

City



**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:**

Subject property was constructed 1915 era, as attached housing. Property is presently zoned R4 residential; however is a 7 unit brick structure used non-conforming as multi-family apartment dwelling. This is a 2story structure with one story at rear. The one story foundation is failing and requires removal and replacement. The owners desire to remove and rebuild the one story foundation. The owners deisre to expand the foundation from 10x18x3 units and 10x9x1 unit to a new continuous 12 x 97 foundation. The added square feet with expand kitchen and add 1/2 bath. The owners desire to convert the apartments to condominium. The proposed improvements will insure the safety of occupants and adjoining properties and will improve the standard of living for occupants and enhance property values for the neighborhood.

This variance will not impair the 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 deminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

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Signature of Applicant Joan L. Vosbury Date November 4, 2003

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