



### 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.

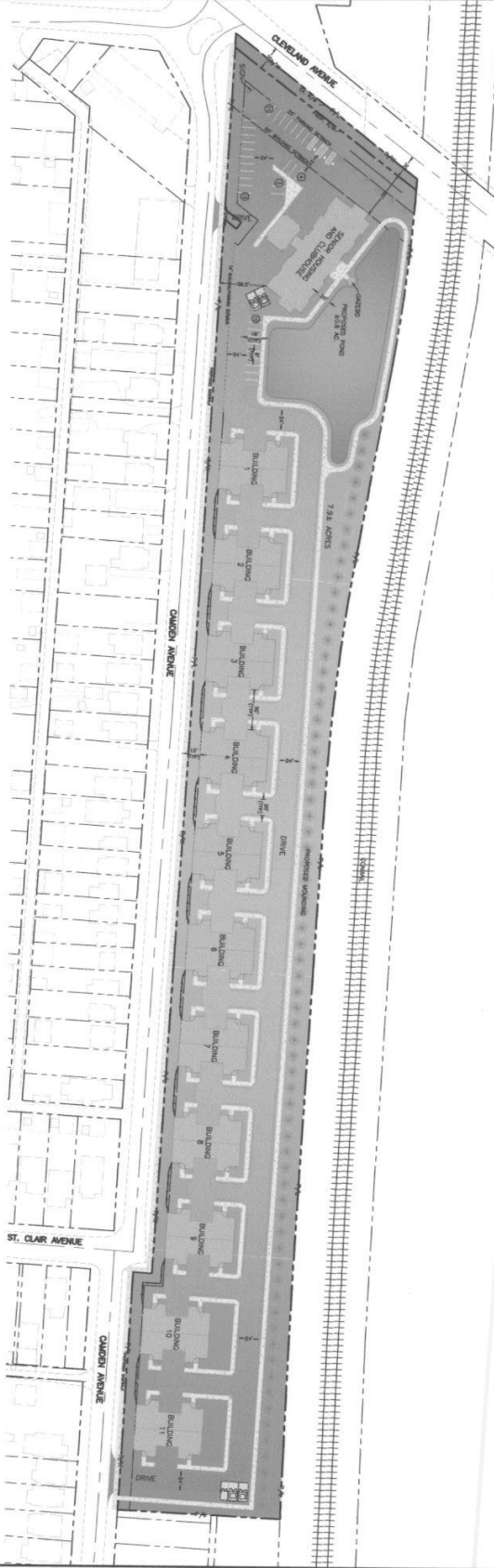
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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 SPDC request a CV for use (3363) to develop and build a 64 unit (20 one BR in a 3 story bldg; 44 two BR in 11 quad units) senior complex in a district zoned (M) Manufacturing. IF approved we understand the need to combine the two subject parcels and will require the following additional variances: 3356.11 bldg setback reduced from 25' to 15' on Camden Avenue that conforms w/ the residential housing currently on the opposite side of the street; 3342.18 to reduce parking setback on Camden Avenue from 25' to 15'; and 3342.19 to permit parking space/stacking along the quad units.*

Signature of Applicant *Joseph H. Copeland* Date *01/23/08*

P:\Land Projects 2\Sub\Comdex Ave Senior Housing\Site Plan\Comdex Ave Senior Housing.dwg by rsm on 04/02/2008 @ 10:21:04 am - for P & L Systems, Inc.



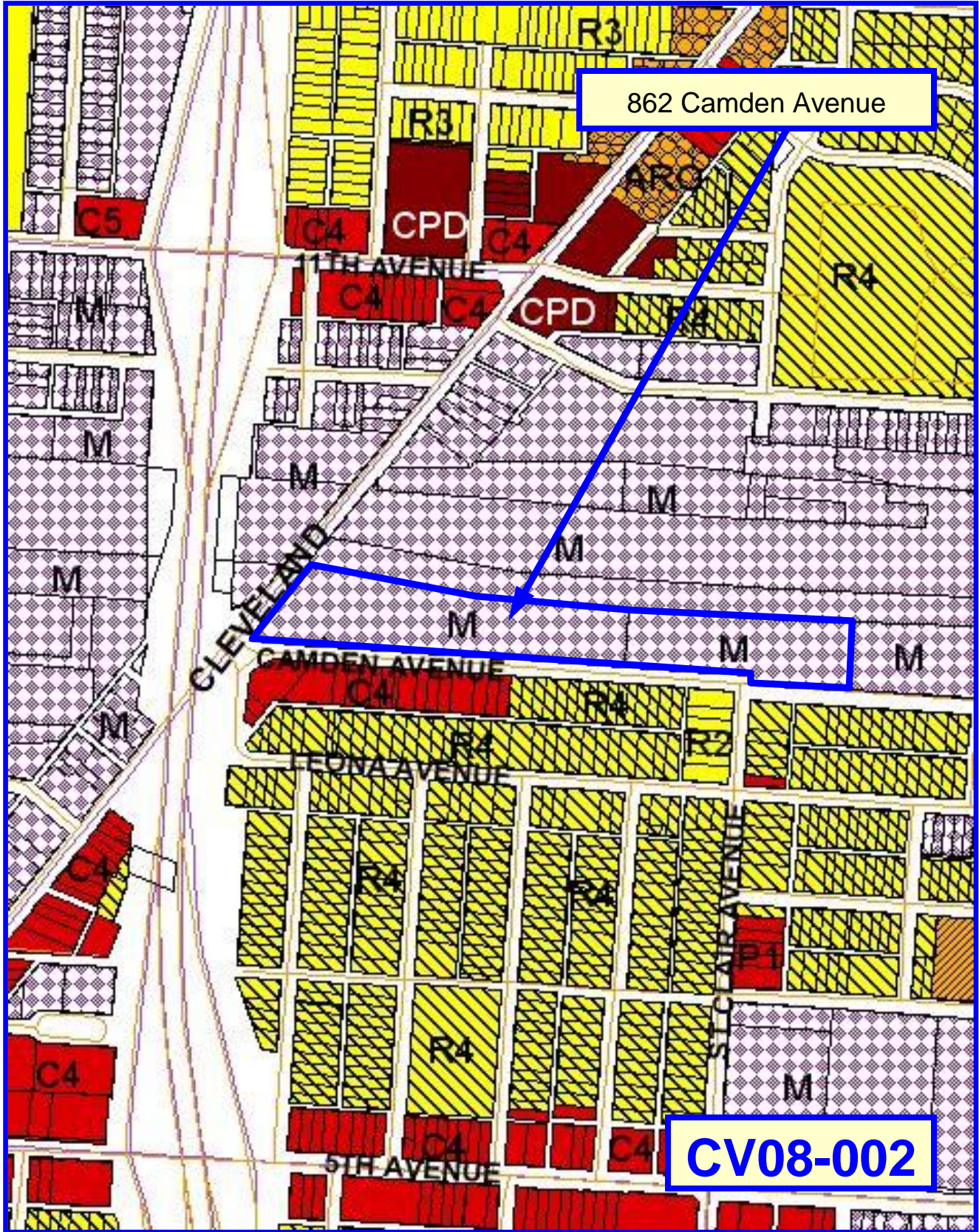
- NOTES:**
1. REFER TO THE DESIGN, GRADING, AND/OR ARCHITECTURE FLOOR RESISTANCE RISE DATE (DATE) WHICH IS 2004. THE SUBJECT PARCEL SHOWN OF 15 ANNUAL CHARGE FLOOD WITH ANNUAL CHARGE OF LESS THAN 1 FOOT OR WITH FROM 15 ANNUAL CHARGE FLOOD). COASTAL FLOOD NO. 3000000000.
  2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED AND PROVIDED TO P & L SYSTEMS INC. BY THE CLIENT. INVESTIGATION, LOCATION, PERFORMANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SHALL BE IN THE FIELD TO THE LOCAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITIES INFORMATION SERVICES. CALL AT 1-800-345-7344 TWP. (2) WORKING DAYS.
  3. ZONING: THE SITE IS CURRENTLY ZONED R. MANUFACTURING.
  4. SETBACKS: BUILDING SETBACK: 60' CLEVELAND AVENUE PARKING SETBACK: 25' CLEVELAND AVENUE HEIGHT OF PROPOSED BUILDING: 30'
  5. MAXIMUM HEIGHT OF BUILDING: 30'
  6. PARKING: PARKING PROVIDED: 128 SPACES (INCLUDING CHARGE SPACES)
  7. SITE LIGHTING: LIGHTS TO BE PLACED 3' OFF BACK OF CURB.
  8. WHEEL STOP SPACES: 5' HIGH BARRIERS WILL BE PROVIDED FOR ALL PARKING SPACES.
  9. PARKING LOT LIGHTS: LIGHTS WILL BE PROVIDED ACCORDING TO SECTION 33A.12 OF THE COLUMBIAN ZONING CODE.
  10. PARKING LOT SIGNAGE: SIGNAGE WILL BE PROVIDED ACCORDING TO SECTION 33A.23 OF THE COLUMBIAN ZONING CODE.
  11. PARKING LOT SIGNAGE: SIGNAGE WILL BE PROVIDED ACCORDING TO SECTION 33A.24 OF THE COLUMBIAN ZONING CODE.
  12. LANDSCAPING: LANDSCAPING WILL BE PROVIDED ACCORDING TO SECTION 33A.11 OF THE COLUMBIAN ZONING CODE.
  13. THE SITE WILL PROVIDE SCREENING IN ACCORDANCE WITH SECTION 33A.12 OF THE COLUMBIAN ZONING CODE.
  14. ALL CHANGES MUST BE SETBACK 15' FROM NORTH-SOUTH.
  15. ALL CHANGES MUST BE SETBACK 15' FROM NORTH-SOUTH.
  16. SITE MARKING SHALL STRIPS TO BE PAINTED WHITE.

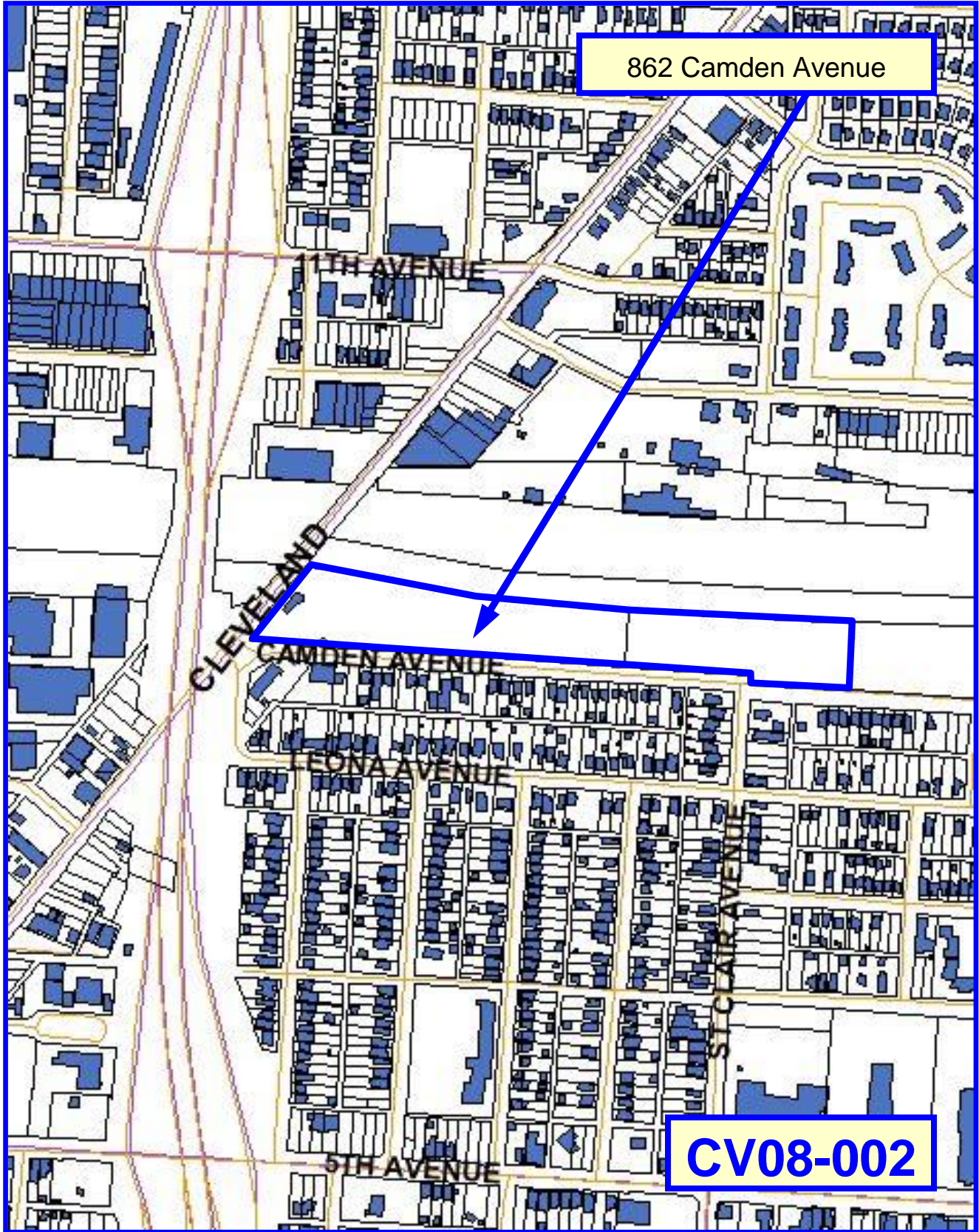
*Order Item CV08-002*

**P & L Systems, Inc.**  
 172 Collins Court Dr.  
 Columbus, OH 43220  
 Phone: (614) 897-4800  
 Fax: (614) 897-4800

*Executive Director*  
*Joseph H. Cleveland SPC*

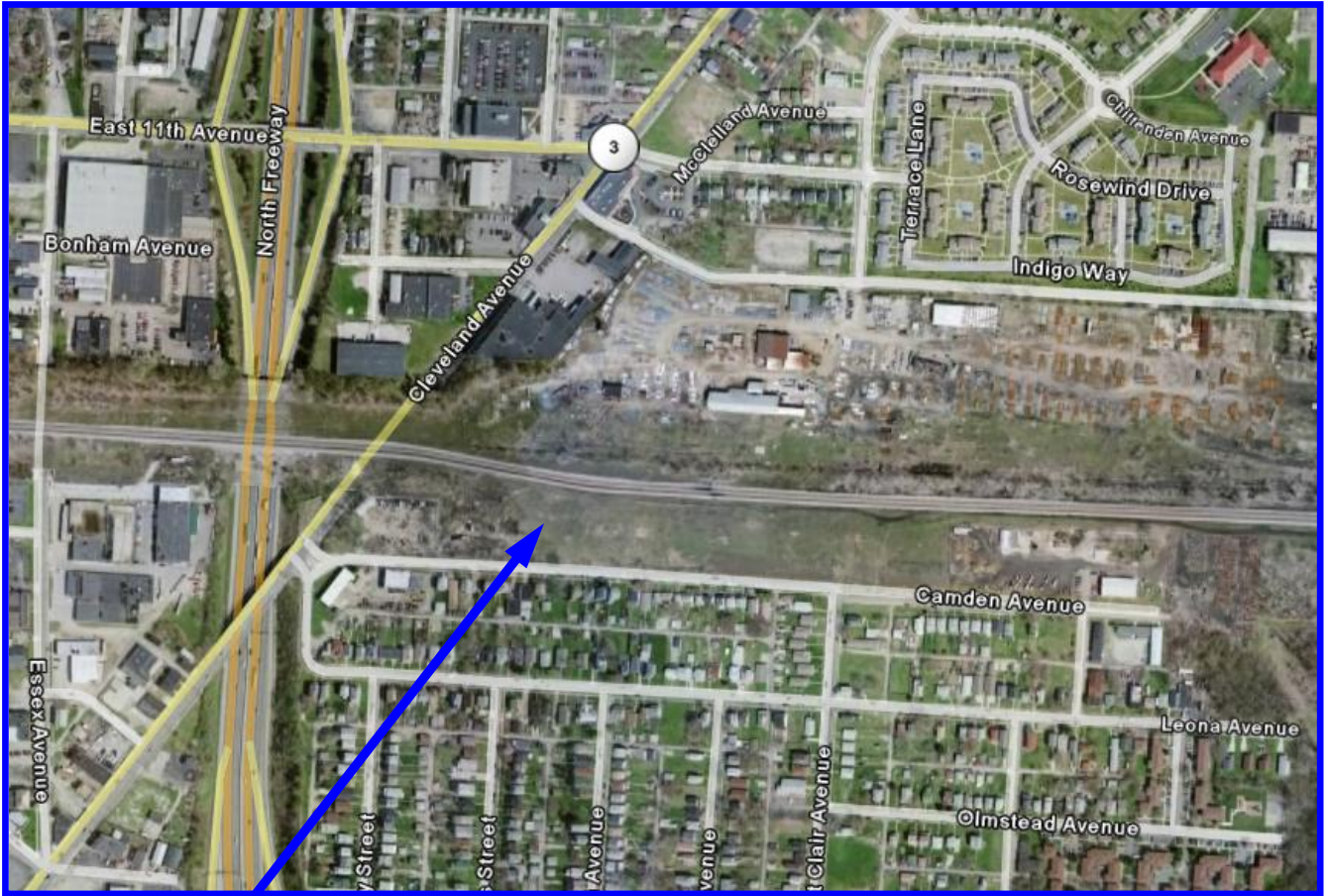
JOB NAME: CAMDEN CROSSING SENIOR PROJECT  
 LOCATION: CAMDEN AVE & CLEVELAND AVE  
 DRAWN BY: MOC  
 CHECKED BY: TR  
 DATE: 11 FEBRUARY, 2008  
 JOB NUMBER:  
 TITLE: SITE PLAN  
 SHEET: 1-4





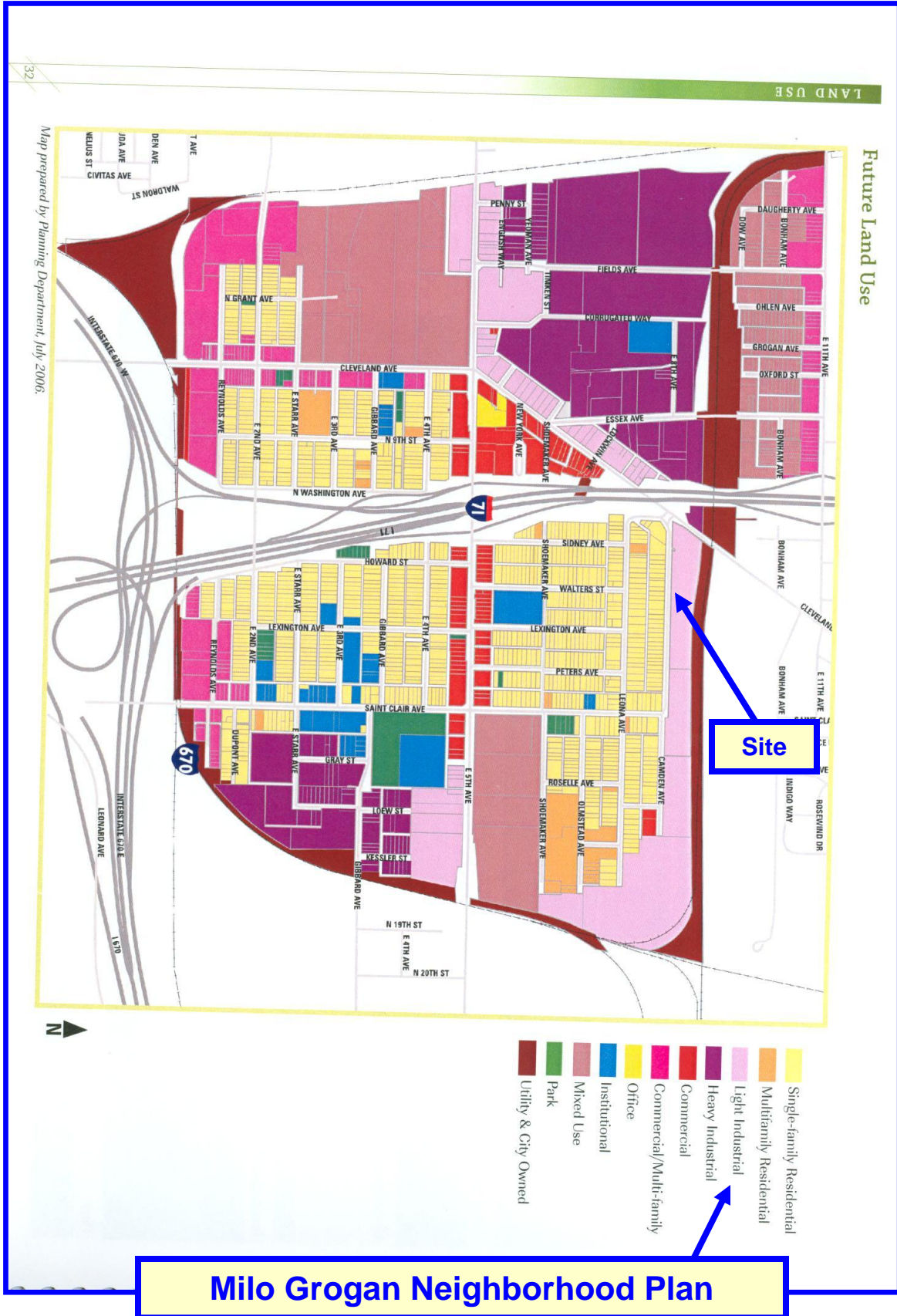
862 Camden Avenue

CV08-002



862 Camden Avenue

**CV08-002**





Date 3-15-2008

Joe Copeland  
Executive Director  
Samaritan Project Development Corporation  
2176 Woodward Avenue  
Columbus, Ohio 43219

Dear Mr. Copeland:

Thank you for your attendance and presentation at the Milo-Grogan Area Commission meeting on March 11, 2008. The Commission, with a quorum present, voted in favor of the proposed senior apartment project, Camden Crossing.

We are pleased to offer our support for the Camden Crossing development proposal submitted by Samaritan Project Development Corporation and Commonwealth Capital Corporation. The proposed project is located on Camden Avenue and will develop 20 one-bedroom units within a three-story structure and 44 two-bedroom units within four-family, one-story structures with attached garages. This endeavor will serve senior residents age 55 and up.

Respectfully,   
Chair, Milo-Grogan Area Commission



# 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 # CV08 - 002

Being first duly cautioned and sworn (NAME) Joseph H. Copeland  
of (COMPLETE ADDRESS) 2176 Woodward Avenue Columbus, OH 43219

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 formats

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

CRA-CO INVESTMENTS, LLC 7725 INDIAN WOOD CT COLUMBUS, OH 43235	Samaritan Project Development Corporation 2176 Woodward Avenue Columbus, OH 43219
Commonwealth Capital Corporation 565 Metro Place South, Suite 410 Dublin, OH 43017	

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

SIGNATURE OF AFFIANT Joseph H. Copeland  
Subscribed to me in my presence and before me this 23rd day  
of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC Glenda J. Harrison  
My Commission Expires:

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

Notary Seal Here



GLEND A. HARRISON  
My Commission Expires  
December 10, 2009