



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:

See attached

Signature of Applicant (Signed in BLUE INK) *Marisa G. Kool* Date *9/29/05*

205-054

STATEMENT OF HARDSHIP

325 W. 8TH AVENUE
COLUMBUS, OH 43201

The above referenced property is a historic single-family residence in the heart of the University Area, directly adjacent to the OSU Medical Center complex and its parking facilities. It is currently zoned R-4 and located on the first residential street South of campus, this site is surrounded by non-owner occupied rental properties. None of the property owners within 125 feet of the site live in the area.

Most of the surrounding structures were originally single-family homes that have since been sub-divided into duplexes or 4-5 unit apartments. Directly across the street are office buildings, a couple apartment buildings, and an OSU parking garage a half block to the west. To the best of the applicant's knowledge, this site remains the only true single family home in the immediate area (i.e. it has not been sub-divided into smaller units). While the property's owner would like to maintain the home in its original condition and preserve the integrity of the structure as much as possible, it has been difficult to rent to families as a single family home due to the lack of families in the area. Conversely, finding a group of five students that would truly appreciate the unique beauty of this original home and care for it accordingly has been equally difficult.

In considering other options for leasing this home, it was discovered that a neighbor – The Arthur G. James Cancer Hospital - had exceeded its capacity in its current facility. Rapidly becoming one of the country's premier cancer facilities, The James Cancer Hospital has developed a fabulous reputation as a leader in this field and has experienced unprecedented and unexpected rapid growth which has stretched to capacity its current space. The growing demand for their services has precipitated the recent announcement (see attached article) of a \$1 billion expansion of the current OSU Medical Center, including The James Cancer Hospital.

Until these new facilities are built, however, The James Cancer Hospital is in a significant overcrowding situation. For the safety and comfort of its patients and staff, The James Cancer Hospital must free up much needed additional clinical space and patient facilities by temporarily placing administrative functions off-site but within close proximity to Hospital patients and records.

In light of the two above hardships, applicant proposes a solution that not only offers relief for the above but does so without any negative impact to the neighborhood and in fact, some real benefits.

Applicant requests a *temporary* variance to the site's current zoning classification to allow temporary re-classification of the site for office administrative use.

Applicant requests the following conditions be included in the variance ordinance:

- *Temporary* variance to expire after 10 years (i.e. 12/31/2015). Zoning to return to its current R-4 classification at that time.
- Use limited to clinical administrative offices only.
 - Use specific to OSU Medical Center - James Cancer Hospital only.
 - Not open to the public.
 - No clinical activity or patient care performed here.

CV05-054

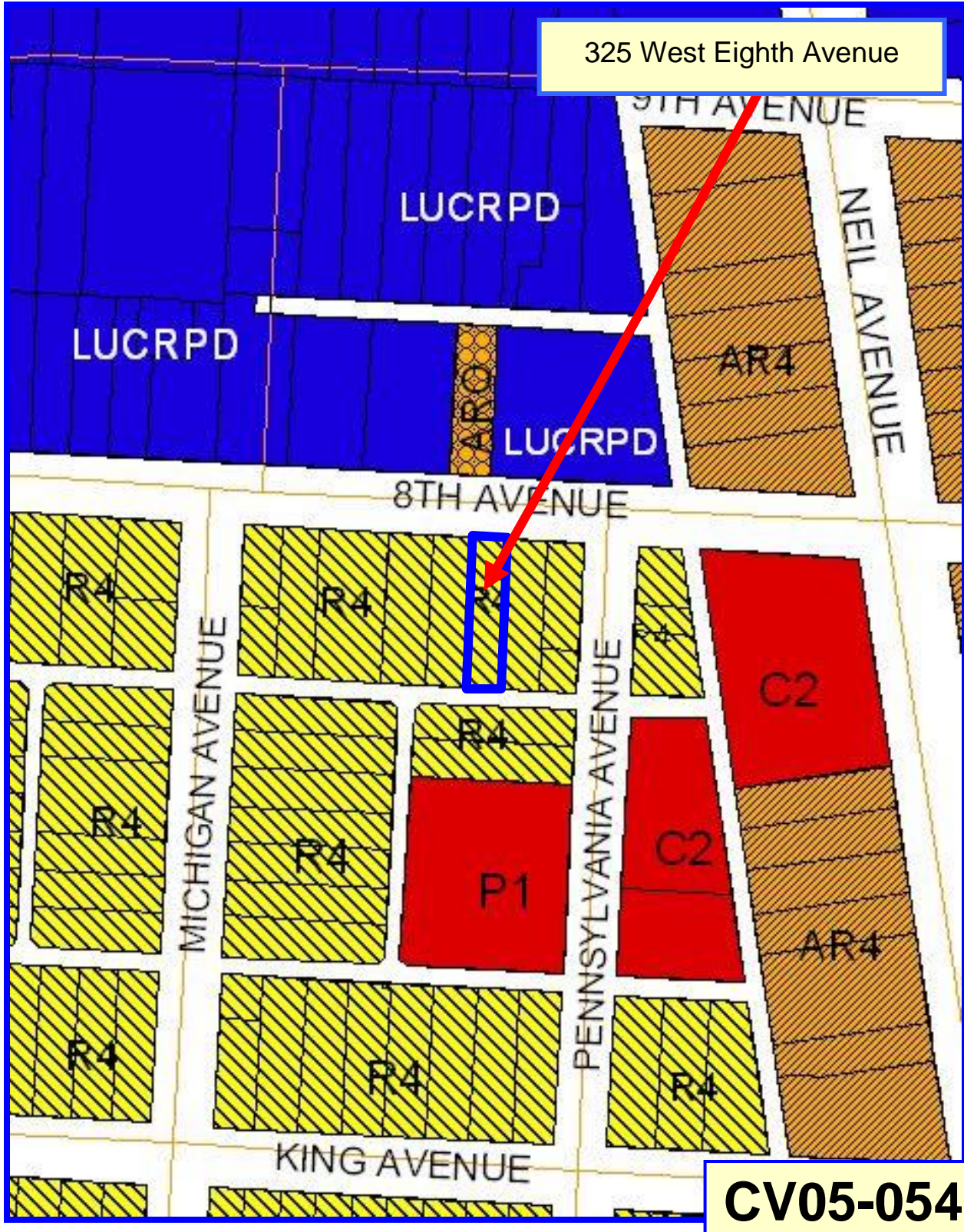
- No exterior signage or public use permitted.
- No structural or other changes to exterior of property or site other than necessary maintenance and improvements and/or those required by building code.
- Waiver of standard parking requirements for office use as occupants will continue to maintain their current parking arrangements on OSU property and will NOT require ANY parking, either on the street or in the private lot on the site.
 - If waiver is granted, Owner may increase green space in back by reducing current parking area.
- Waiver of side yard variance to permit existing non-conforming use. (west side)

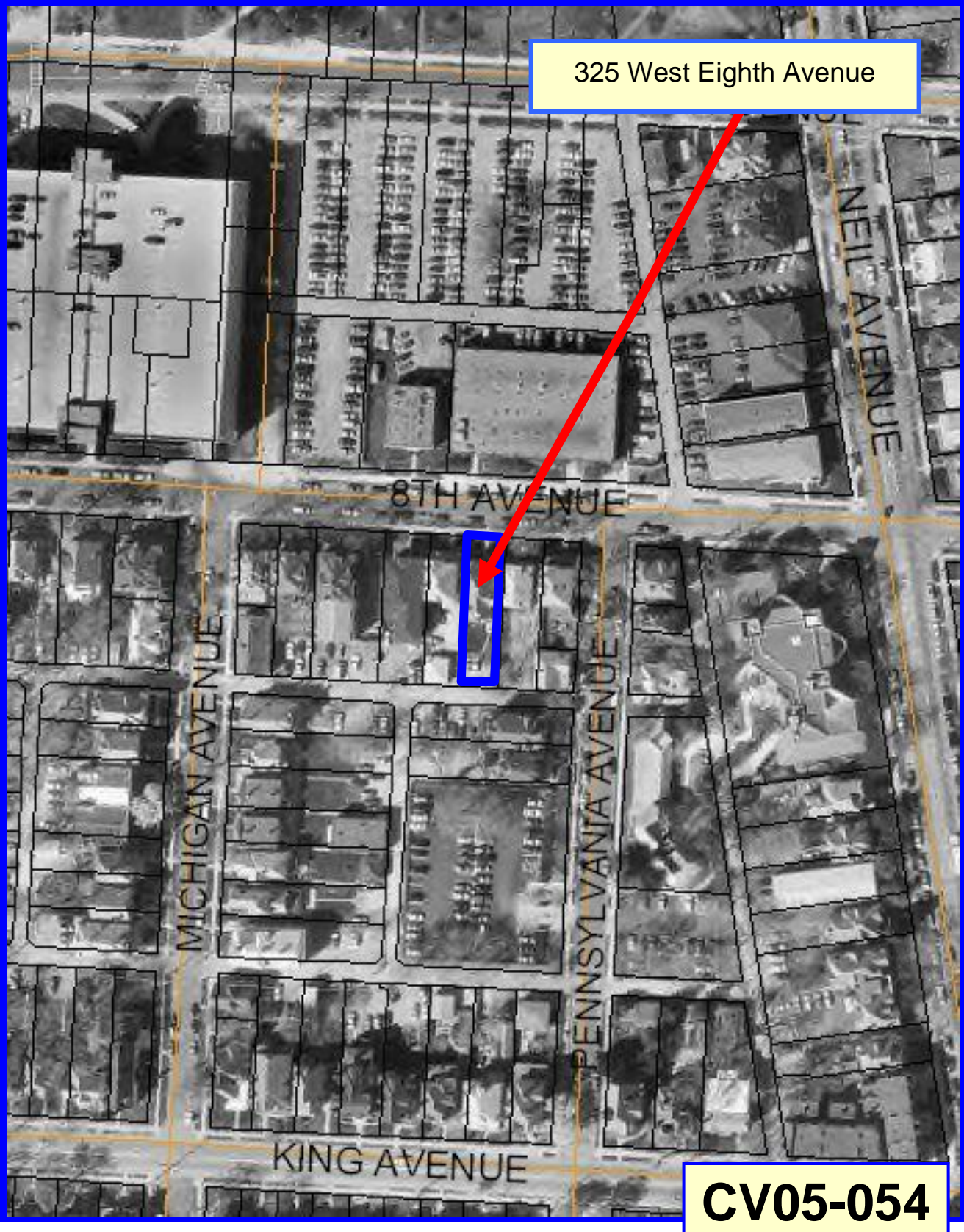
In addition to solving the hardships of two neighbors in this area, this proposal also offers the following benefits to the neighborhood when site is used as proposed rather than as student or single-family housing.

- Reduced street traffic – occupants will be walking to facility and will require no parking in the area. Additionally, since the facility is not open to the public, there will be no additional traffic visiting the site.
- Reduced noise – Professional staff working indoors during daytime weekday hours compliments the rest of the neighborhood which is deserted and quiet during this time but alive and active during evening hours and weekends.
- Daytime ears/eyes – Professional staff walking to and from hospital at various hours of day may deter potential negative activity in area seen as vulnerable during daytime when community is deserted.
- Preservation of historic home – Appreciation of space and care for facility expected to be higher while wear and tear expected to be lower with professional office staff.
 - Other than those required by City of Columbus building code, Applicant seeks to make no changes to interior or exterior structure of home
 - The James Cancer Hospital will be responsible for on-going maintenance and repairs while their staff occupy the facility.
 - Owner plans to use home for personal use at end of term.
- Transparent Use – Neighbors benefit from temporary balance of professional use but without any change in structure, no exterior signage, no public use – i.e. home appears as it does today as a single family home with no external indication of its use.

In summary, *temporary* office use of this site offers direct and in-direct benefits to all parties involved and enables the preservation of a historic single family residence for potential later use as such.

CV05-054





Mc Steen & Associates
ENGINEERS & SURVEYORS

P.O. Box 94908
Cleveland, OH 44101-4908

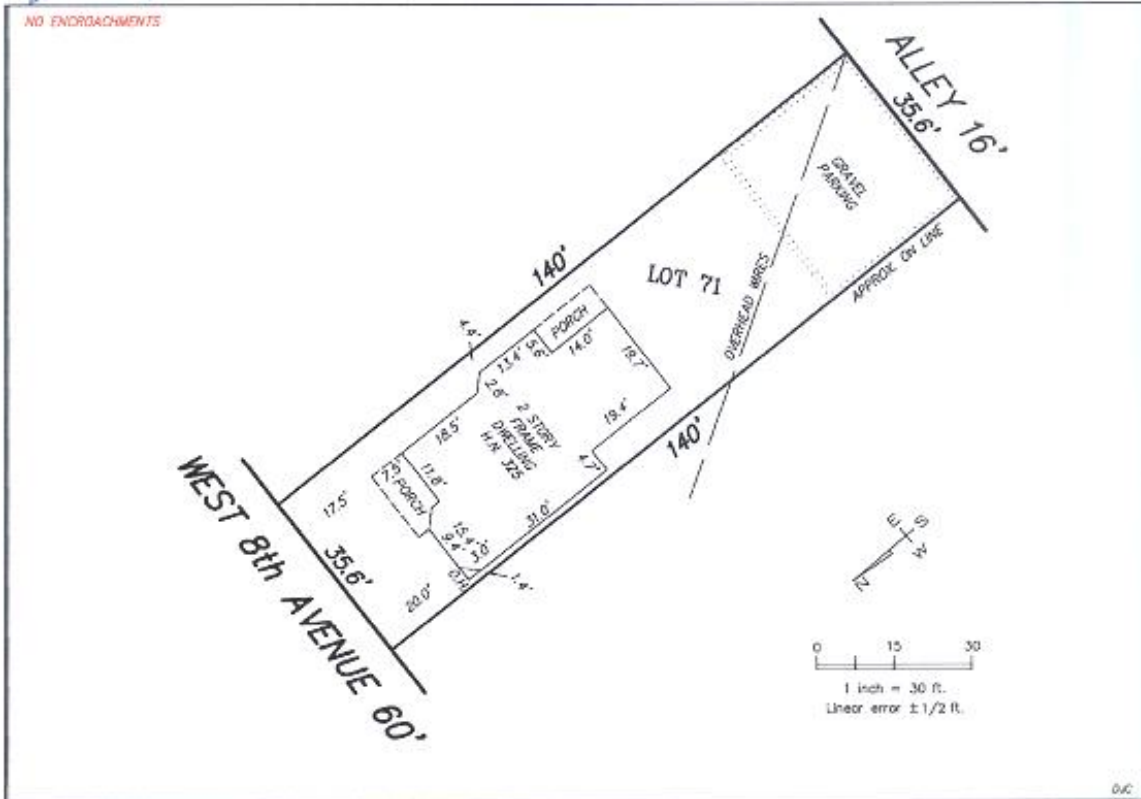
440.585.9800
Fax: 440.585.9801

This survey is a mortgage location survey prepared in accordance with chapter 4733-38, Ohio administrative code, and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code.

Prepared For: HOME SAVINGS
Present Owner:
New Owner: KOOB, MARIA
Occupied By: NO ANSWER
Work: NONE OBSERVED
Street Improvements: NONE APPARENT
Title Company #:



Tim Fisher



9/25/2005 2:00:00 PM

325 WEST 8TH AVENUE, COLUMBUS

267476

CV05-054

City of Columbus, Department of Development
Building Services Division
757 Carolyn Ave.
Columbus, Oh 43224
Attn: S. Pine
November 18, 2005

Dear Ms Pine:

This is to confirm that, at the most recent regularly scheduled meeting of the University Area Commission, held on the evening of November 16, 2005, the Commission voted to recommend the following as regards zoning applications that were before it:

CV05-052/05315-0-00052, 1276 N. High Street (Council Variance): the Commission voted to recommend approval with the condition that there be no curb cut on that part of the subject property adjacent to High Street.

CV05-050-05315-0-00050, 2611 Indianola Avenue; the Commission voted to recommend approval of the application as submitted.

205-071 (sic.) 45 W. Dodridge: the Commission voted to recommend disapproval.

CV05-054/05315-0-0054 (325 W. 8th Avenue): the Commission voted to recommend disapproval.

Thank you for your attention to this matter. If the information for any of the applications referenced above should be routed to another person it would be very much appreciated if you would do that. If there are any questions or concerns regarding any of these applications or the votes thereon please feel free to contact me at 291-6096 or rdeal@columbus.rr.com.

Very truly yours,



Roger F. Deal, 2d Vice President and
Chairman of Zoning Committee

Cc: C. Klema, M. Wood, J. Tanoury, M. Koob, K. Klare, file

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 FRANKLIN

APPLICATION # CV05-054

Being first duly cautioned and sworn (NAME) MARIA E. KOOB
of (COMPLETE ADDRESS) P.O. BOX 12128, COLUMBUS, OH 43212
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. <u>Jamie Cox - Exelgroth, Dir. of Fac. Mgt.</u> <u>Ohio State University</u> <u>Arthur G. James Cancer Hospital</u> <u>300 W. 10th Ave.</u> <u>Columbus, Ohio 43210</u>	2. <u>Edove Research Institute</u>
3. <u>Eighth Ave, LLC</u> <u>P.O. Box 12128</u> <u>Columbus, Oh. 43212</u>	4. <u>M.E. KooB</u> <u>P.O. Box 12128</u> <u>Columbus, Oh.</u> <u>43212</u>

SIGNATURE OF AFFIANT

Maria E. KooB

Subscribed to me in my presence and before me this

29th day of September, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Dan Stout

My Commission Expires:

April 20, 2008

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

Notary Seal Here



DAN STOUT
Notary Public
In and for the State of Ohio
My Commission Expires
April 20, 2008