

## STATEMENT OF HARDSHIP

Applicant: Connie J. Klema, Attorney  
Owner: New Victorians, Inc.  
Subject Property: 1276 N. High Street

The subject property was approved for Council Variances in 2006 permitting the restoration of the existing building for residential units. The Council Variances were:

1. 3356.03 C-4 Permitted Uses: To permit a residential use on the first floor of a structure zoned C-4, and to permit 28 units not to be located above a commercial space; and
2. 3342.28(A) Minimum Parking Spaces: To permit less than 2 parking spaces per dwelling unit and to permit 1 parking space per dwelling unit.

The owner wishes to alter the approved site plan to accommodate a garage structure for five (5) of 27 proposed on-site parking spaces and to reduce the number of residential units in the existing building from 28 to 25. The owner's request does not require a variance. However, due to the revision of the approved site plan, Council approval is required.

The addition of a garage structure, in accordance with the revised submitted site plan is not adverse to the surrounding property or neighborhood. The residential units will be converted to condominium units. Providing parking and garage accommodations to unit owners attracts ownership and improves the neighborhood.

The one-story garage structure will not impair an adequate supply of light and air to the adjacent property. This revision to the site plan will not increase the congestion of public streets or increase the danger of fires. In addition, it will not endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

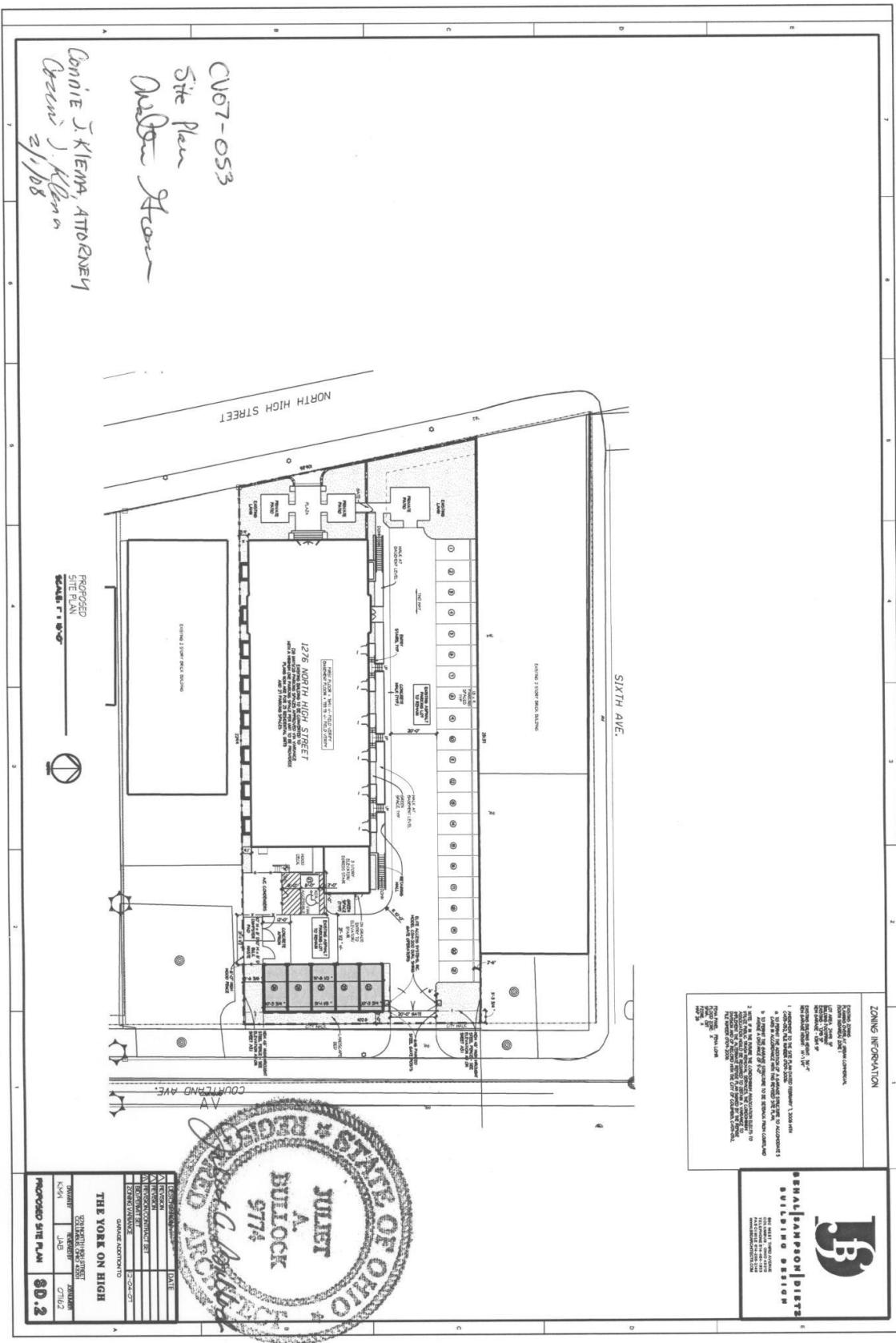
**1276 N. High Street  
Revisions to Site Plan Dated February 7, 2006  
Of Record with CV05-052  
File No. 0709-2006**

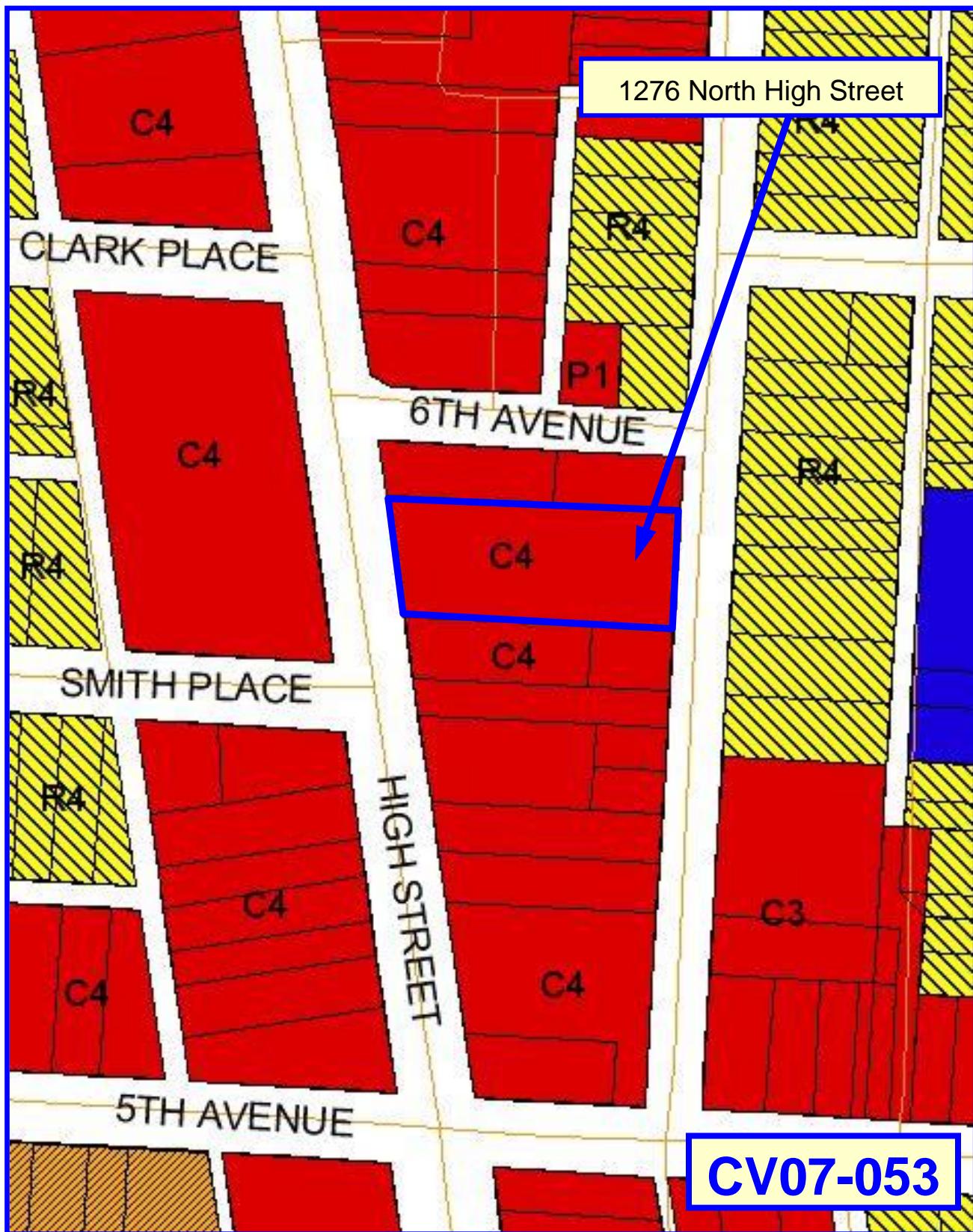
The applicant seeks no variances but seeks to amend its approved site plan as follows:

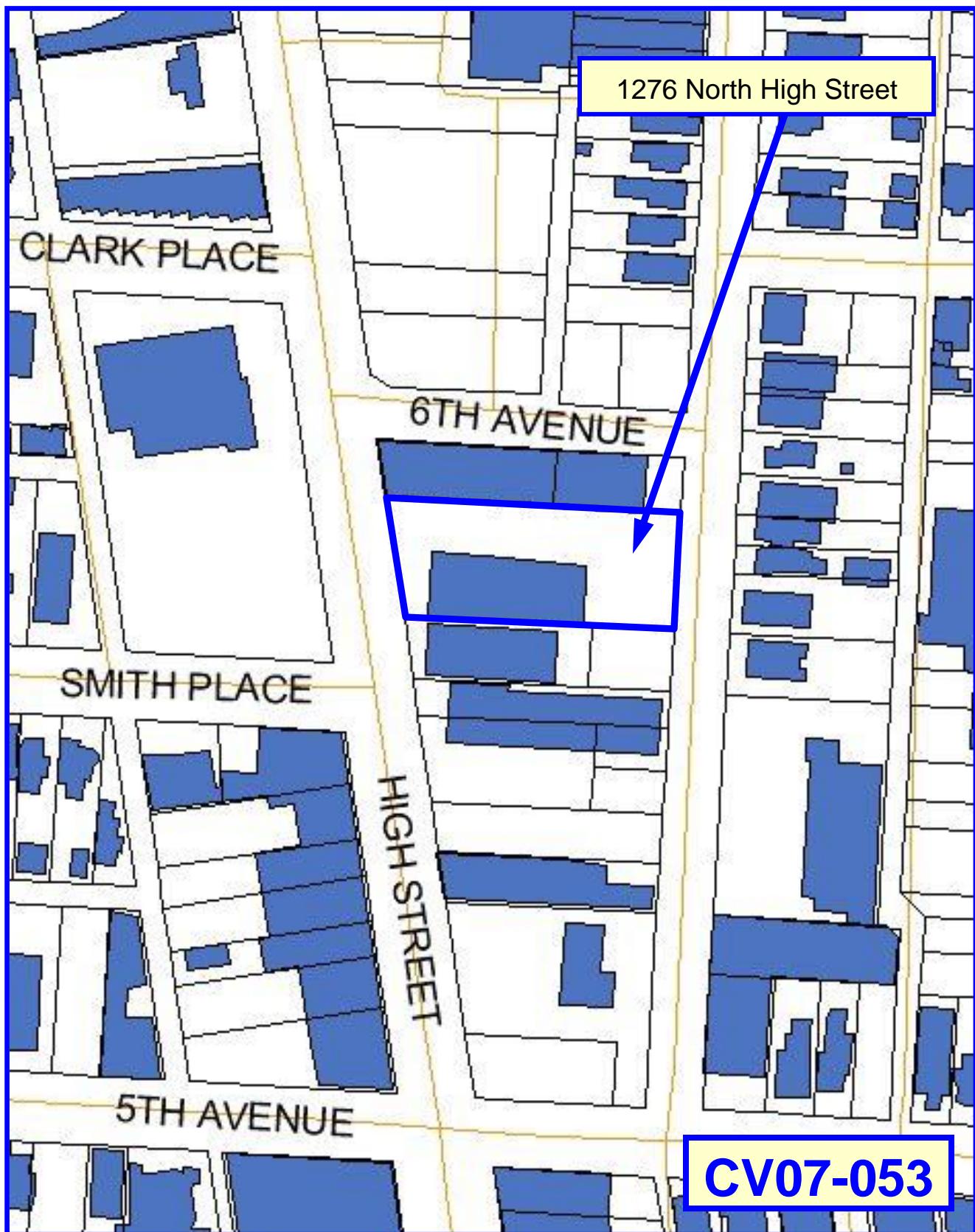
To permit the addition of a garage structure to accommodate five (5) of the 27 parking spaces, and to reduce the number of residential units from 28 to 25.

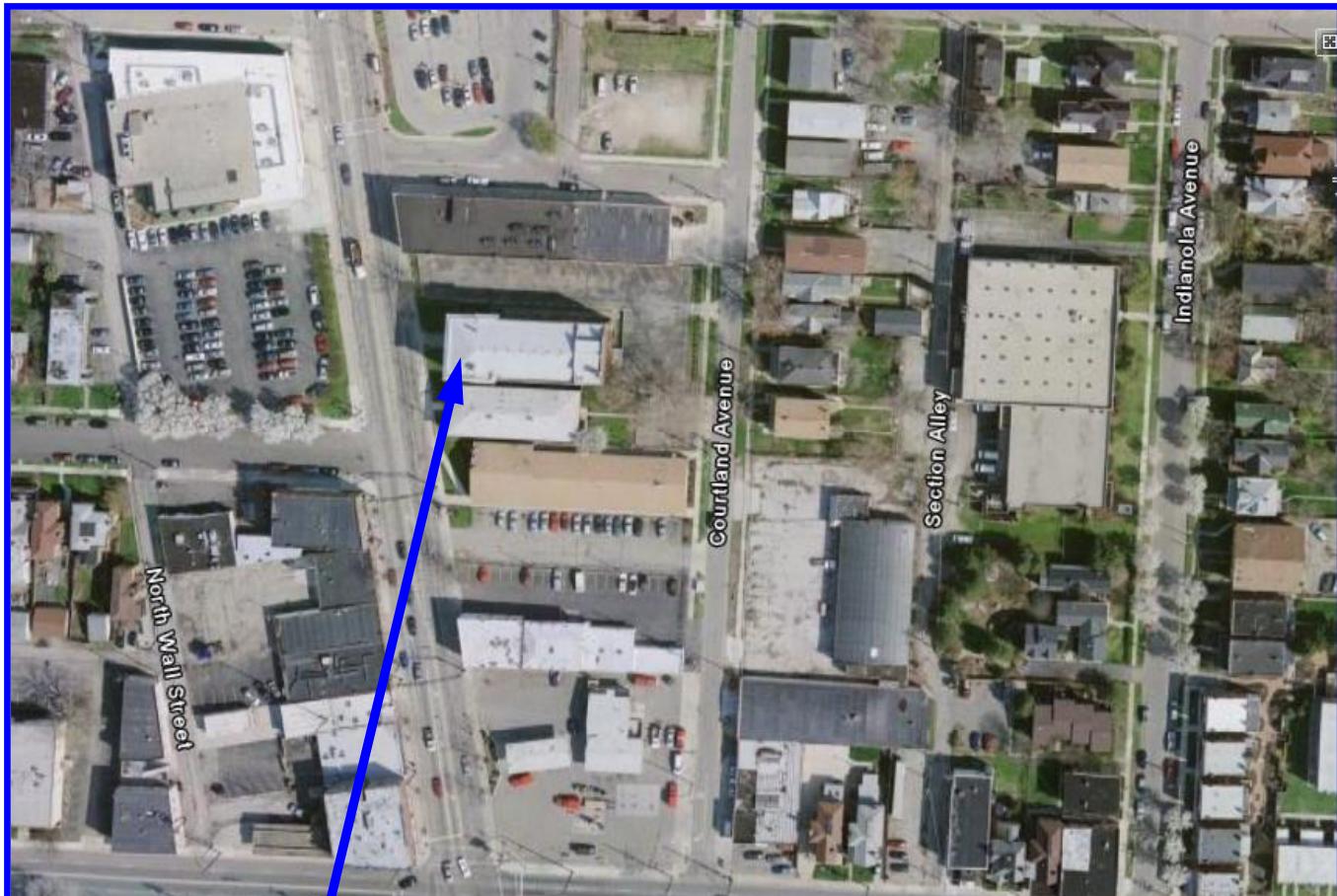
NOTE: If in the future the condominium association elects to utilize public trash removal services, the condominium association will be required to obtain a variance to implement the alternate refuse plan signed by the Refuse Division and of record with the City of Columbus, CV05-052, File Number 0709-2006.

CV07-053









1276 North High Street

**CV07-053**

**Green, Walter A.**

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**From:** Hupman, Ron [RHupman@OHLIQ.com]  
**Sent:** Tuesday, January 22, 2008 3:15 PM  
**To:** Green, Walter A.  
**Subject:** RE: 1276 N. High St.

Walter,

Yes, this confirms that the UAC need not take any further action on this.

Ron

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**From:** Green, Walter A. [mailto:WAGreen@Columbus.gov]  
**Sent:** Tuesday, January 22, 2008 2:44 PM  
**To:** Hupman, Ron  
**Subject:** FW: 1276 N. High St.

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Ronald L. Hupman  
Office of the Ohio Insurance Liquidator  
1366 Dublin Rd.  
Columbus, OH 43215  
(614) 485-6234  
(614) 487-9418 Fax  
rhupman@ohliq.comHi Ron,

I just wanted to confirm with you that, due to the minor differences in the proposed council variance for 1276 North High Street, the University Area Commission was satisfied that further zoning action by the Commission was unnecessary. Thank you for your time.

Sincerely,

Walter Green  
Council Activities  
Building Services Division  
City of Columbus  
645-2485

-----Original Message-----

**From:** Connie Klema [mailto:cklema@rrohio.com]  
**Sent:** Thursday, December 06, 2007 12:07 PM  
**To:** Green, Walter A.  
**Cc:** 'Keith Witt'  
**Subject:** FW: 1276 N. High St.

Walter: I am forwarding to you an email from Ron Hupman, the UAC Zoning Chair. Upon review of our CV application, he has confirmed that the UAC will not need to make a recommendation for the CV since it only requests alteration of the approved plan and does not request any variances. I asked he confirm in an email so you would have it for the City records.

Connie

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**From:** Hupman, Ron [mailto:[RHupman@OHLIQ.com](mailto:RHupman@OHLIQ.com)]  
**Sent:** Thursday, December 06, 2007 10:34 AM  
**To:** [cklema@rrohio.com](mailto:cklema@rrohio.com)  
**Cc:** [kwitt@bsdarchitects.com](mailto:kwitt@bsdarchitects.com)  
**Subject:** 1276 N. High St.

Connie,

This confirms that based on review of the revised site plan for the above referenced project that now includes the proposed garage, no further zoning action is required by the University Area Commission at this time. This change must, however be reviewed by the University Area Review Board.

Ron Hupman  
UAC Zoning Chair

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Ronald L. Hupman  
Office of the Ohio Insurance Liquidator  
1366 Dublin Rd.  
Columbus, OH 43215  
(614) 485-6234  
(614) 487-9418 Fax  
[rhupman@ohliq.com](mailto:rhupman@ohliq.com)

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



## 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 # CV07-053

Being first duly cautioned and sworn (NAME) Connie J. Klemm, Attorney  
 of (COMPLETE ADDRESS) P.O. Box 991, PATASKALA OH 43062  
 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 of individual's address  
 Address of corporate headquarters  
 City, State, Zip  
 Number of Columbus based employees  
 Contact name and number

NEW VICTORIANS, INC. 455 W. THIRD AVE COLUMBUS OH 43201 # OF Cols Based Employees: _____ CONTACT: Joe Armeni 614-291-7555	

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

SIGNATURE OF AFFIANT Connie J. Klemm, Attorney  
 Subscribed to me in my presence and before me this 29<sup>th</sup> day  
 of November, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months from the date of notarization.

Notary Seal Here

