

CV06-009



STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 warrants a variance from the Comprehensive Plan.

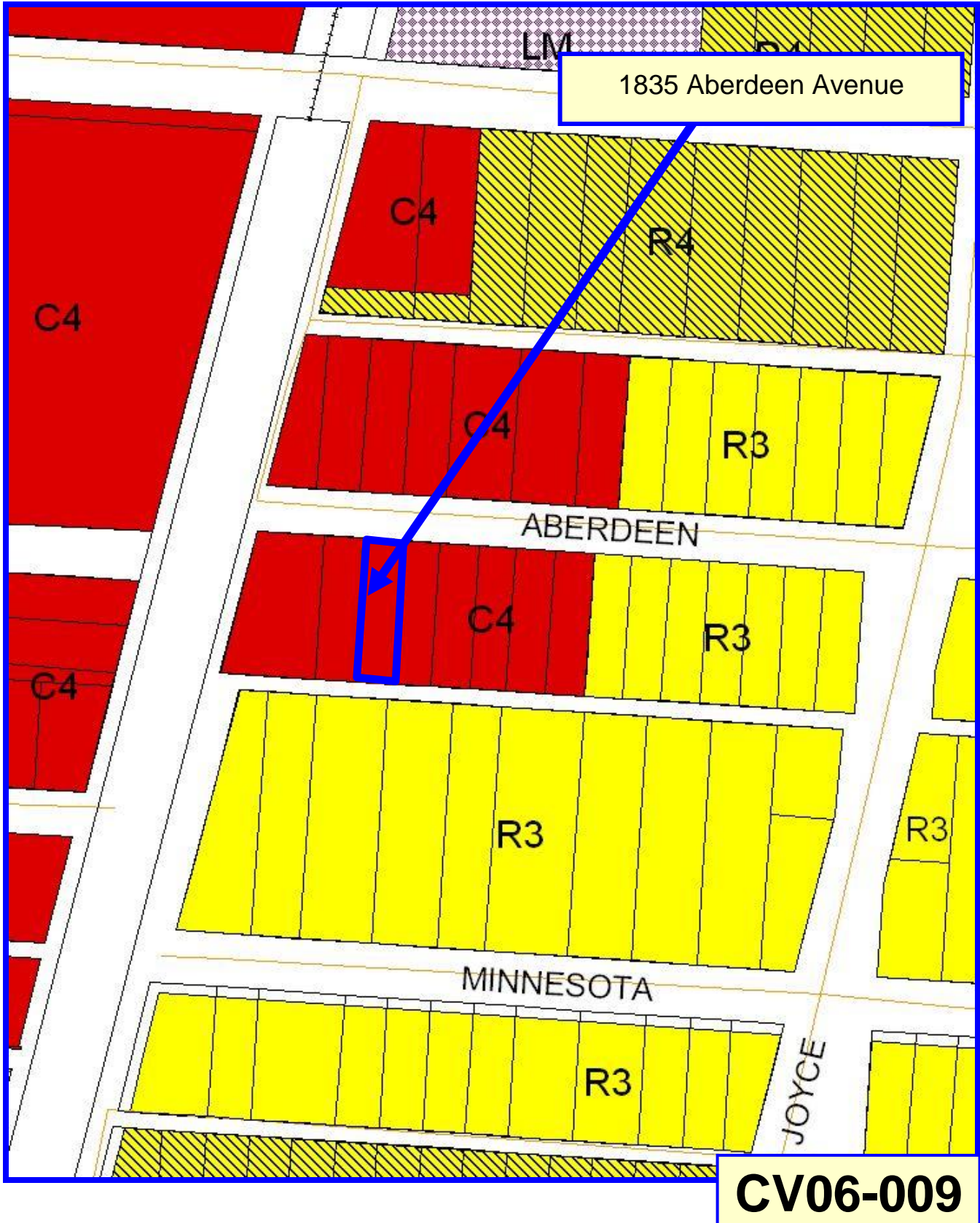
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the 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:

The owner, Jackson Realty LLC, proposes to rebuild this existing fire damaged one story single family dwelling. A council variance is required to allow this residential use in a C4 commercial zoning district. This variance will not adversely affect the surrounding properties or neighborhood due to the fact the surrounding area is mostly made up of existing single family dwellings. The repairs will increase the value of the property and the surrounding neighborhood.

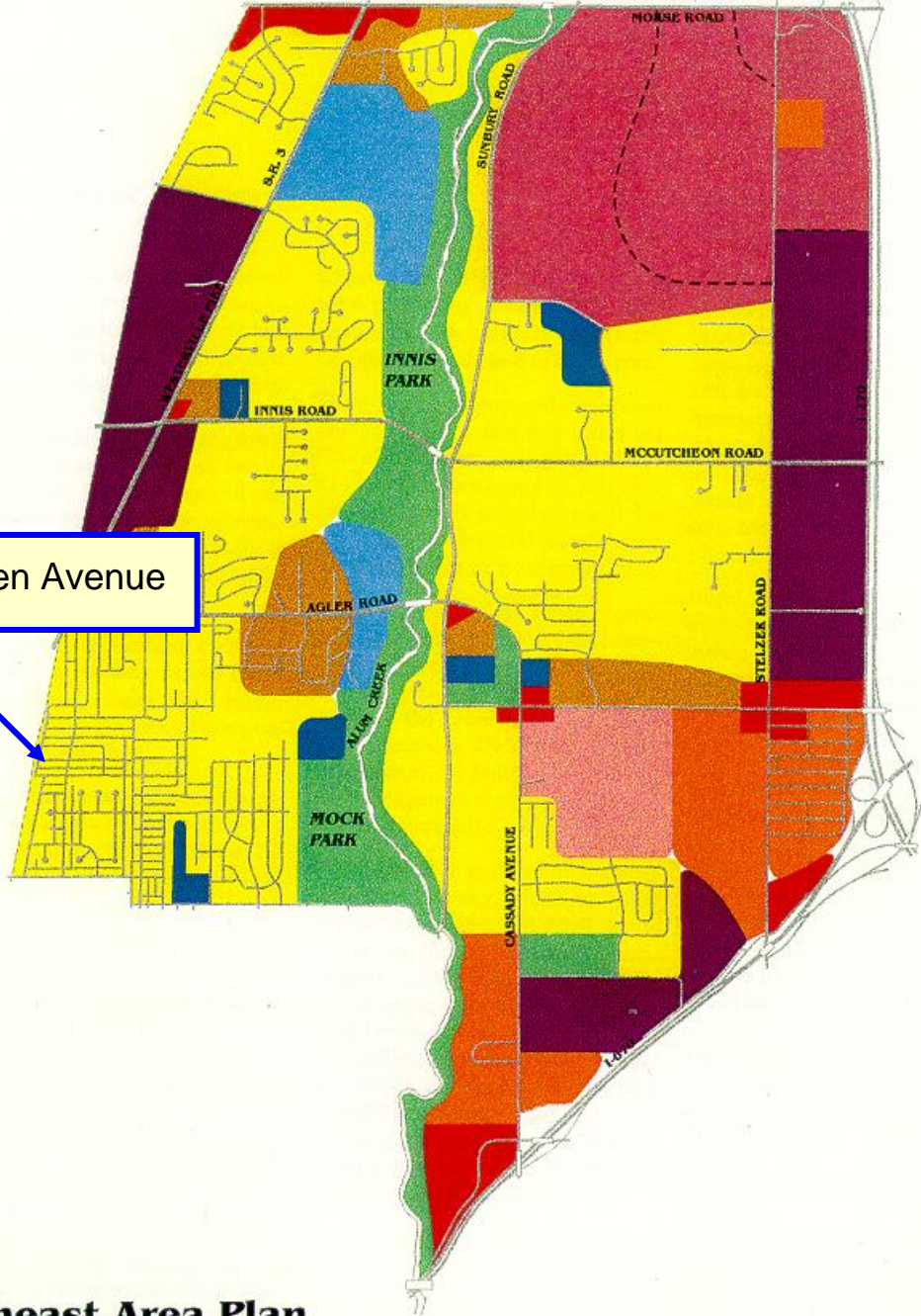
Signature of Applicant (Signed in BLUE INK) Barbara Jackson Date 2-16-06










CV06-009






1835 Aberdeen Avenue



Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office

CV06-009



North East Area Commission

June 6, 2006

Shannon Pine
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Dear Ms. Pine:

Subject: Variance CV06-009106315-0 is requesting to rebuild a damaged house on property known as 1835 Aberdeen Ave.
The Northeast Area Commission at a public meeting on May 5, 2006, voted to recommend **approval** of the above variance with one condition.

1. Identify exterior material to be used on property at our May 16, 2006 meeting.

Mrs. Jackson has met her condition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter – Zoning Chair
C/o 1883 Ferntree Road
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
Belvia Jackson



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 # CV.06-009

Being first duly cautioned and sworn (NAME) Belvia Jackson
of (COMPLETE ADDRESS) 6888 Jennifer Ann Dr., Lewis Center, OH 43035
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 format:

- 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

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

1. Jackson Realty Co Belvia Jackson 6888 Jennifer Ann Dr. Lewis Center, OH 43035 Belvia Jackson 614-310-5336	2.
3.	4.

SIGNATURE OF AFFIANT

Belvia Jackson

Subscribed to me in my presence and before me this 17 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Kisha K. Williams

My Commission Expires:

11/17/2010

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

Notary Seal Here



KISHA K. WILLIAMS
Notary Public, State of Ohio
My Commission Expires
November 17, 2010