



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:

The applicant is seeking the council variance to allow commercial traffic to utilize the existing private drive that was restricted under the zoning applicable to the subject site (Z99-017). The development of the property to the west necessitates the use of the private drive for access for commercial activities. It was contemplated that the private drive would be used for commercial traffic and the council variance was identified as the mechanism for allowing the use as the AR-12 district will not permit the commercial use, without the council variance an additional curbcut would be needed in order to fully access the two (2) owners concerning the use of the private drive will not negatively impact the surrounding properties and granting the variance will not be detrimental to the Columbus Zoning Code nor the policies instituted by its staff.

Signature of Applicant *John B. Reynolds* Date 8/3/07
page 7 of Council Variance Packet