

Cv04-021



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

Signature of Applicant *M. T. Pro* Date *5/28/04*

Accelerated Development
1392-1396 King Avenue
Columbus, OH 43201
(614) 487-8000
(614) 487-8100 Fax

STATEMENT OF HARDSHIP

The property which is the subject of this council variance application is made up of two parcels, Parcel No. 010-061990 and Parcel No. 010-062023, located at 1392-1396 King Avenue, Columbus, OH 43201. Parcel No. 010-061190 is currently zoned AR-1 and being used for commercial purposes. Therefore, a legal, nonconforming use exists on this parcel. Parcel No. 010-062023 is zoned C4 and is being used commercially.

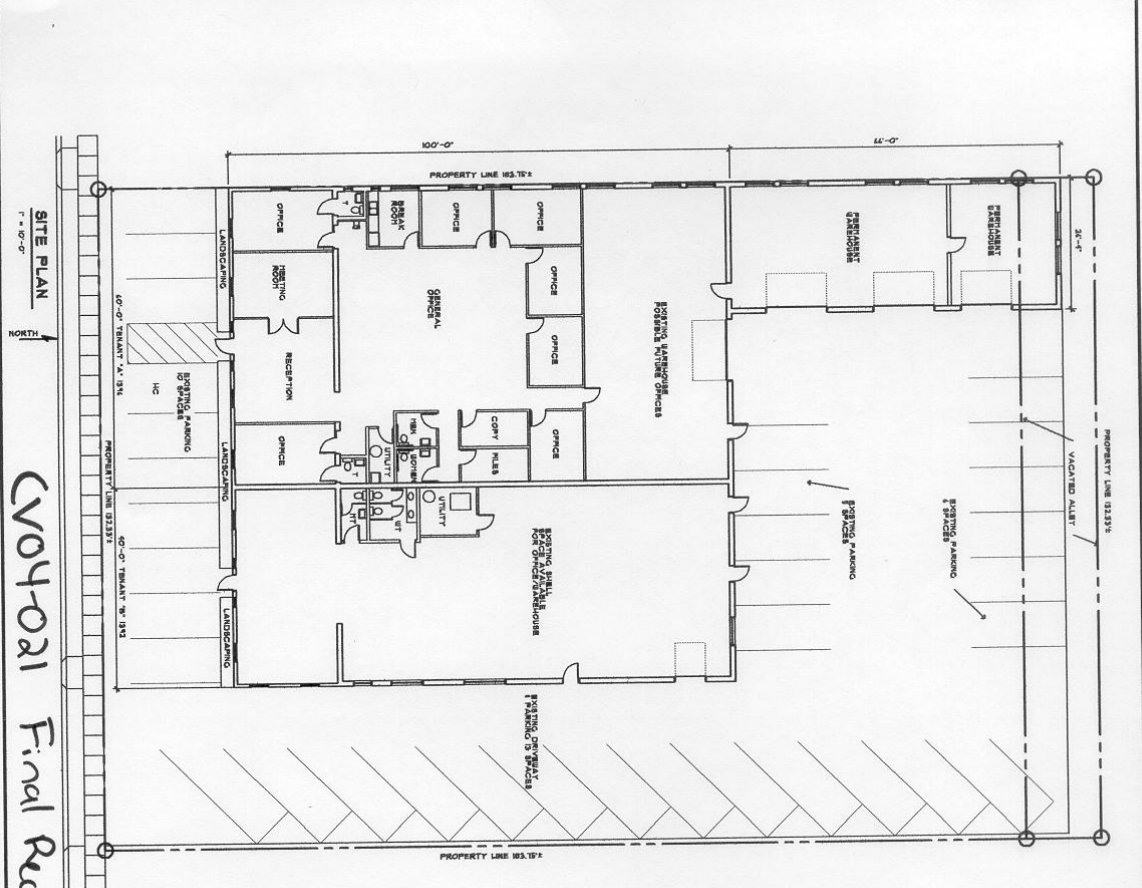
The applicant, Accelerated Development, purchased the building in December of 2001. During the process of purchasing and remodeling the building, the applicant had the intent of using the space commercially. The building, historically, has always been used commercially. After purchasing the building, the applicant completed a substantial remodel under permit no. 02110-00000-00091. It should be noted, the remodel has had a positive impact on the neighborhood. It should also be noted, the tax value has been increased substantially, dramatically increasing the tax revenue from this building to the city.

The building was only partially remodeled in 2002. The applicant seeks to remodel the remaining portion of the building for office and warehouse use. In other words, the applicant seeks to use the building for commercial purposes with a variance to allow the proper zoning. By having the improper zoning, the applicant is unable to obtain a building permit to complete construction on the building. Therefore, the applicant is unable to take full advantage of the building. This has created a serious hardship on the business(es) using the space. Under the current situation, we can only utilize 7,000 square feet of an 11,000 square foot building.

Importantly, granting this variance will not have a negative impact on any of the surrounding properties. If anything, this can only have a positive impact to the surrounding properties and the neighborhood in general. The improvements the applicant seeks to make should only increase property values for surrounding properties and in the neighborhood.

The applicant requests that City Council grant the variance to permit the continued commercial use of this property. The same use that has existed for the last sixty plus years.

Mark Rad



CV04-021 Final Received 9/30/04 *Murray Fine*

Robert R. Reed
 9/30/04

BUILDING INFORMATION

AREAS:

TOTAL BUILDING AREA	178 SQ. FT.
AREA TRIMANT "A"	178 SQ. FT.
AREA TRIMANT "B"	4000 SQ. FT.
EXISTING OFFICE AREA	4100 SQ. FT.
EXISTING OFFICE AREA, TRIMANT "A"	10000 SQ. FT.
EXISTING OFFICE AREA, TRIMANT "B"	178 SQ. FT.

PARKING:

EXISTING SPACES PROVIDED - 24

PROPOSED SPACES PROVIDED - 24

PROPOSED SPACES PROVIDED, TRIMANT "A"

PROPOSED SPACES PROVIDED, TRIMANT "B"

PROPOSED SPACES PROVIDED, TRIMANT "C"

PROPOSED SPACES PROVIDED, TRIMANT "D"

PROPOSED SPACES PROVIDED, TRIMANT "E"

PROPOSED SPACES PROVIDED, TRIMANT "F"

PROPOSED SPACES PROVIDED, TRIMANT "G"

PROPOSED SPACES PROVIDED, TRIMANT "H"

PROPOSED SPACES PROVIDED, TRIMANT "I"

PROPOSED SPACES PROVIDED, TRIMANT "J"

PROPOSED SPACES PROVIDED, TRIMANT "K"

PROPOSED SPACES PROVIDED, TRIMANT "L"

PROPOSED SPACES PROVIDED, TRIMANT "M"

PROPOSED SPACES PROVIDED, TRIMANT "N"

PROPOSED SPACES PROVIDED, TRIMANT "O"

PROPOSED SPACES PROVIDED, TRIMANT "P"

PROPOSED SPACES PROVIDED, TRIMANT "Q"

PROPOSED SPACES PROVIDED, TRIMANT "R"

PROPOSED SPACES PROVIDED, TRIMANT "S"

PROPOSED SPACES PROVIDED, TRIMANT "T"

PROPOSED SPACES PROVIDED, TRIMANT "U"

PROPOSED SPACES PROVIDED, TRIMANT "V"

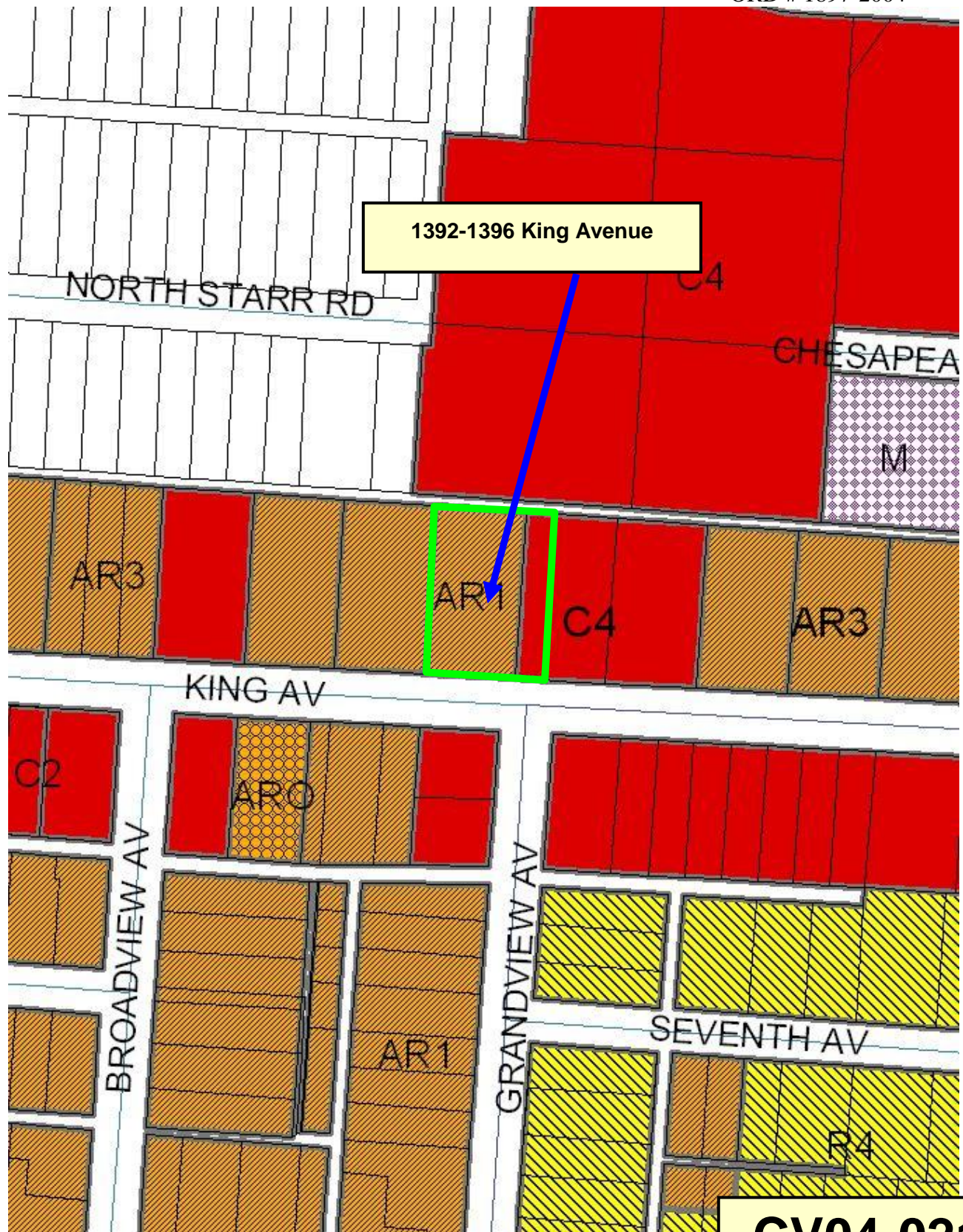
PROPOSED SPACES PROVIDED, TRIMANT "W"

PROPOSED SPACES PROVIDED, TRIMANT "X"

PROPOSED SPACES PROVIDED, TRIMANT "Y"

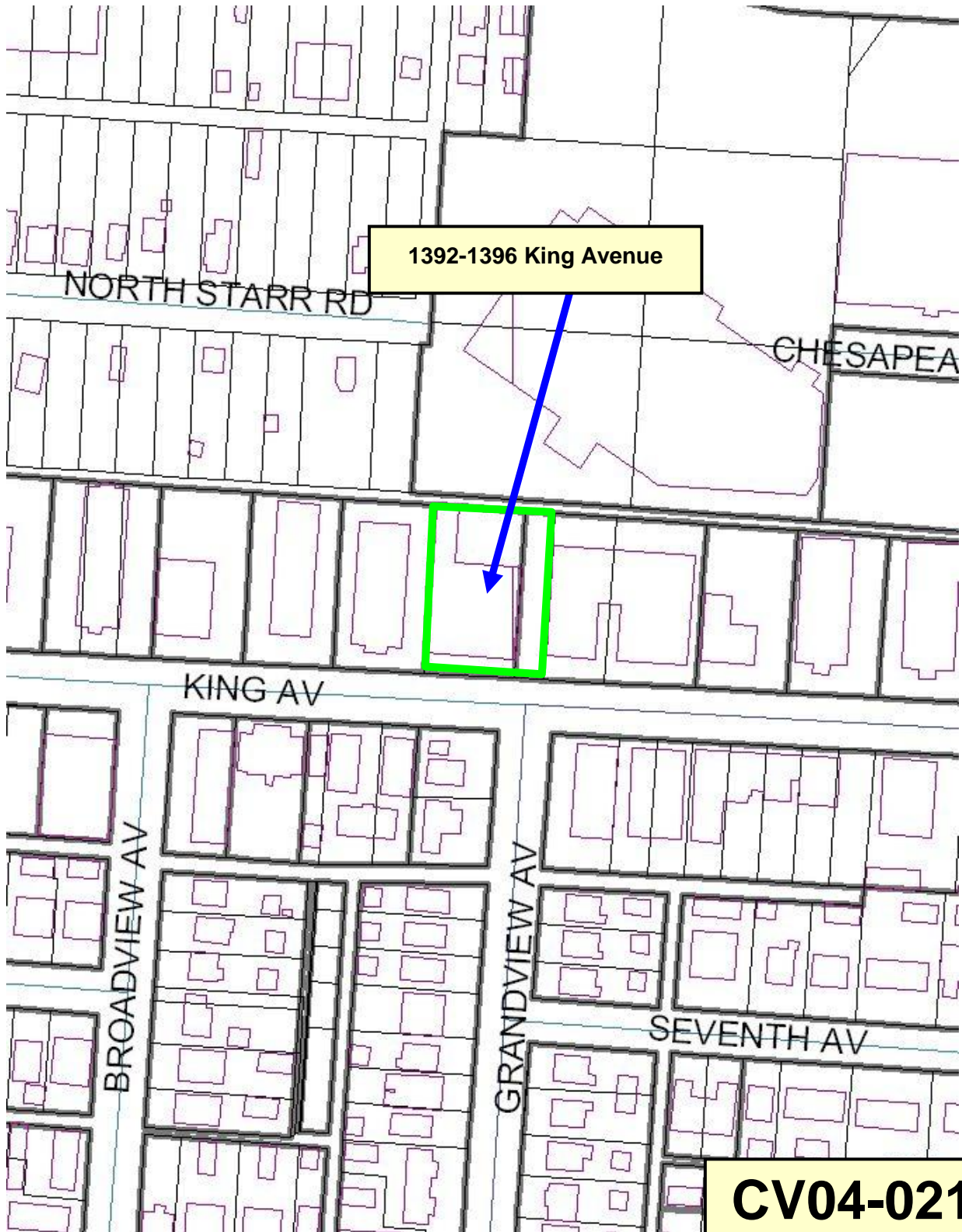
PROPOSED SPACES PROVIDED, TRIMANT "Z"

EXTERIOR RENOVATION AND TRIMANT IMPROVEMENT FOR: ACCELERATED CONSTRUCTION 134 1/2 KING AVENUE COLUMBUS, OHIO OWNER: BRIAN REED	Kocher Design & Drafting Services 804 HIGH STREET WORthington, OHIO 43084 614 848 6111	DRAWN: [] PKG: [] DATE: 08/27/04 SCALE: AS NOTED SHEET NO. 018 SHEET	REVIEWED: [] BY: []
		OF 1 SHEETS R-1	



1392-1396 King Avenue

CV04-021



1392-1396 King Avenue

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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 APPLICATION # C104-021
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian T. Reed
of (COMPLETE ADDRESS) 1392-1396 King Ave., Columbus, OH 43212
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>The Estate of Phil Burghard</u>	<u>% Joe Burghard 5719 Wedgewood Trail Liberty Township, OH 45044</u>
<u>Brian T. Reed</u>	<u>1396 King Ave. Columbus, OH 43212</u>

SIGNATURE OF AFFIANT Brian T. Reed
Subscribed to me in my presence and before me this 28 day of May, in the year 2004
SIGNATURE OF NOTARY PUBLIC David G. Mowery
My Commission Expires: 2/2/08

This Project Disclosure Statement expires six months after date of notarization.



DAVID G. MOWERY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 2, 2008