



# STATEMENT OF HARDSHIP

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

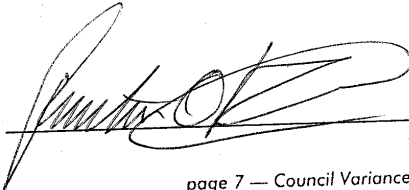
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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 subject property, constructed in 1890 as a seven (7) unit multifamily residential structure, is located in a single family zoning district. This seven unit row house was converted to fourteen (14) units in 1985. The property has been operating under the HUD project based Section 8 program, however the assistance contract has expired and the property owner does not wish to renew. The applicant/owner seeks to convert the property back to 7 units. No significant exterior changes are proposed, except the removal of the fire escapes constructed during the conversion to 14 units. The owner will also be making improvements to the rear parking area, however a variance is requested to allow less than the required number of parking spaces. A hardship exists in conforming to today's parking standards because parking would not have been considered when the building was constructed on the parcel in 1890.

Signature of Applicant  Date 3-26-04