

Statement of Hardship

The subject property of this council variance application is comprised of one (1) lot of land under the following Franklin County Auditor's Tax Parcel Number: 010-038976-00 (the "Site"). The existing structure of the Site is an occupied two family dwelling.

In accordance with rezoning by the City of Columbus on or about February 27, 1928, the Site was included in and under a blanket rezoning for residential purposes and was rezoned to an R3 designation in section 3332.035 of the housing code. The Site was also part of a blanket rezoning with section 3312.49 for parking (which requires four parking spaces as opposed to the current two). As a result of this current zoning, we are unable to refinance, sell, or properly insure the Site. It is important to note the Site was originally constructed as a two family dwelling many years before the rezoning occurred. In granting this variance, the Site's essential character in relation to its surrounding properties will not be affected, nor will there be any adverse effect to the surrounding property owners. Additionally, there will be no impact to government service.

Granting this variance will not change the structure, will not increase congestion on public streets, increase fire danger, endanger public safety, or impair the welfare of inhabitants of the City of Columbus as the use of property will remain the same. Granting this variance will allow us to refinance or sell this property in the future, something we are prevented from doing under the current zoning.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the continued use of the Site as a two family dwelling with two parking spaces.



CV12-044
City of Columbus
Mayor Michael B. Coleman

ORD 2112-2012
University Area Commission Page 3 of 4

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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October 17, 2012

TO: Dana Hitt
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2395
dahitt@columbus.gov

Jim Bach
Terra Goodnight
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Laura Shinn
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Tom Wildman

RE: Council Variance for 2621-2623 N. 4th Street
Application No.CV12-044

Dear Mr. Hitt:

This letter is to inform you that the University Area Commission voted to approve the request for a Council Variance to permit the continued use of the property located at 2621-2623 N. Fourth Street as a two-family dwelling with two parking spaces in an R3 zone.

The final vote was unanimous. The request for Council Variance was approved.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee
C: (937) 479-0201

*Correction from previously sent letter.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # CV12-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ANDREA MACCLAM ASHLEY

Of [COMPLETE ADDRESS] 2623 N 4th ST, COLUMBUS OH 43202

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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. <u>Andrea Macclam Ashley</u> <u>2623 N 4th St, Columbus OH 43202</u> <u>PH 614-477-3497</u> <u>8 EMPLOYEES</u>	2. <u>Michael Ashley</u> <u>2623 N 4th St, Columbus OH 43202</u> <u>PH 614-579-1515</u> <u>6 EMPLOYEES</u>
3.	4.

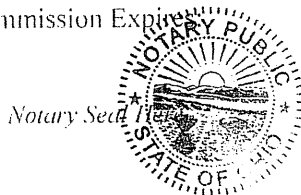
Check here if listing additional parties on a separate page.

[Handwritten Signature]

SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 31st day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC T. Sexton
My Commission Expires 12/7/2016



TARA E. SEXTON
Notary Public, State of Ohio
My Comm. Expires 12-07-2016

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer