



**Exhibit A**

**CV05-058**

**Attachment 1**

**Council Variance Application  
Statement of Hardship**

Applicant: Connie J. Klema  
Owner: Northwood Properties, Inc.  
Subject Property: 2596 Neil Ave.

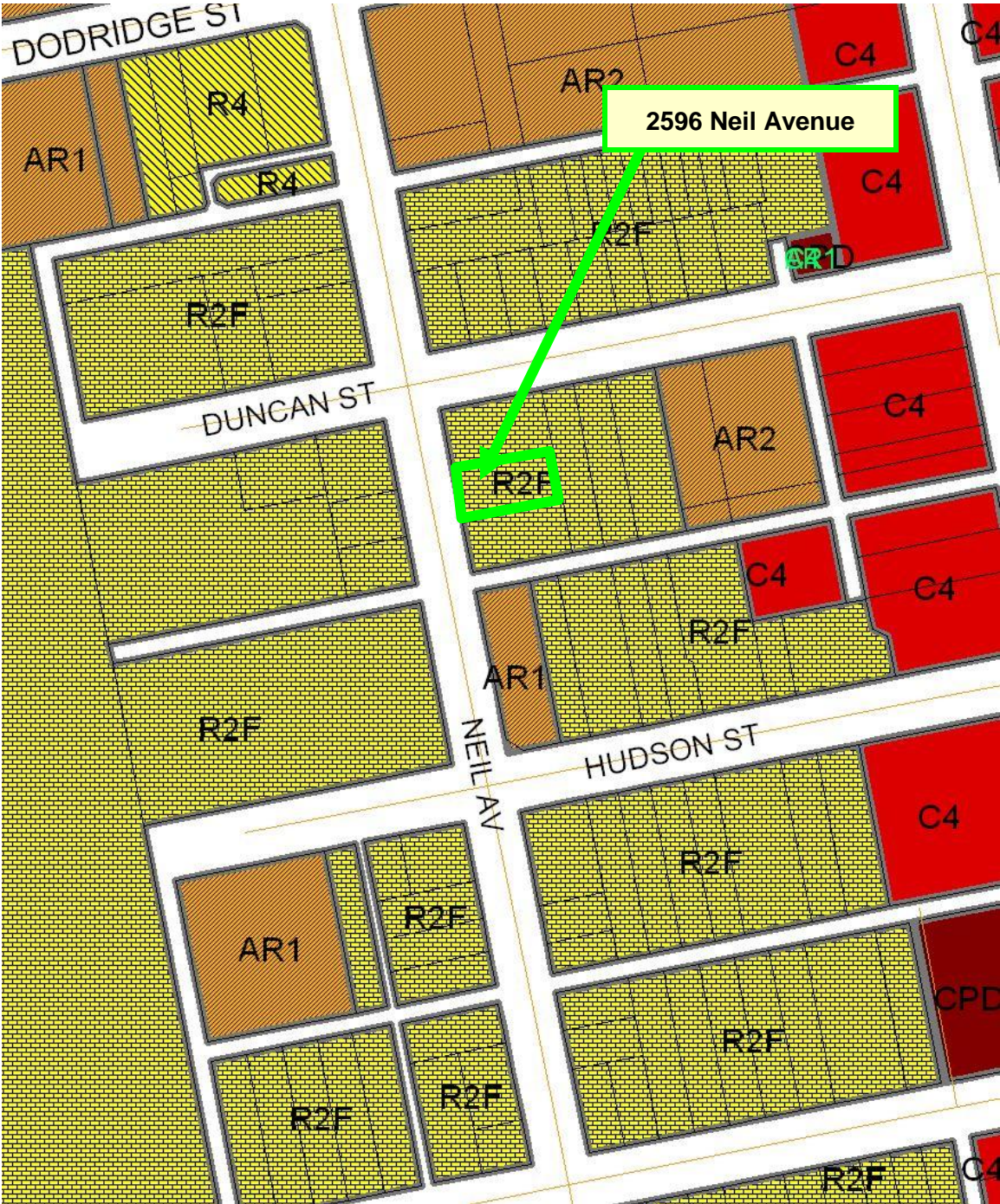
The subject property consists of one (1) parcel. The parcel consists of one (1) Lot, Lot Fourteen (14). The parcel consists of one (1) building with four (4) residential dwelling units. The parcel is zoned R-2F.

Under the present R-2F regulations, a dwelling cannot contain more than two (2) dwelling units. However, because the four (4) unit building was constructed prior to the present R-2F regulations being applicable to the site, the existing building is permitted as a "nonconforming use".

A nonconforming use is not permitted to continue if the use of the building is enlarged, expanded, reconstructed or structurally altered in any lawful manner under C.C. 3391.01. A nonconforming use also cannot be extended, so as to increase the floor space over the existing floor space.

Therefore, the applicant requests a use variance to preserve the right to continue the use of the dwelling as a four (4) unit dwelling and the right to restore such units in the event of damage or destruction, including to the extent of fifty percent (50%) or more of the value of the existing building. Given the fact that the variance will not alter the actual "use" of the site (residential), or the number of dwelling units in the building (4), such use variance will not adversely affect the surrounding property or surrounding neighborhood.

Furthermore, the variance will not impair an adequate supply of light and air to the adjacent property, as no height or square footage adjustments will be made to the four (4) units or to the building. The subject property will continue to blend with the architecture, character, and design of the neighboring homes. Because no increase in density is requested, the variance will not increase the congestion of public streets or increase the danger of fires. In addition, it will not endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.



**CV05-058**



2596 Neil Avenue

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CV05-058



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
614-341-7080

*Serving the University Community since 1972*

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Laura Shinn  
Corr. Secretary  
David Hegley  
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February 2, 2006

re: CV05-057/05315-0-00057

**To Whom It May Concern:**

Bob Dels  
Catherine Girvos  
Seth Golding  
Joyce Hughes  
David Huntley  
Berdawn Hutchinson  
Ian MacConnell  
Lynn Michaels  
William Murdock  
Margaret Sarber-Nie  
Richard Talbot  
Doreen Uhas-Sauer  
Tom Wildman

This is to confirm that, at the regularly scheduled meeting of the University Area Commission, the Commission voted to recommend approval of the above referenced Council Variance Application as presented.

Thank you for your attention to this matter. Should there be any questions or concerns regarding this recommendation please feel free to contact me at 291-6096 or [rdeal@columbus.rr.com](mailto:rdeal@columbus.rr.com).

Very truly yours,

Roger F. Deal, Zoning Committee Chairman

*Cc: C. Klema, file*

### 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 # CV05-058

Being first duly cautioned and sworn (NAME) Cornie J. Klema, Attorney  
of (COMPLETE ADDRESS) P.O. Box 991, Pataskala, Ohio 43062  
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>Northwood Properties, Inc., 3124 North High Street Columbus, Ohio 43202 (1 employee) Rob Martin (614) 263-9798</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Cornie J. Klema

Subscribed to me in my presence and before me this 27<sup>th</sup> day of October, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Rebecca J. Mott

My Commission Expires:

04/19/09

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

Notary Seal Here



REBECCA J. MOTT  
Notary Public, State of Ohio  
My Commission Expires  
04/19/09

AFFIANT Cornie J. Klema

DATE: 10/27/05

[Signature]



KRISTIN SPARKS  
Notary Public, State of Ohio  
My Commission Expires 8-16-2007