

Statement of Hardship**3198 Mill Run Drive**

The applicant is requesting a variance to Columbus City Code Section 3333.15 to permit a condition to continue consistent with the existing zoning of the property. Columbus City Code Section 3333.15(d), Basis of computing area, requires that the minimum lot area per dwelling unit be calculated on the same lot, while the applicant proposes to calculate density by using the area of the adjacent parcel as though it is on the same lot. The current zoning of the property provides that a detention pond on adjacent property may be included for purposes of calculating permissible density. A rezoning of this property is currently pending and the applicant submits this council variance request to permit a continuation of this existing method of density calculation.

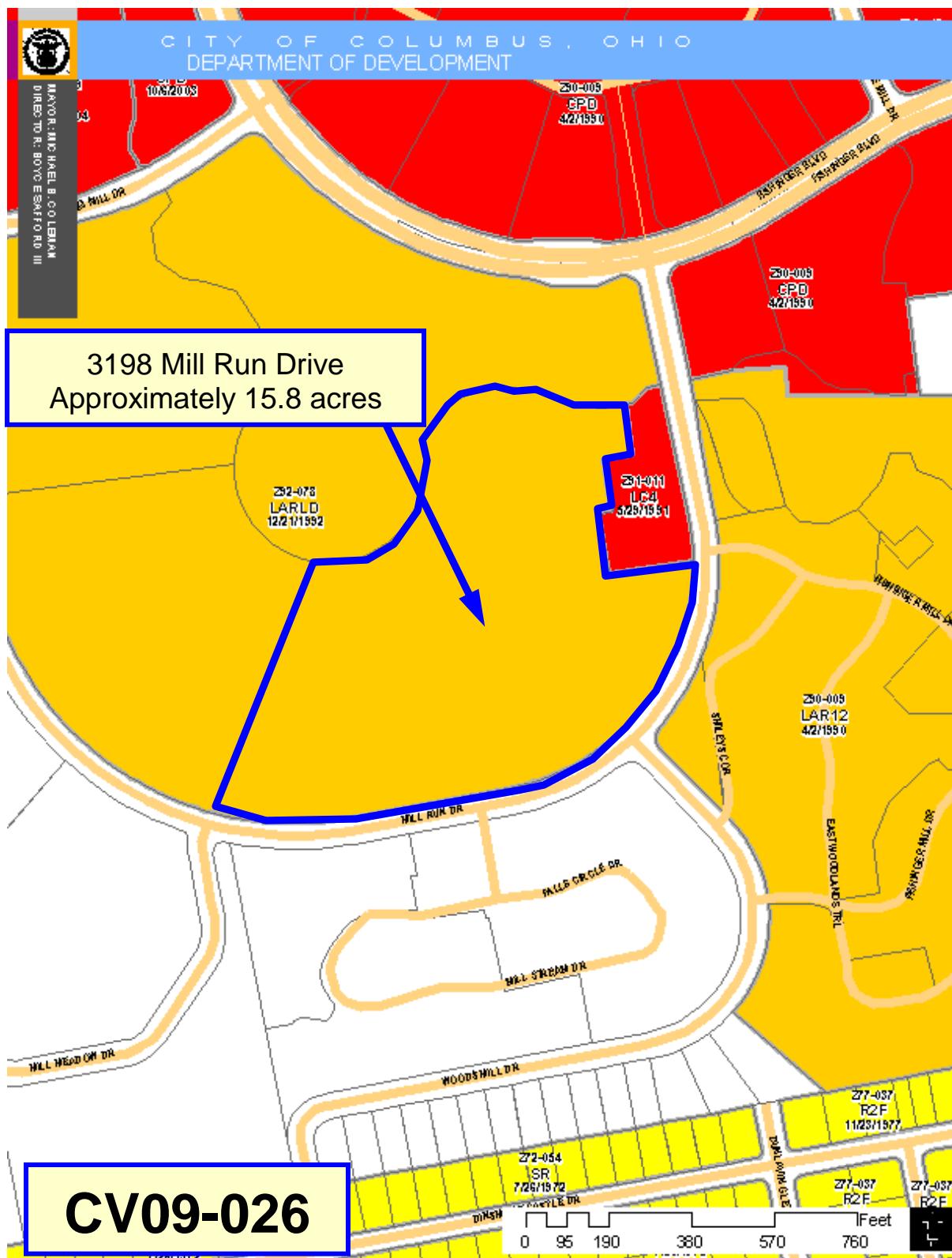
The grant of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the City of Columbus.

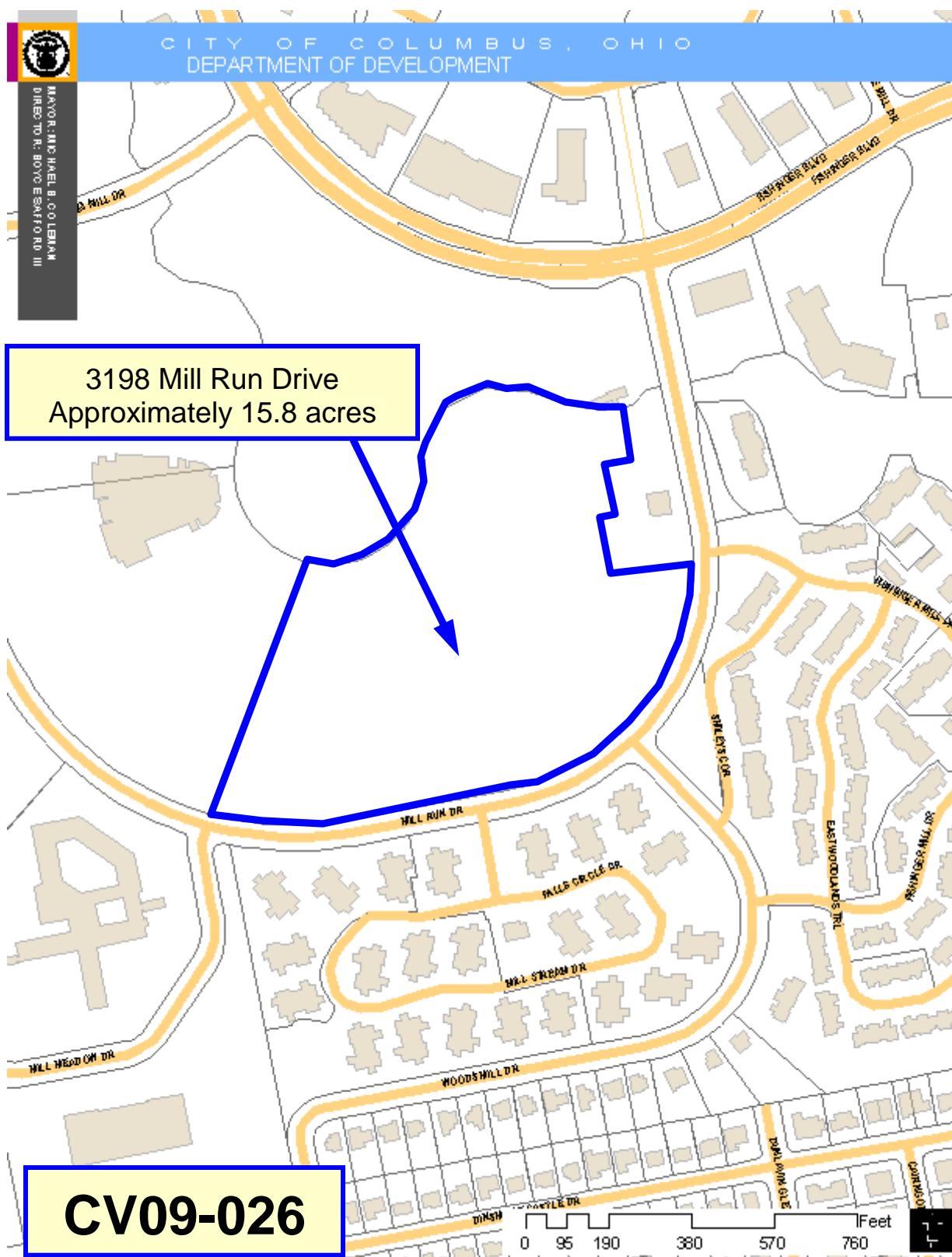
The applicant respectfully requests that this variance be granted.

Edwards Communities Development Company

Signature of Applicant: By: David H. Hodge

Date: January 14, 2010





City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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 FRANKLINAPPLICATION # Z09-018 / CV09-026

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
 of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, Columbus, OH 43215
 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. Edwards Communities Development Company 495 S. High St., Suite 150 Columbus, OH 43215 7 Columbus based employees	2. Upper Arlington Lutheran Church 2300 Lytham Dr. Columbus, OH 43220 20 Columbus based employees
3. Mill Run Owner's Association 3780 Fishinger Blvd. Hilliard, OH 43026 Zero Columbus based employees	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of filing.
 Notary Seal Here



AARON L. UNDERHILL
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.