

C204-028



**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:**

The property is currently zoned AR-1 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 insufficient 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 *John B. Reynolds III* Date 7/28/04