

CV04-007

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



**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:

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\* See attached Statement of Hardship

Signature of Applicant Ronald Stiller Date 1/8/2007

CV04-007  
STATEMENT OF HARDSHIP  
5771 MAPLE CANYON AVE. 43229 (1/8/2007)

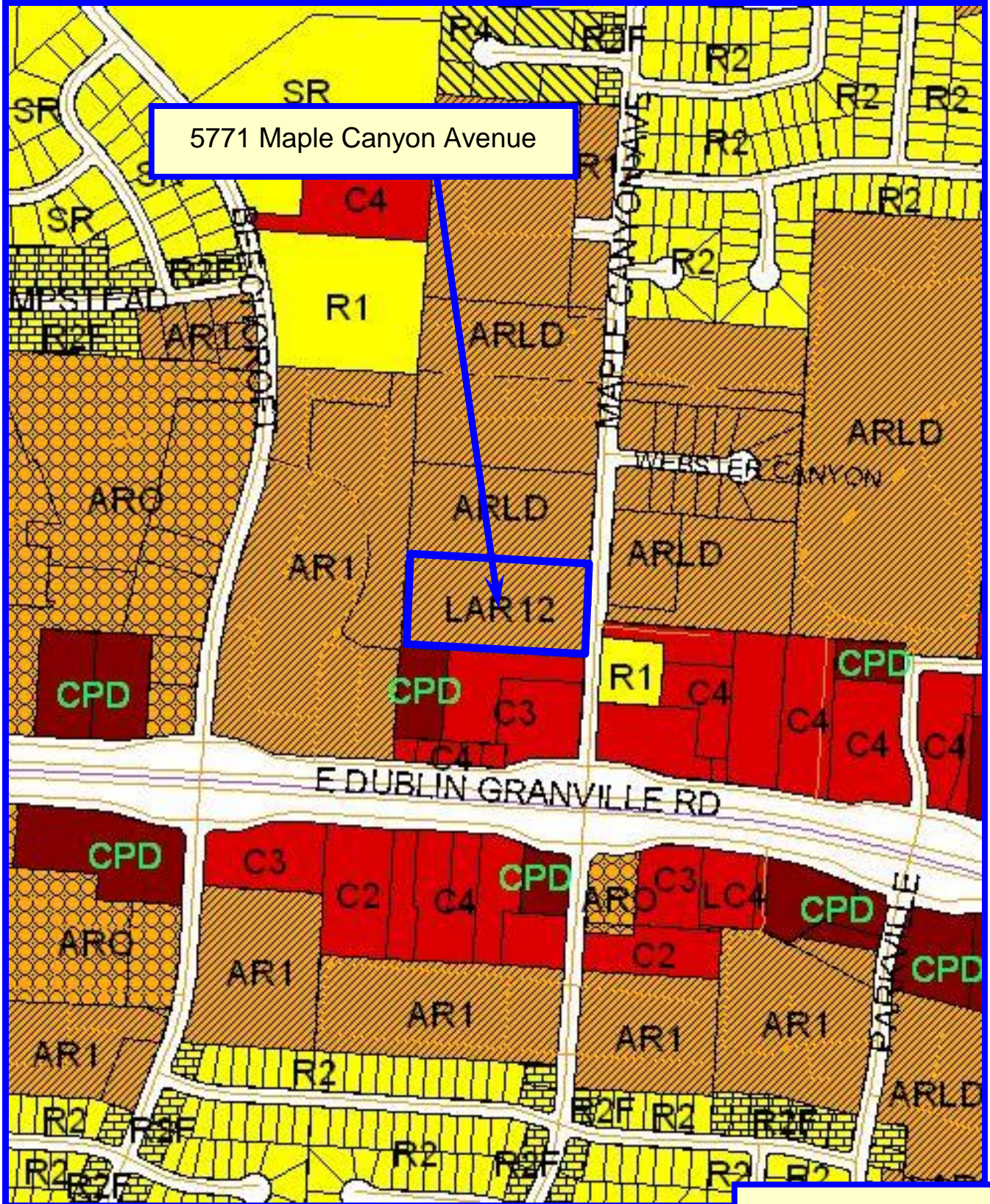
USE - (3333.02) AR-12, ARLD & AR-1 apartment residential district use: Applicant would like to include a use variance to allow (3) two-family dwellings and (2) six-unit dwellings in a multiple dwelling development.

SETBACK- (3333.255) Perimeter Yard: The set back from the North, West & South property line shall be a minimum of fifteen (15) feet for all buildings. The setback from the East (Maple Canyon Ave.) property line shall be a minimum of (30) feet for all buildings.

A 15ft. setback (for the N, W & S property line) is critical to this site plan. This is the only configuration that will accommodate the number of units, number of parking spaces and the amount of green space the Northland Community Council (NCC) would prefer in this development. Current City code development restrictions would result in a 25ft. strip of unusable land around the perimeter of the development that would not be visible from the street because of fencing buffering along the North, West & South sides of the development. This would be wasted green space as opposed to green space that could be used by residents.

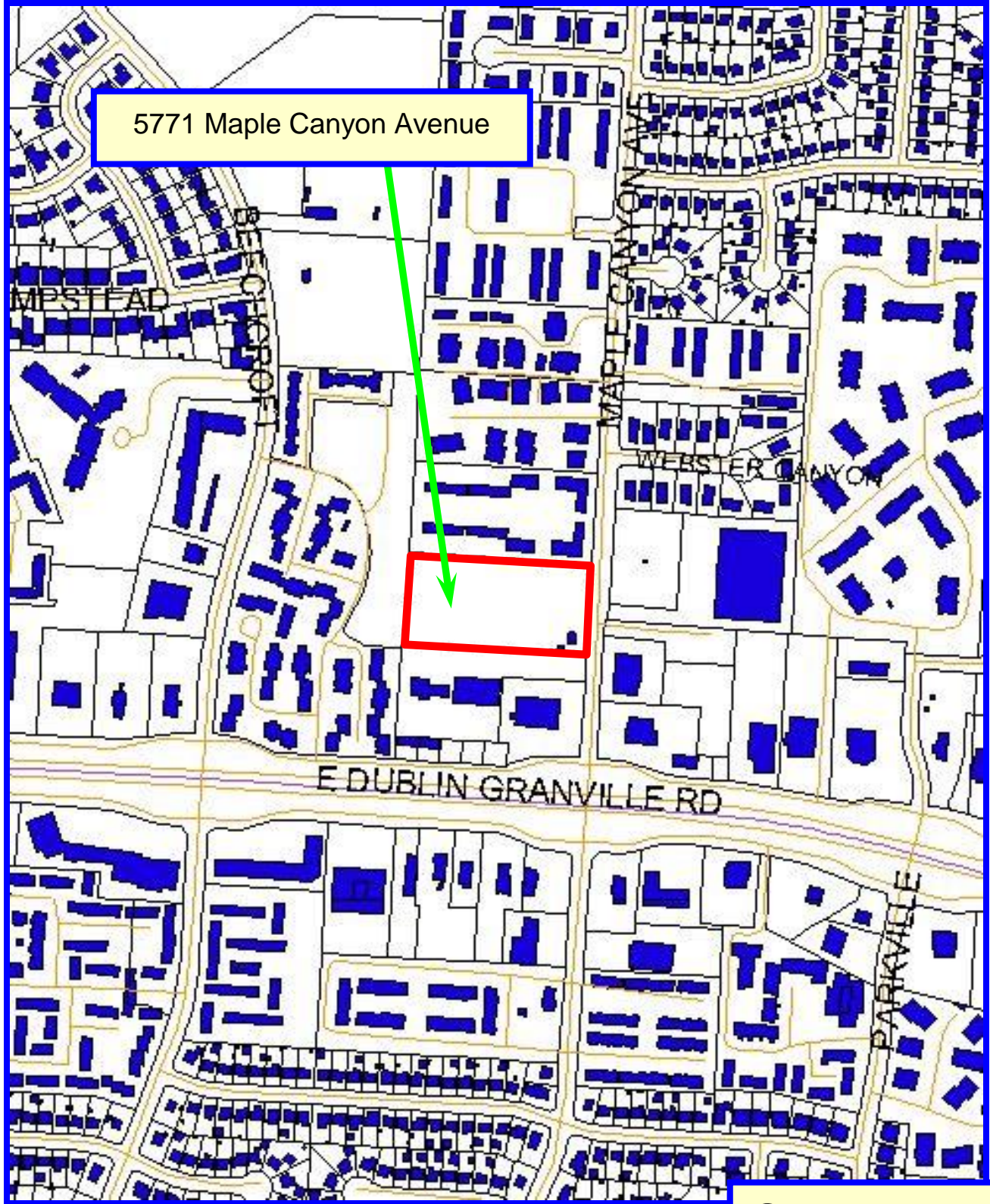
Finally, adjacent to the South property line is a commercial development. This will be buffered by a 6 ft. privacy fence and trees/shrubs. The West property line has 200 ft. of green space and a tennis court adjacent to it. And the North property line has a 6ft. chain link fence separating an adjacent multifamily development and this property. The East property line set back (Maple Canyon Ave.) is not an issue. Based on what is adjacent to this property, a 15 ft. setback on the N, W & S property lines would be an advantage in this case, and allow a more resident friendly development.





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# Fax

<b>To:</b> Ronald Williams	<b>From:</b> Jeff Murray
<b>Fax:</b>	<b>Pages:</b> 1
<b>Phone:</b> 614-264-9095	<b>Date:</b> 2/01/07
<b>Re:</b> Z03-116, CV04-007 5771 Maple Canyon Ave.	<b>Email:</b> Rwilli52@columbus.rr.com

Dear Mr. Williams

Our committee voted to support your application with the following conditions:

1. Light poles not to exceed 14'.
2. Maintain a minimum 15' setback along the rear and side yards.
3. Exterior construction to be brick and stucco
4. Provide mounding and screening along the front of the property to shield from the firehouse across the street.
5. Provide a minimum of 50 square feet of storage in each garage plus a minimum of 50 square feet of floored storage with pull down stairs above the garage.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
 Chairperson, Development Committee  
 Northland Community Council



### 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 # CV04-007

Being first duly cautioned and sworn (NAME) Ronald L. Williams  
of (COMPLETE ADDRESS) 7924 Silver Lake Ct., Westerville, OH 43082  
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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Ronald L. Williams 7924 Silver Lake Ct. Westerville, OH 43082	

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

SIGNATURE OF AFFIANT Ronald L. Williams  
 Subscribed to me in my presence and before me this 8 day  
 of January, in the year 2007  
 SIGNATURE OF NOTARY PUBLIC [Signature]  
 My Commission Expires: \_\_\_\_\_

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

Notary Seal Here



LISA J. HIGGINBOTHAM  
Notary Public, State of Ohio  
My Commission Expires 12-01-2008