

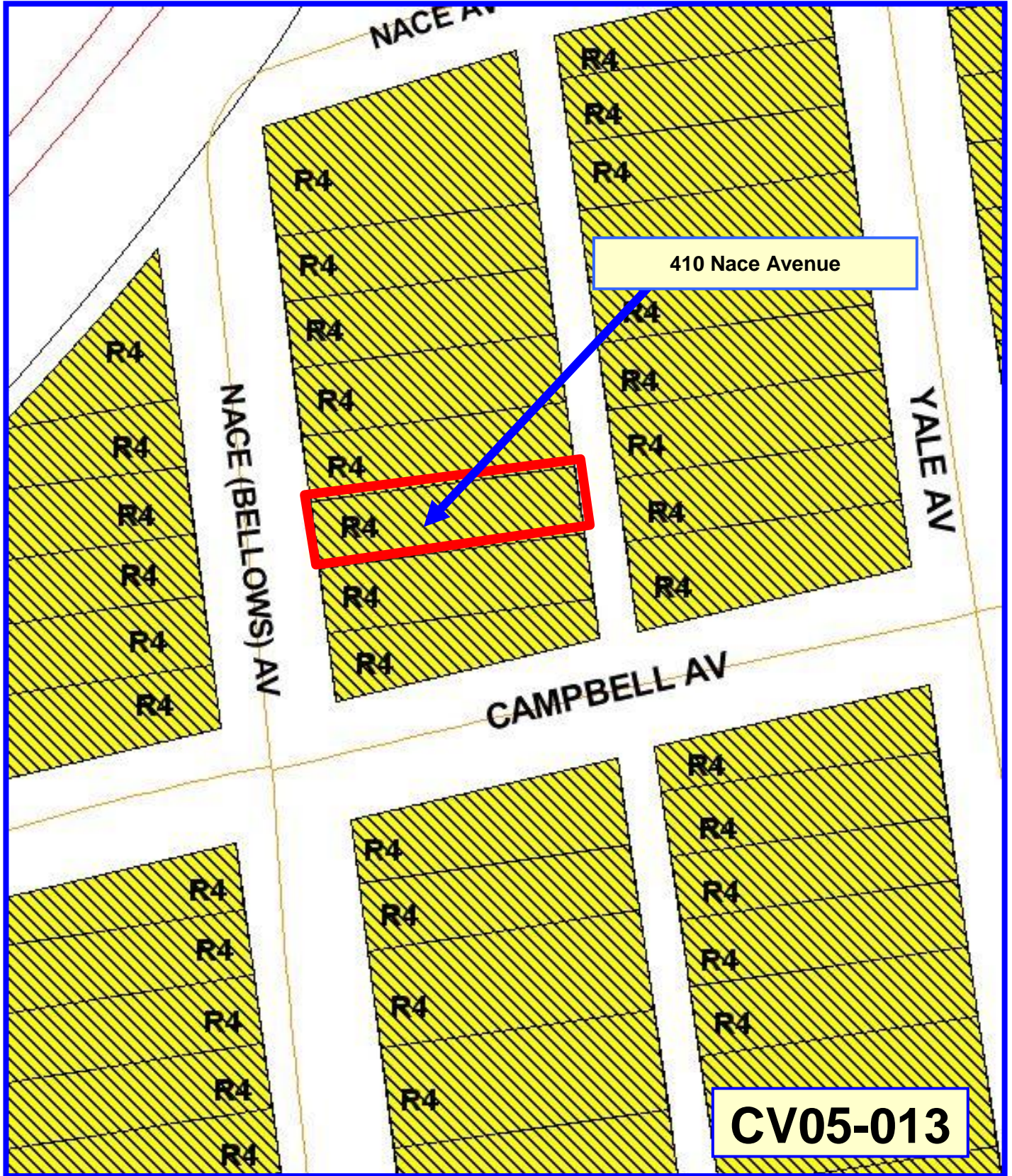
STATEMENT OF HARDSHIP

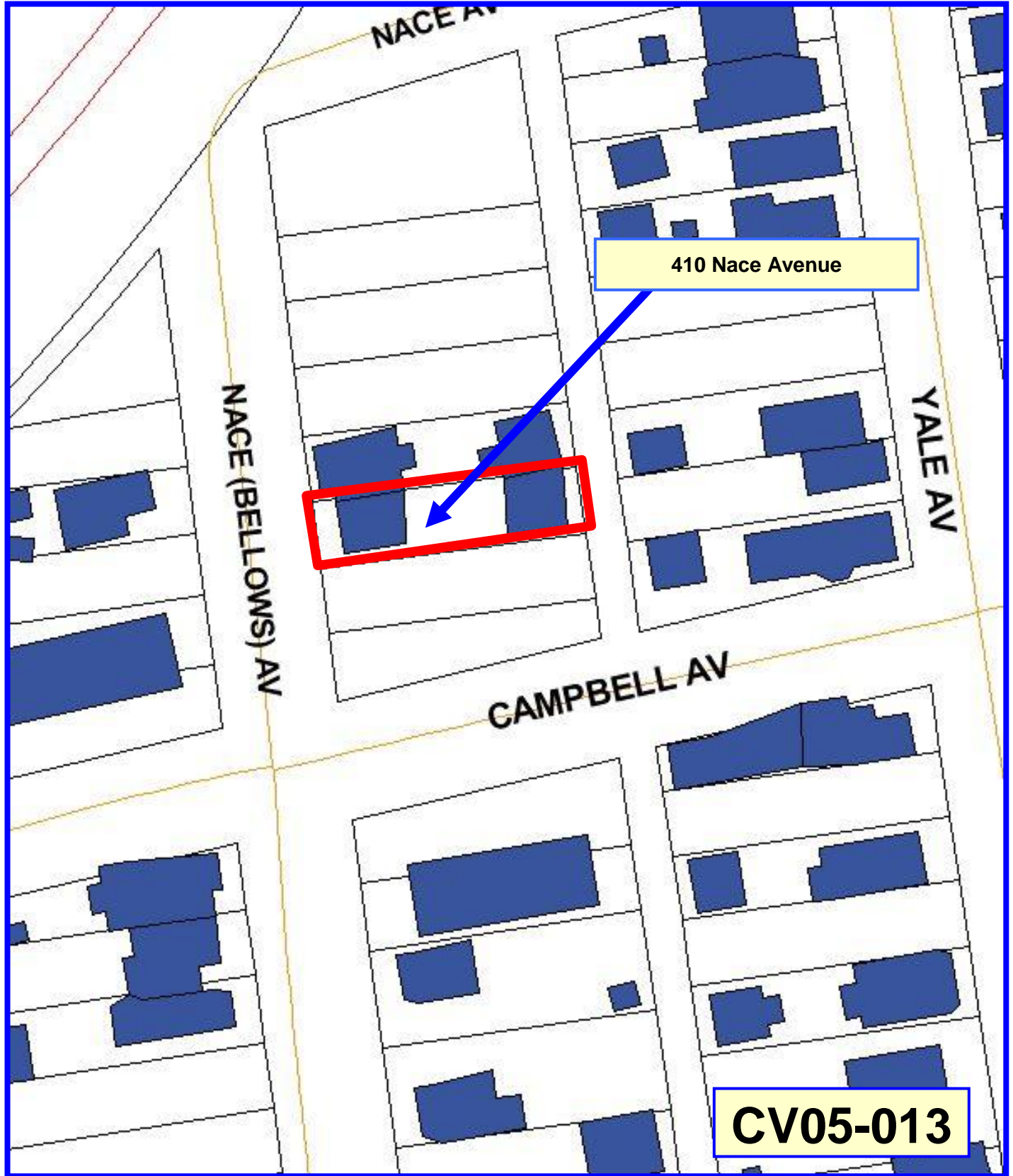
OWNERS: Loss & Dorothy L. Miller

APPLICANT: Loss & Dorothy L. Miller

PROPERTY: 410 Nace Avenue Rear, Columbus, Ohio 43223-1434

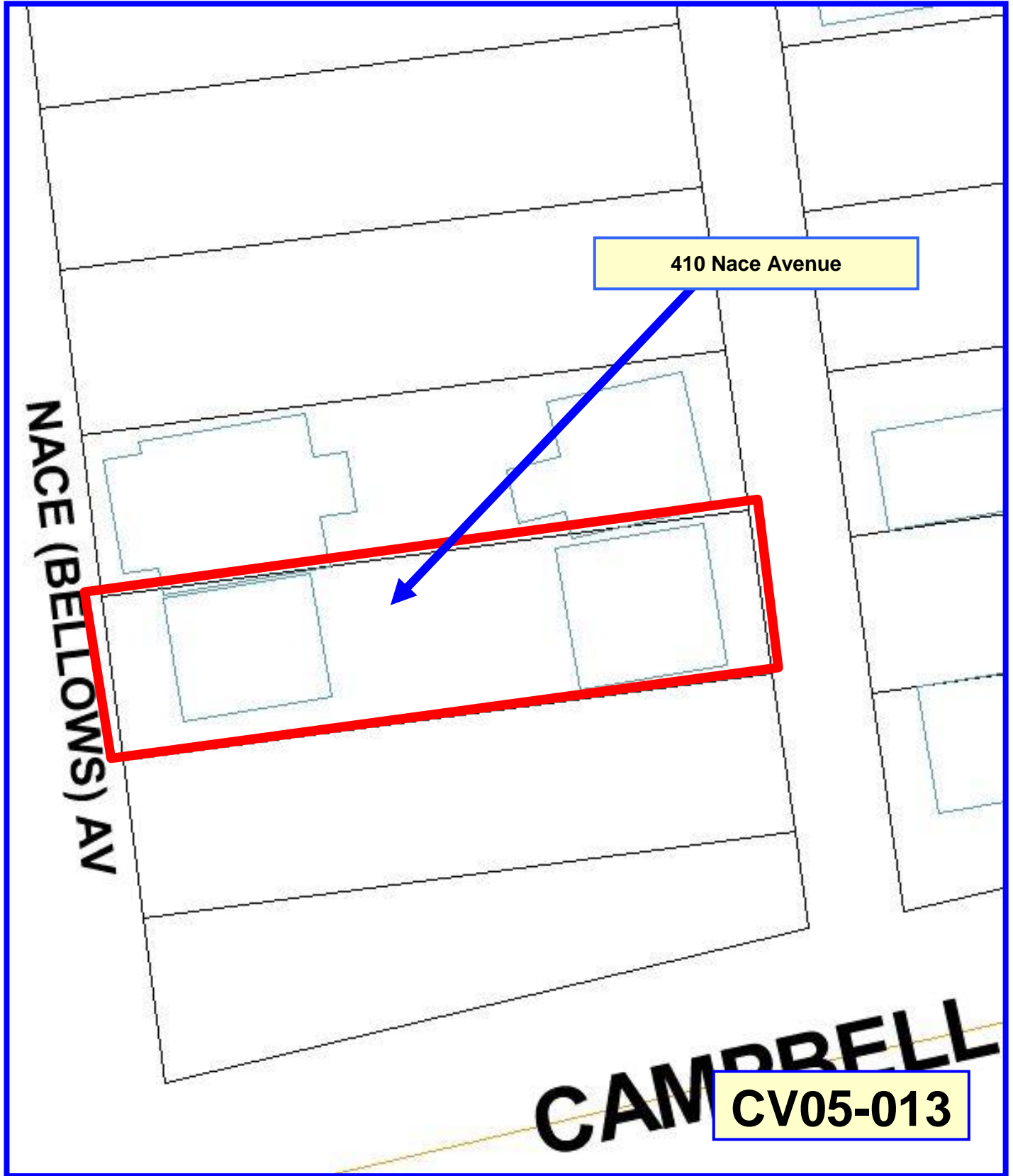
We request the variances(s) requested to permit the property at 410 Nace Rear, which is accessed by the ally, to be used as second residential unit on the lot. This use will not adversely affect the surrounding property or neighborhood, give the property has the amenities available that are required under the present building and zoning code to support its use as a residence (existing structure; water/sewer; gas; electric, etc.) The granting of the variances(s) will alleviate the hardship created by owning an existing unit that was structurally designed to be used as a residence, but under the present zoning ordinance, is not permitted to exist on the same lot as the house. Because the structure already exists, the variance will not diminish the adequate supply of light and air to the adjacent properties, nor will it unreasonably increase the congestion of the public streets, or endanger the public safety, or unreasonable diminish or impair the public health, safety, comfort, morals or welfare of the City's inhabitants.





410 Nace Avenue

CV05-013



410 Nace Avenue

NACE (BELLOWS) AV

CAMBELL

CV05-013



410 Nace Avenue

CV05-013

*Franklinton Area Commission*  
*183 Hawkes Avenue*  
*Columbus, Ohio, 43223*



Chair: Helen Evans – 227-1619  
Vice-Chair: Carol J. Stewart - 279-9382  
Secretary: Donna Woods - 227-1623

Mr. Dana Hitt  
City of Columbus Zoning Staff  
757 Carolyn Ave  
Columbus, Ohio 43224

Dear Mr. Hitt,

I am writing to notify you that Franklinton Area Commission (FAC) has reviewed Zoning Application #CV05-013 at our February 8<sup>th</sup>, 2005, meeting and submits to Zoning/BZA staff the following opinion:

- The FAC supports the application

Please contact me at 275-4988 with any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Sweeney".

Jim Sweeney  
Zoning Chair  
Franklinton Area Commission

CC:  
Loss Miller

DRAFT  
June, 2003

Proposed Land Use

