



STATEMENT OF HARDSHIP

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

A. Permit a variance in the yard, height, or parking requirement 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 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 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 current zoning classification permits 3 or 4 unit residential buildings in accordance with the R-4 standards (i.e. or a lot). The applicant wants to construct 2 and 4 unit buildings in a multi-dwelling type development where there is a 25 foot perimeter yard except for the common property line between the tax parcels which form this development. In addition, the proposed buildings are only one story in height while the zoning text requires at least 2 but not more than 3 story building.

The granting of these variances 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 fire, endanger the public safety, unreasonably diminish or impair the public health safety, confort, morals, or welfare of the City of Columbus.

Signature of Applicant (Signed in BLUE INK)

Date

8/29/01

Council Variance Request

Section 3333.04 permitted uses

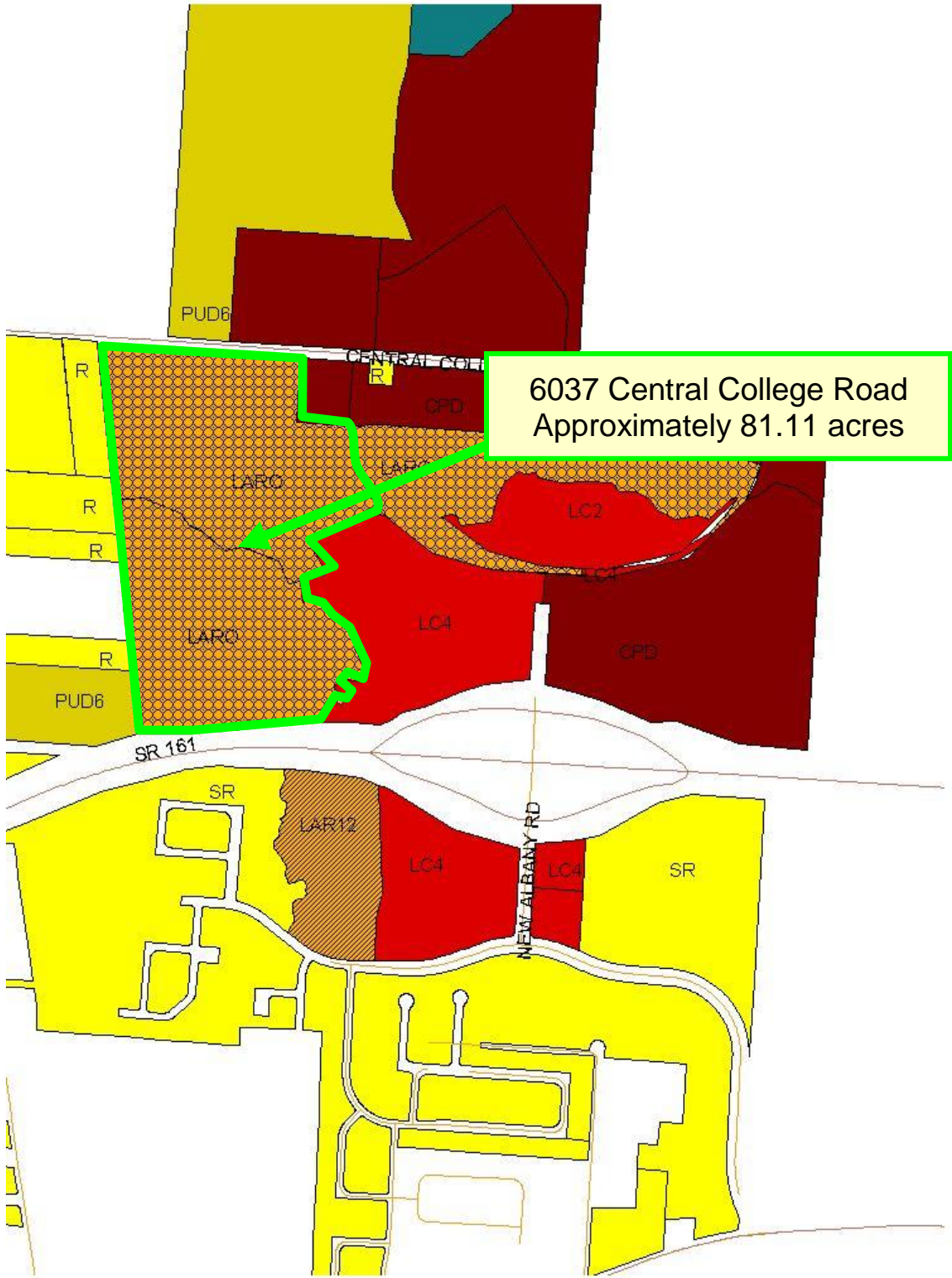
Request to permit 2 and 4 unit buildings not in accordance with the R-4 standards (i.e. not on individual lots)

Section 3333.23 minimum side yard and 3333.24 rear yard.

Request to permit a perimeter yard (25 foot setback) except along the common property line of the two developments where the setback would be zero.

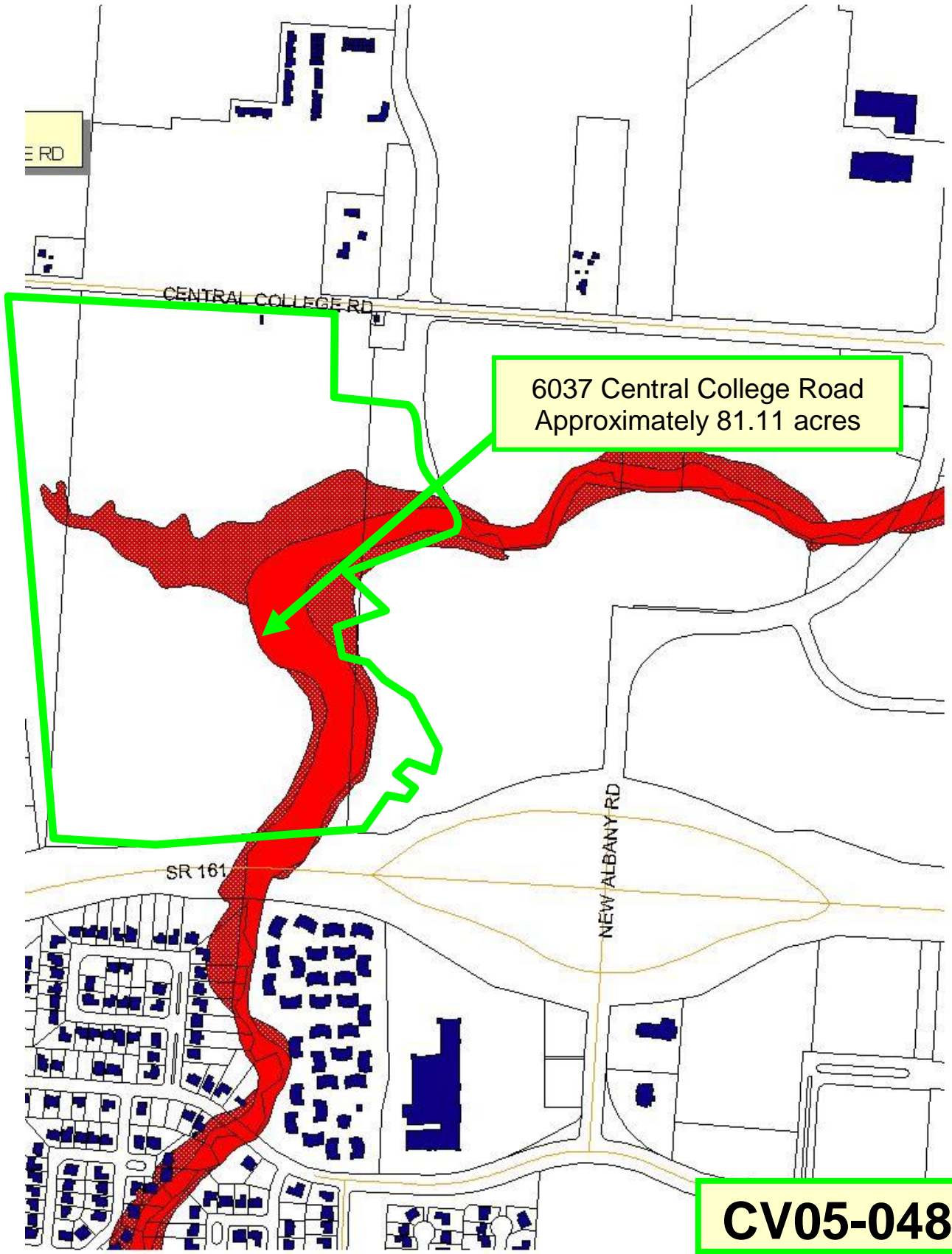
Limitation text which calls for a building height of not more than 3 stories but not less than 2.

Request to permit one story units.



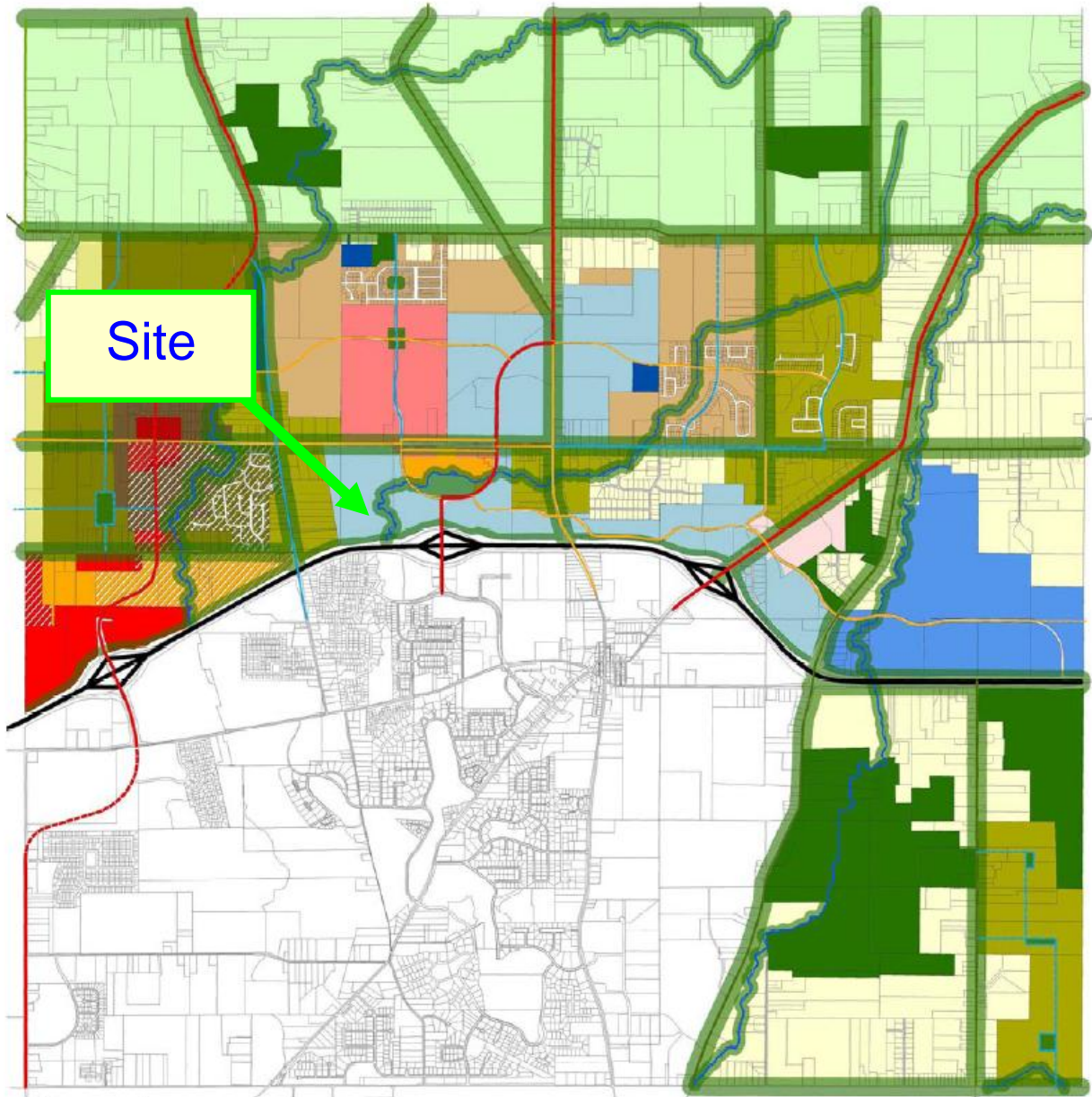
6037 Central College Road
Approximately 81.11 acres

CV05-048



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Approximately 81.11 acres

CV05-048



Legend



- | | | |
|--|---|---|
|  Office |  Park/Open Space |  Edge |
|  Office/Warehouse |  Village Mixed Use |  Neighborhood |
|  Town Mixed Use |  Town Residential |  Neighborhood Center |
|  Commercial |  Village Residential |  Neighborhood Center Commercial |
|  Multi-Family |  Rural Residential |  Park Zone |
|  Civic/Schools | | |

Preexisting zoning represented by hatching.



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 # CV05-048

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, Ohio 43215
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 format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Z ip
- Number of Columbus based employees
- Contact name and number

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

| | |
|---|--|
| 1. The New Albany Company 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054 | 2. Epcon Group 500 Stonehenge Parkway Dublin, Ohio 43017 |
| 3. | 4. |

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature]
04-25-09

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



JENNIFER T. HUETTE
Notary Public, State of Ohio
My Commission Expires 04-25-09

CV05-048