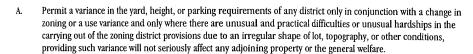
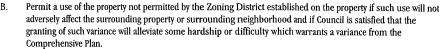
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

STATEMENT OF HARDSHIP

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





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:

The property is currently zoned AR-1 and is developed with a small retail building

The property is currently zoned AR-l and is developed with a small retail building (there are 3 apartments on the second floor). The retail use on the first floor was declared non-conforming by the City but that status was lost by non-use. A council variance for the property was granted by the City in 1990, which provided for a laundromat. The laundromat was never installed and therefore the council variance lapsed. The owner would propose to use the first floor for low intensity neighborhood commercial uses and an office for his business. There would also be a need for a parking space variance from the six (6) required to zero (0) as the

maneuvering area is unsufficient per the zoning code. The property card record shows that the building has historically been used for commercial activities therefore the owner wants to continue the low intensity commercial uses as outlined on the attached list. The council variance is being used to prevent the rezoning to a commercial district in a residential neighborhood thereby preserving the current zoning pattern established in the area. The approval of the council variance will not negatively impact the neighborhood as the building and non-conforming use has existed for many years.

Signature of Applicant (

page 7 — Council Var**i**ance Packe