640-40ND

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

## 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.

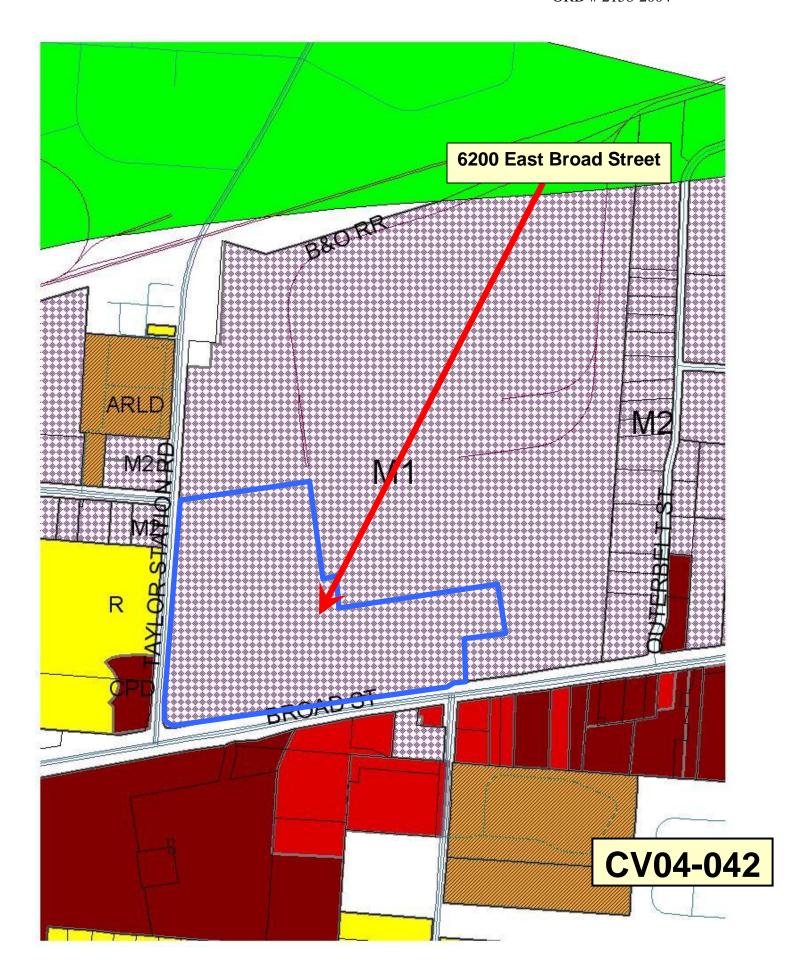
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

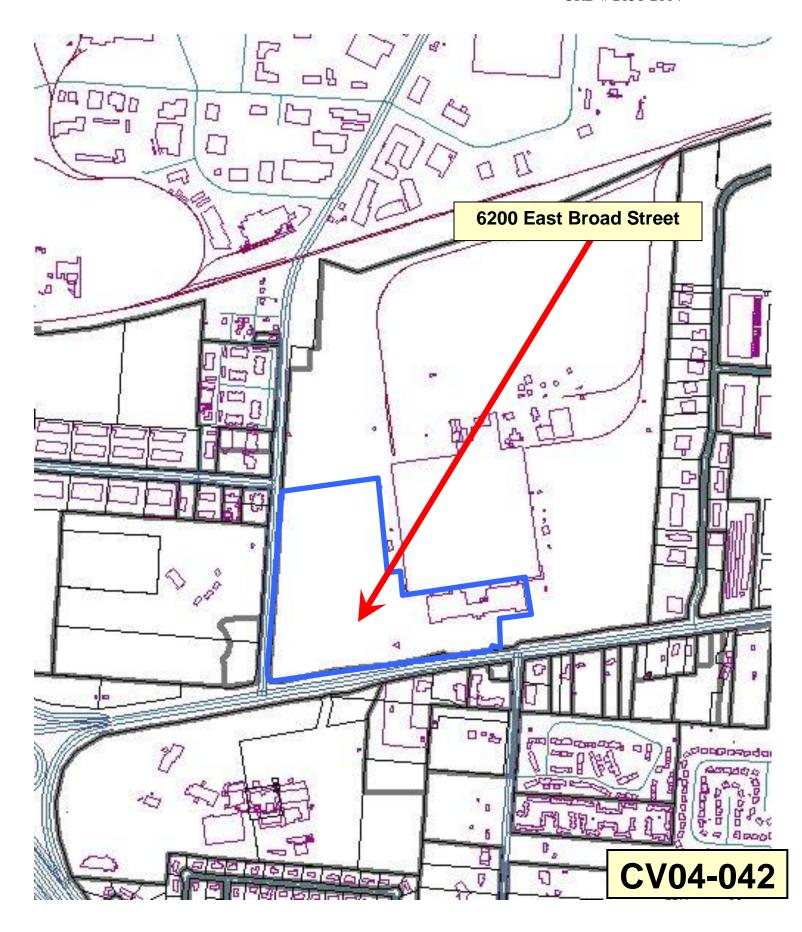
	The subject site is currently zoned M-1. The office building existing on the
8	site operated as a part of the former Lucent manufacturing facility. Applican
	seeks a variance to permit it to utilize the front of the building as office
8.15	space for its operations without the concurrent manufacturing use.
_	This use will not adversely affect surrounding property owners but instead
	will allow for the productive use of a facility that otherwise would be vacant
	The use will not cause any nuisance to surrounding areas nor will it adversely
	affect public safety and welfare.
_	

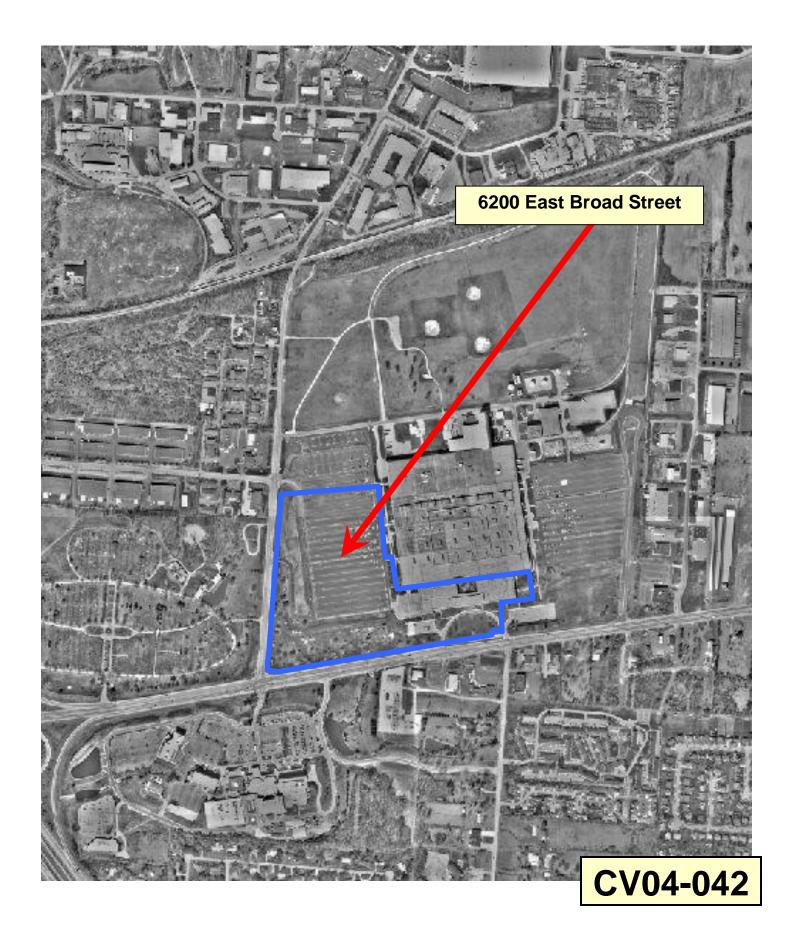
Signature of Applicant

11/2/04

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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 # CVOY-042		
deposes and states that (he/she) is the APPLICANT, AGENT is a list of all persons, other partnerships, corporations or e subject of this application and their mailing addresses:	S) 37 W. Broad St., Suite 725, Columbus, OH, 43215  (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following her partnerships, corporations or entities having a 5% or more interest in the project which is the		
Continental/6200 East Broad LLC	150 E. Broad St., Suite 150 Columbus, OH 43215		
Mt. Carmel Health System	5955 E. Broad Street Columbus, OH 43215		
	D M & R		
SIGNATURE OF AFFIANT	Stall		
Subscribed to me in my presence and before me this	day of the year lot		
SIGNATURE OF NOTARY PUBLIC	theto ( Paller Smutt		
My Commission Expires:	5/05		
This Project Disclosure Statement exp  NATALIE C. PATRICK  NOTARY PUBLIC, STATE OF OHIO  MY COMMISSION EXPIRES SEPTEMBER 5, 2005	rir'es six months after date of notarization.		

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