

CV04-040



**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:**

SEE ATTACHED STATEMENT

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Signature of Applicant *Shirley J. ...* Date 10/5/04

October 5, 2004

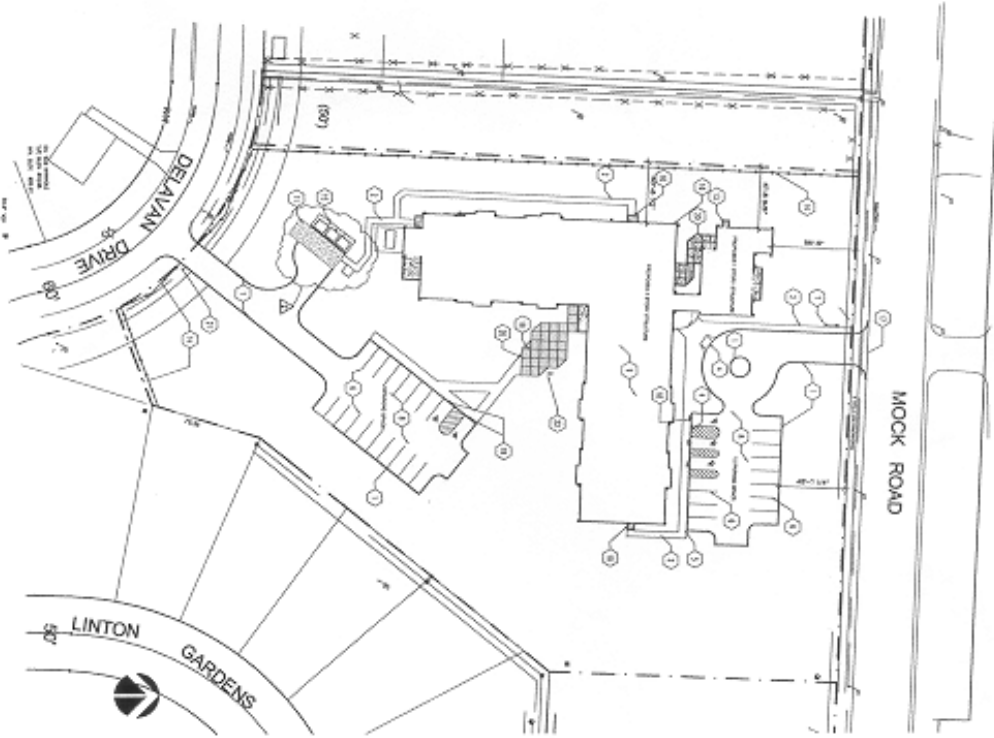
**STATEMENT OF HARDSHIP**

This Council Variance would permit the construction of a 46 unit independent living elderly housing facility. Housing for the elderly is a permitted use in the AR-3 and AR-4 Apartment Residential and I, Institutional District but not in the AR-1, Apartment Residential District. The applicant is also requesting a reduction in required parking to  $\frac{3}{4}$  of parking per unit that reflects the code parking requirement for housing for the elderly. It should also be noted that the site previously contained housing for the elderly.

The grant of these variances will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety and comfort, morals, or welfare of the inhabitants of the City of Columbus.

*CV04-040 Final Received Map for  
by Hammer & Sons*

11-22-04  
*[Signature]*



SITE PLAN SCALE 1" = 30'

○ CONSTRUCTION CODED NOTES:

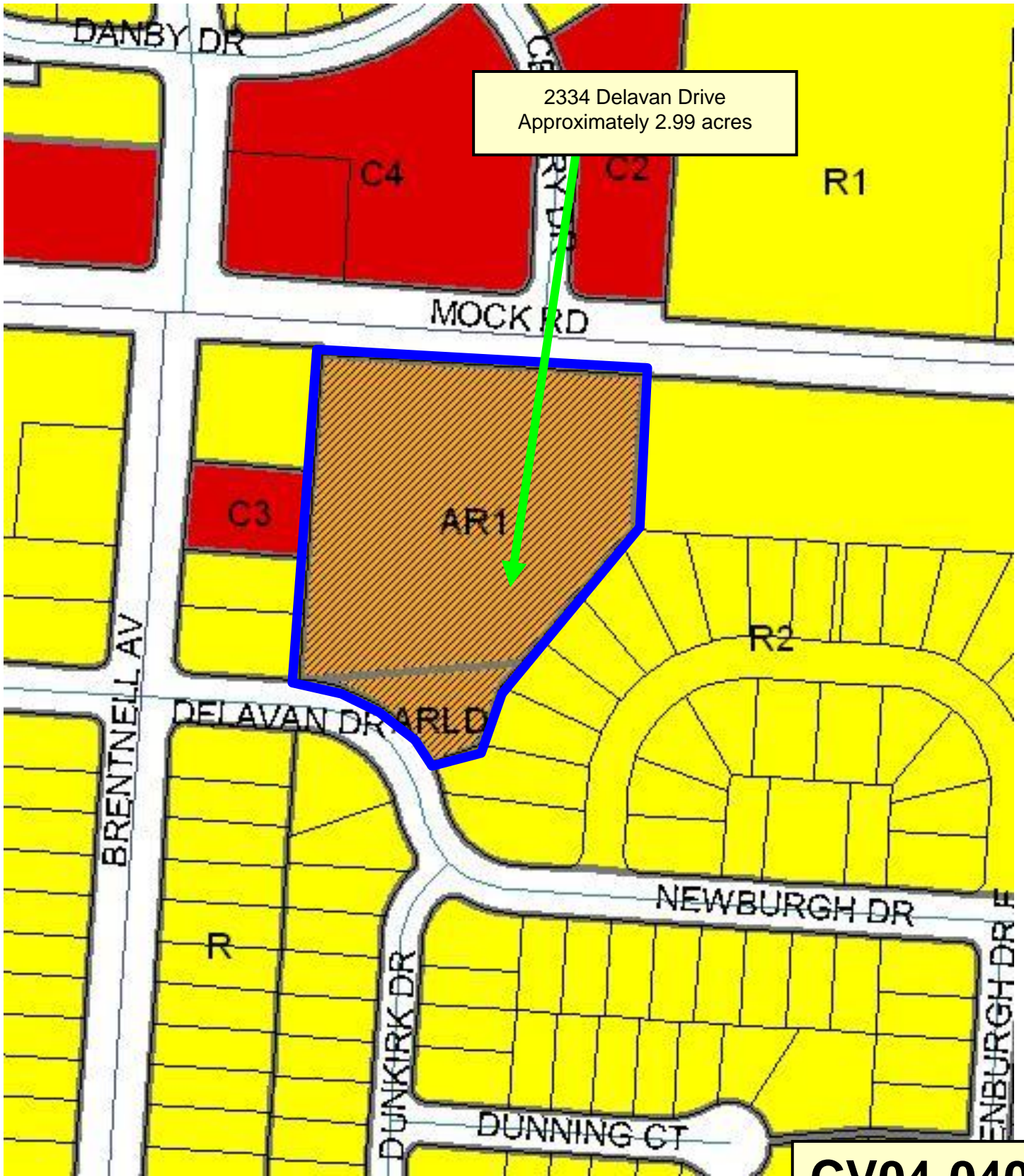
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LEGEND

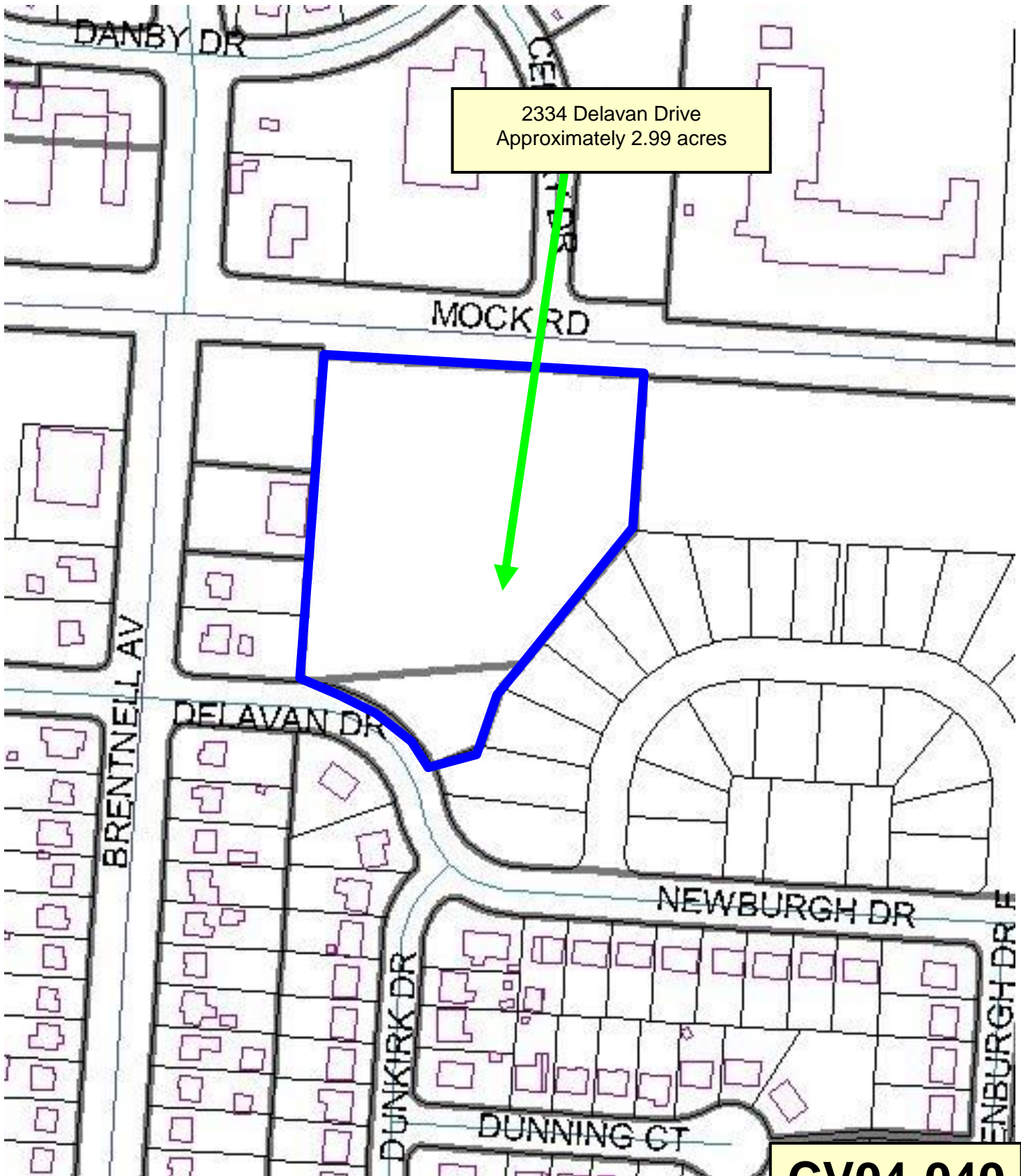
CONSTRUCTION CODED NOTES



PROJECT:	SENIORS AT HEGEMON COLUMBUS, OH
SUBJECT:	SITE PLAN
DATE:	11/22/04
BY:	SP-1

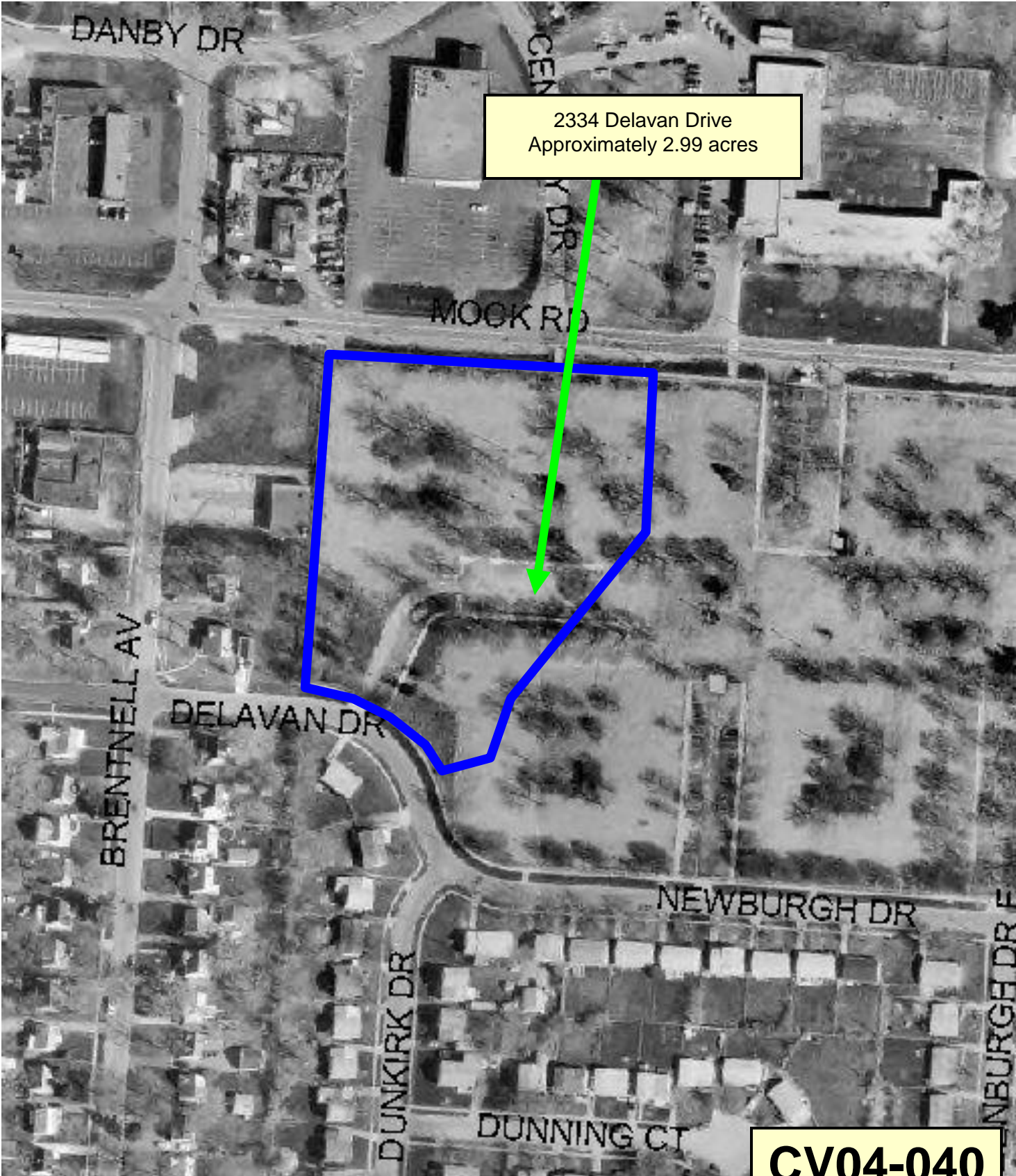


**CV04-040**



2334 Delavan Drive  
Approximately 2.99 acres

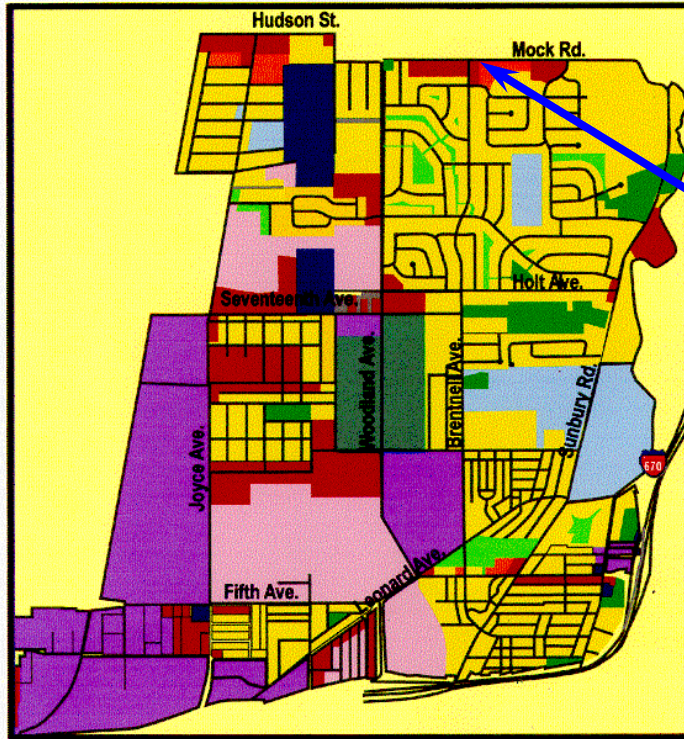
**CV04-040**



2334 Delavan Drive  
Approximately 2.99 acres









**CV04-040**

**proposed land use**



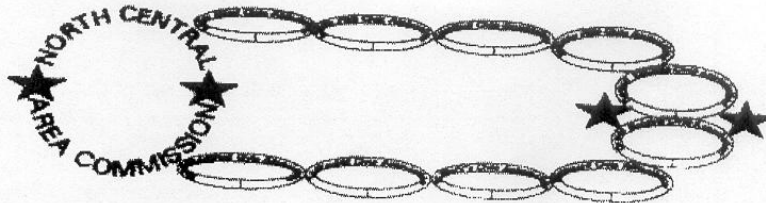
**Site**

Issues and Strategic Recommendations — Land Use

- Proposed Land Use**
-  Neighborhood Commercial Services
  -  Light Manufacturing
  -  Multi-family Residential
  -  Public/Institutional
  -  Single-family Residential
  -  Open Space
  -  Office/Light Manufacturing
  -  Parkland
  -  Cemetery
  -  School

**North Central Plan (2002)**

**CV04-040**



Commissioners:

*Jimmie Moreland, III*  
Chairperson  
Amer Crest

*Gloria Zebbs Anderson*  
Vice Chairperson  
Commissioner-At-Large

*Nancy Hill-McClary*  
Secretary  
Teakwood Heights

*Sharon Archie*  
Corresponding Secretary  
Shepard

*Deborah McClendon*  
Commissioner-At-Large

*Tiffany White*  
Commissioner-At-Large

*Eric Harvey*  
St. Mary's

*Marie Moreland*  
Mayoral Appointee

*Douglas McDonald*  
Commissioner-At-Large  
and Zoning Chairperson

*Susan Banks*  
Argyle Park

*Alfonso Hooper*  
Brittany Hills

*Vacant*  
Brentnell

*Vacant*  
Devon Triangle

*Eugene Gunn*  
Parliamentarian  
Oriole Heights

*Philomena Gist*  
Woodland-Holt

September 28, 2004

City of Columbus  
Department of Trade and Development  
Building and Development Services  
757 Carolyn Avenue  
Columbus, OH 43224

Attn: Dick Makley and Shannon Pine  
FAX: 645-7912

RE: Seniors At Hegemon  
Parcel 010-106900  
2334 Delavan Drive  
Columbus, OH 43219  
Owned by MiraCit Development Corporation

The North Central Area Commission met on September 23, 2004 with a quorum present. Sharon Francis represented MiraCit Development Corporation, requesting a Zoning Variance for Elderly Use. The Commission voted in favor of the requested variance, 6 voted yes and 1 abstained.

Sincerely,

Jimmie Moreland III, Chairperson

cc: Sharon Francis, MiraCit Development Corporation Fax: 476-9287  
Douglas McDonald, NCAC Zoning Chairperson  
North Central Area Commissioners

C204-040



