and sworn (NAME) MATTHEW J. WILCOXON
of (COMPLETE ADDRESS) 1350 HAVANT DRIVE, NEW ALBANY OHIO 43054
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

<p>MATTHEW J. WILCOXON 1350 HAVANT DRIVE NEW ALBANY, OHIO 43054 614-554-6866</p>	<p>MICHAEL E. BARKER 1360 HAVANT DRIVE NEW ALBANY, OHIO 43054 614-571-3139</p>

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

SIGNATURE OF AFFIANT *[Signature]*
 Subscribed to me in my presence and before me this 30th day
 of October, in the year 2006
 SIGNATURE OF NOTARY PUBLIC *[Signature]*
 My Commission Expires:

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



MICHELLE E. HOCK
Notary Public, State of Ohio
My Commission Expires 03-11-10