

CJ05-052

STATEMENT OF HARDSHIP

USE VARIANCE APPLICATION

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

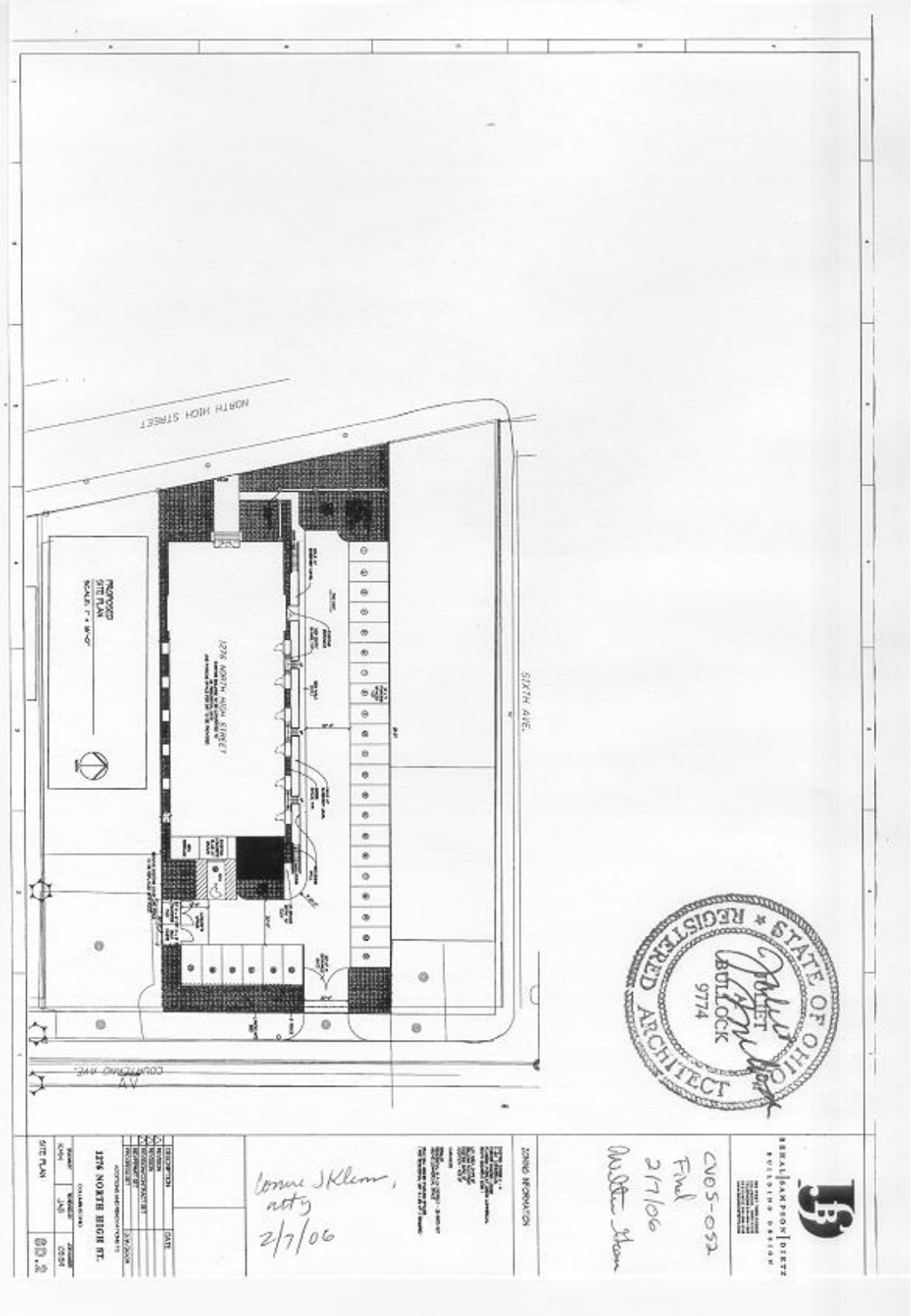
The subject property is improved with an existing building that fronts on High Street and was used as the Masonic Temple. The structure has many historic architectural qualities.

The owner wishes to restore and maintain the exterior of the structure while refurbishing the interior to accommodate residential dwelling units.

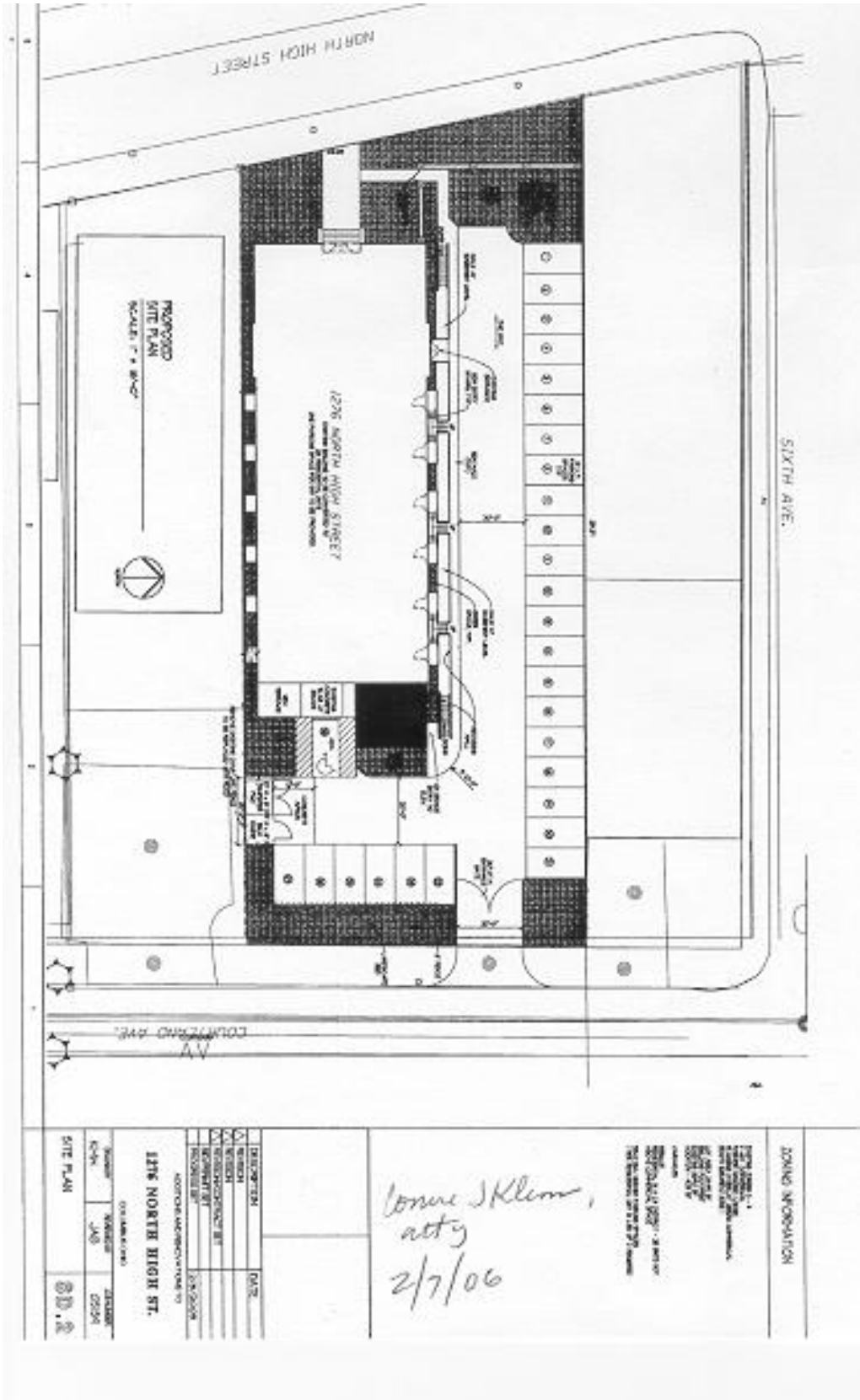
The property is zoned C-4 which requires commercial uses on the first floor and permits residential uses above the first floor. Because the owner wishes to provide residential use on the first floor too, the applicant requests a variance to permit use of the first floor for residential purposes.

Residential uses are not adverse to the surrounding property or neighborhood. Many existing structures along the High Street corridor have been refurbished to provide residential dwelling units. Adding a commercial use on the first floor to avoid the use variance does more to burden the property than to benefit it. This large structure sits back from the street and provides the means to establish a community of private residential dwellings without the interruption a commercial use would bring to the single structure.

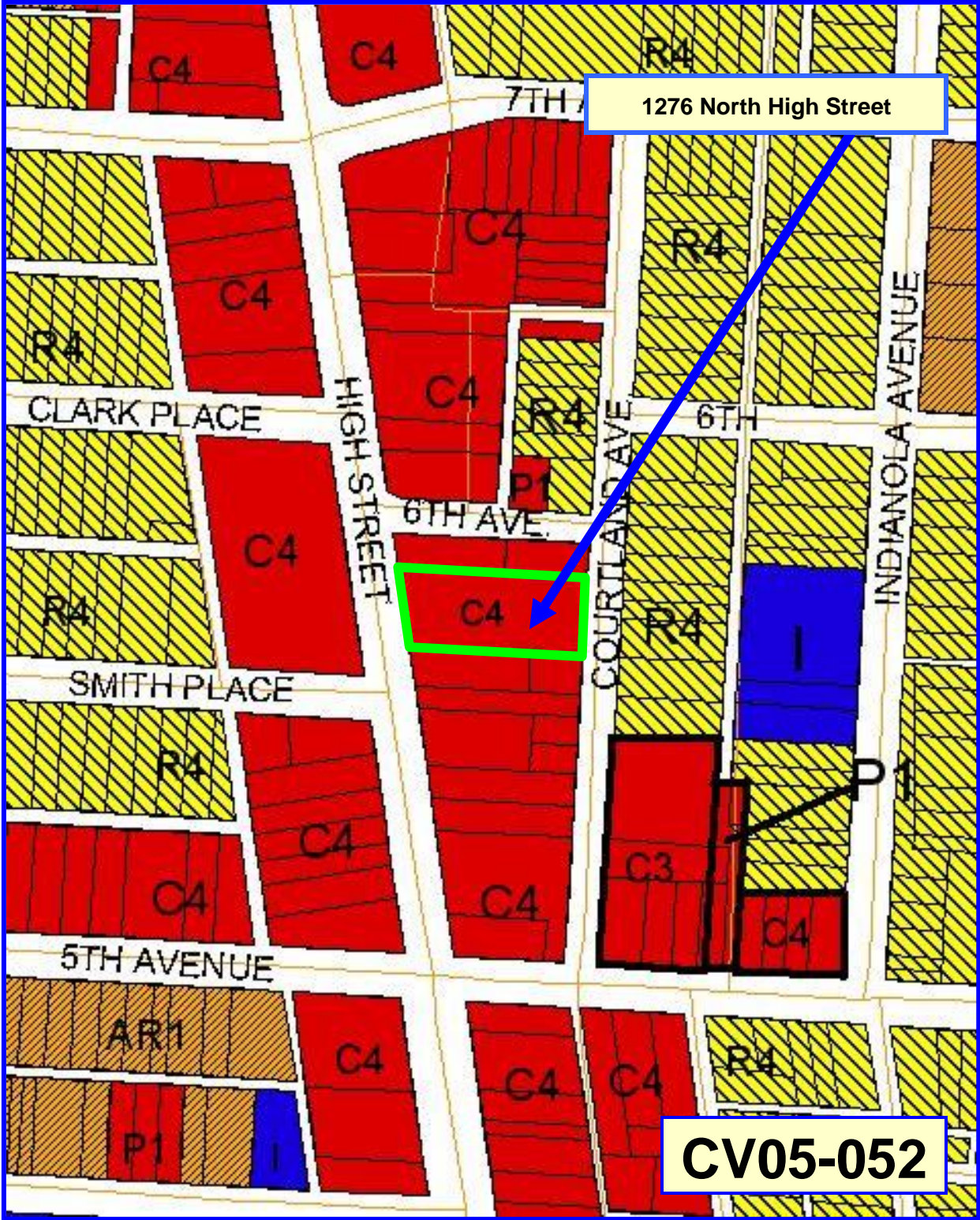
Because no new structures are proposed for the site, the variances will not impair an adequate supply of light and air to the adjacent property. The exterior of the building is being restored and will continue to blend with the architecture and design of the neighboring structures. The variance will not increase the congestion of public streets or increase the danger of fires any more than a continued commercial use would cause. 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.

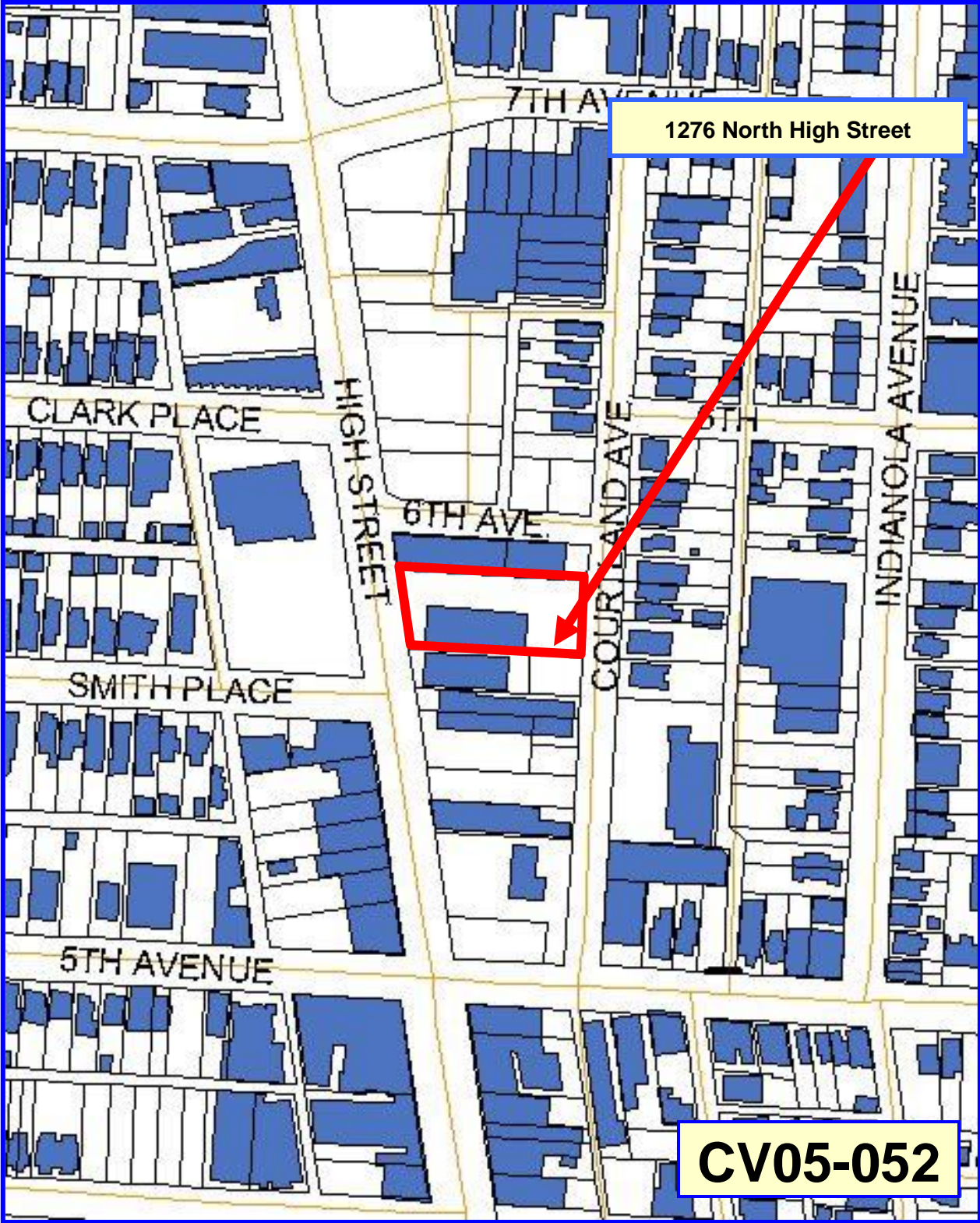


SITE PLAN



ENLARGED SITE PLAN







City of Columbus, Department of Development
Building Services Division
757 Carolyn Ave.
Columbus, Oh 43224
Attn: S. Pine
November 18, 2005

Dear Ms Pine:

This is to confirm that, at the most recent regularly scheduled meeting of the University Area Commission, held on the evening of November 16, 2005, the Commission voted to recommend the following as regards zoning applications that were before it:

→ CV05-052/05315-0-00052, 1276 N. High Street (Council Variance): the Commission voted to recommend approval with the condition that there be no curb cut on that part of the subject property adjacent to High Street.


CV05-050-05315-0-00050, 2611 Indianola Avenue; the Commission voted to recommend approval of the application as submitted.

205-071 (sic.) 45 W. Dodridge: the Commission voted to recommend disapproval.

CV05-054/05315-0-0054 (325 W. 8th Avenue): the Commission voted to recommend disapproval.

Thank you for your attention to this matter. If the information for any of the applications referenced above should be routed to another person it would be very much appreciated if you would do that. If there are any questions or concerns regarding any of these applications or the votes thereon please feel free to contact me at 291-6096 or rdeal@columbus.rr.com.

Very truly yours,



Roger F. Deal, 2d Vice President and
Chairman of Zoning Committee

Cc: C. Klema, M. Wood, J. Tanoury, M. Koob, K. Klare, file

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 05-052

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 591 PADASKALA OH 43062-0991
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. <u>NEW VICTORIANS, INC</u> <u>455 W. THIRD AVE.</u> <u>COLUMBUS OH 43201</u> <u># of Cols Based Employees: 7</u> <u>Contact: Joe Armeni 2614-291-7555</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

ANTIONETTE GILLUM-BOEHM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2009

Notary Seal Here