

C206-006

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

### 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.

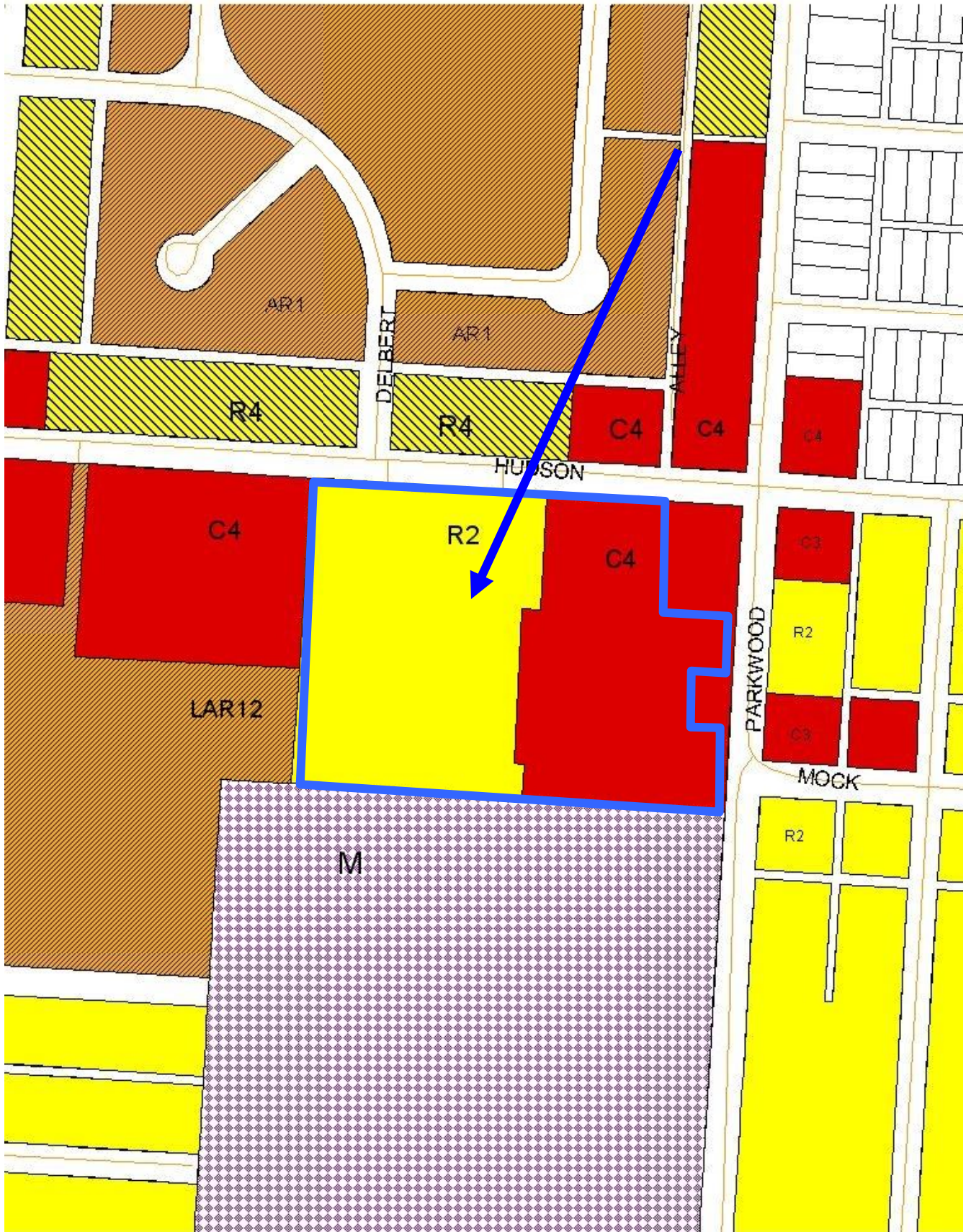
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The current C-4 zoning classification does not permit residential usage except above a commercial building while the R-2 zoning classification does not permit the proposed multi-family use. The proposal is for a multi-family development, and due to a timing restraint, the developer must move forward due to a council variance application which will be followed at a later date with a rezoning application. The grant of this variance will not impair an adequate supply of light and air to the adjacent property, nor 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant (Signed in BLUE INK) By: [Signature]  
The NRP Group, LLC

Date 1/25/06

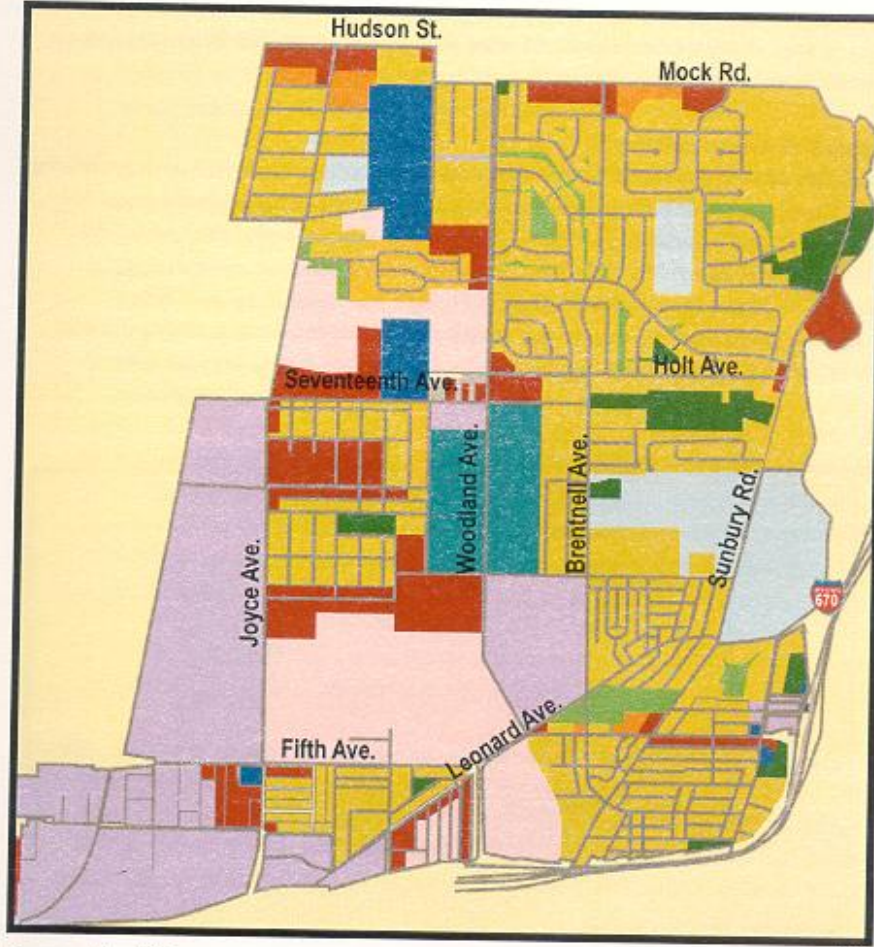




1891 East Hudson Street

CV06-006

proposed land use



- Proposed Land Use
- Neighborhood Commercial Services
  - Light Manufacturing
  - Multi-family Residential
  - Public/Institutional
  - Single-family Residential
  - Open Space
  - Office/Light Manufacturing
  - Parkland
  - Cemetery
  - School

Issues and strategic recommendations — land use

**CV06-006**

CV06-006



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS  
**STANDARDIZED RECOMMENDATION FORM**

Group Name: North Central Area Commission Meeting Date: February 2, 2006

Case Number: CV06-06 Case Type:  Council Variance  Rezoning

Zoning Address: 1891 E. Hudson St. Applicant: The NRP Group LLC

Person(s) Representing Applicant at Meeting: Curtis Cheney, Aaron Peckota, David Hodge

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

**Recommendation**

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 6 Against 0

Signature / Title of Authorized Representative: Sharon L. Anderson

Daytime Phone Number: 614-267-2693

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

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### 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 # Cv06-006

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. 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.  The NRP Group, LLC 5309 Transportation Blvd. Cleveland, OH 44125	2.  Bomar Properties, Ltd. P.O. Box 06421 Columbus, OH 43206
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30<sup>th</sup> day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jeffrey L. Brown  
David L. Hogg  
no expiration



This Project Disclosure Statement expires six months after date of notarization.  
NOTARY AT LAW  
David L. Hogg, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.