



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 hardship Statement

Signature of Applicant *[Handwritten Signature]*

Date *March 27-03*
JSM 6-30-03

HARDSHIP STATEMENT

The applicant's building is a unique 3-story brick, modernized classical revival building built in August of 1968 on Indianola Avenue. The building sits high above the street, on a point between 16th Avenue and 17th Avenue. It has stood vacant for nearly five years and, during that period, the windows have been broken and three attempts have been made to burn the building.

City of Columbus rooming house records indicate that 54 students and a house mother with her apartment and office were located in this 3-story building with its ten parking spaces and a dumpster located in the 17th Avenue right-of-way.

We are requesting a variance to repair and remodel the building to provide seven apartments primarily for student housing, with eleven parking spaces, to make this building come back to life and be a viable and compatible member of this old neighborhood.

A council variance is necessary in that the this proposal to convert a former sorority/fraternity house to a seven unit apartment house in the AR-4 district requires variances to reduce development standards to address the existing conditions of this site and building.

The following variances are requested:

- 3342.06, aisle, to reduce aisle width for parallel parking
- 3342.09, dumpster, to allow a dumpster forward of a building line in required side yard
- 3342.18, parking setback line, to retain the existing parking setback line on 17th Avenue
- 3372.521, supplemental parking, to allow parking in a side yard between the building and street
- 3372.564, Parking, to reduce apartment parking from 28 to 11 spaces
- 3372.567, maximum floor area ratio, to allow a maximum floor area ratio of 0.91

Respectfully,

Fred Stewart-Magee
March 27, 2003

*as revised
FSM 4-30-03*