

Statement of Hardship

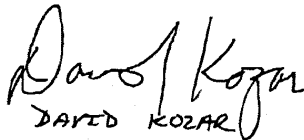
3960 South High Street, Columbus, OH

CV04-015

The 0.253 Acre parcel is zoned RRR, Restricted Rural Residential and is presently developed with a dilapidated house. The parcel fronts on South High Street a short distance north of I-270. The parcel is surrounded by commercially zoned property. Commercial use of the property is appropriate. Applicant proposes to develop adjacent property to the north in the C-4 District and this parcel with a new restaurant. Applicant's timing needs necessitate a variance. A variance is the only means to permit a commercial use in a residential district. The residential classification and former use is inappropriate for the site. Applicant has submitted an application to rezone the property to the C-4, Commercial District.

Applicant requests the following variances:

- 1) 3332.025, RRR, Restricted Rural Residential District Use, to permit a commercial restaurant and accessory commercial parking.
- 2) 3332.21, Building Lines, which Section requires a 60 foot building setback line, while applicant proposes a 58 foot setback line from South High Street.
- 3) 3332.27, Rear Yard, which Section requires a principal building to provide a rear yard totaling 25% of lot area, while the RRR district parcel is shallow, a rear yard of approximately 3% will be provided and with the rezoning of the property to a commercial district there is no rear yard setback requirement.


DAVID KOZAR

06/20/04

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