

OHIO CAPITAL CORPORATION FOR HOUSING
88 EAST BROAD STREET, SUITE 1800
COLUMBUS, OHIO 43215
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STATEMENT OF HARDSHIP

The property that is the subject of this council variance application is comprised of five (5) tracts of real estate under the following Franklin County Auditor's Tax Parcel Numbers: 010-042199, 010-039002, 010-006552, 010-038646 and 010-017577 (collectively, the "Site"). Applicant, a non-profit corporation dedicated to providing affordable housing to low-income tenants, currently owns property located contiguous to the Site that it intends, with one or more of its affiliates, to develop as a centralized facility to provide services to elderly and low-income residents. Applicant seeks to utilize the Site to further its goal of serving low-income residents within the State of Ohio.

The existing structure on the tract of land identified as Tax Parcel #010-042199 is a dilapidated commercial warehouse (the "Warehouse") constructed around 1910 and always used for commercial purposes. The remaining parcels are unimproved land that have been used as a parking lot (the "Parking Lot") for a number of years. As a result of a rezoning by the City of Columbus on or about February 11, 1974, the Site was included in and under a blanket rezoning for residential purposes and was zoned to an R2F designation. As a consequence of this blanket rezoning, the continuing operation of the Warehouse and Parking Lot was and has been a proper and lawful non-conforming use. Applicant seeks to continue this non-conforming use so that it may rehabilitate the existing structure into a maintenance facility and seeks to continue to use the Parking Lot as a parking lot for employees, visitors and clients.

It should be emphasized that in seeking this variance, Applicant merely desires to continue the pre-existing, non-conforming use of the Site that has existed for many years. As mentioned above, Applicant owns contiguous property that it and one or more of its affiliates are developing as a centralized management and maintenance facility to be used to service local low-income residents. In order to centralize these services, Applicant must have sufficient space for a multitude of activities. Only through the granting of this variance can Applicant successfully and cost-effectively centralize the services.

Importantly, granting of this variance will not in any way affect the essential character of the Site as it relates to surrounding properties nor will there be any adverse effect on the surrounding property owners. Furthermore, there will be no effect on the delivery of governmental services. Instead, the granting of the variance will enable the Applicant to provide enhanced service to the area's low-income and elderly residents, improve the safety of the surrounding neighborhood and remove the eyesore that the existing Warehouse has become.

Furthermore, the granting of this variance will in no way impair an adequate supply of light and air to adjacent property as the maintenance facility to be constructed will be a one or two-story structure. The granting of this variance also will not unreasonably increase the congestion of the public streets, increase the danger of fires, 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. Additional traffic congestion will be minimal as only a few employees of Applicant and its affiliates will be accessing the maintenance facility. In addition, granting of this variance permitting rehabilitation of the current, dilapidated Warehouse into a maintenance facility will decrease the danger of fires by removing a known fire hazard, increase the public safety by removing an abandoned building and replacing it with an occupied structure and generally benefit the public health, safety, comfort and welfare of the inhabitants of the City of Columbus by revitalizing a currently blighted area of the City and by providing much-needed housing services to low-income residents of the City.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the continued commercial use of the Site and rehabilitation of the current, dilapidated warehouse within the current zoning.

Thomas J. Kelly on behalf
of Applicant