

**STATEMENT OF HARDSHIP
COUNCIL VARIANCE**

1083 SOUTH HIGH STREET

The subject lot of record located at 1083 South High Street (the "Property") is currently zoned C4-Commercial and M-Manufacturing with an existing non-conforming residential use. We are seeking variances from Code Sections 3356.03 [C-4 permitted uses] and 3363.01 [M-manufacturing use] in order to allow a single-family residential use on the Property. The current Applicant/Property Owner ultimately wishes to split the lot to allow a second single-family residential use on the western portion of the split property. As a result of the current zoning, the Applicant/Property Owner is prohibited from splitting the Property at this time as it would create a second lot with a non-conforming use. In addition, the current zoning of the Property actually prohibits its present use as a single-family residence.

By allowing the single-family residential use on the Property, the City will be preserving the historic character of the Brewery District area. To elaborate, it is the Applicant/Property Owner's intent to split the property to create a second lot that would allow single-family residential use. In addition, the Applicant/Property Owner is in contract with a second party who will purchase the newly created lot and relocate a historic house from the German Village area to the new lot with frontage along Front Street. As both High Street and Front Street allow residential use, granting the variances to allow single-family residential use for the Property will not be uncharacteristic for the area. By granting the variances, the lot split will be processed and a historic home will be saved, both preserving and enhancing the character of the Brewery District area.