

**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.

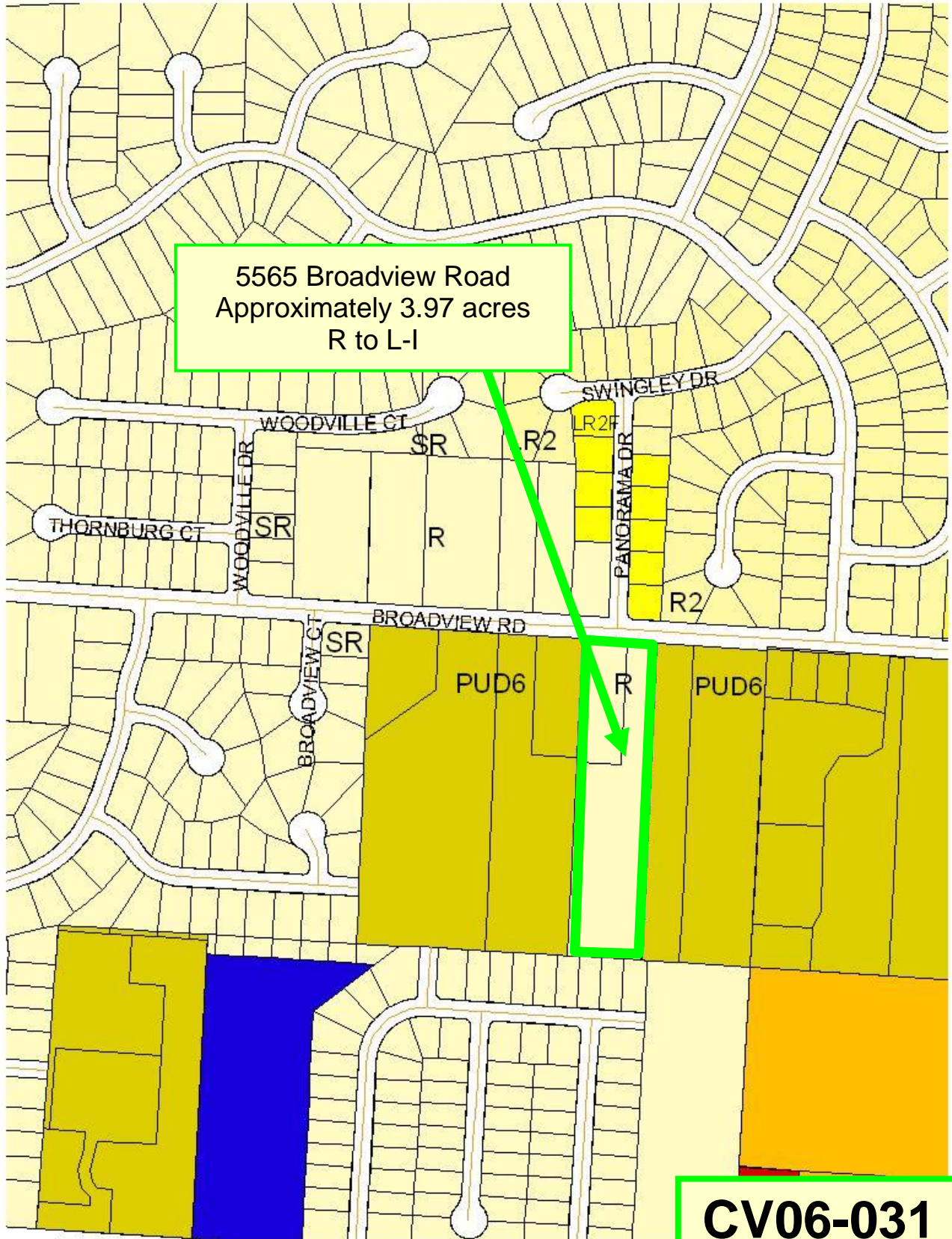
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

The applicant is seeking to reduce the required side yard from 20' to 12' on the west side and from 20' to 11' on the east side of the respective parcel. The applicant is seeking the variance to side yard setback are to the narrow width of the lot. The lot is 195' in width and 883' in depth or a 1 to 4.5 width to depth ratio. The property is unique because the lands on either side of the site where zoned and are developing with condominiums which greater restricts the potential uses of the subject property. The Institutional District calls out sideyards of 20' but with the 29' private drive, driveway parking and the units themselves the availability of land to meet the sidyard requirements is difficult. The granting of the variance from 20' to 12' and 11' would allow the development to take place on aesthetic, fiscal and land use grounds. The development will be enclosed with a fence and have a gate so its impact will be negligible on the neighbors and further the property is to be age restricted to owners 55 and older in age.

Signature of Applicant (Signed in BLUE INK)

*Jason G. Reynolds* Date 4/28/06







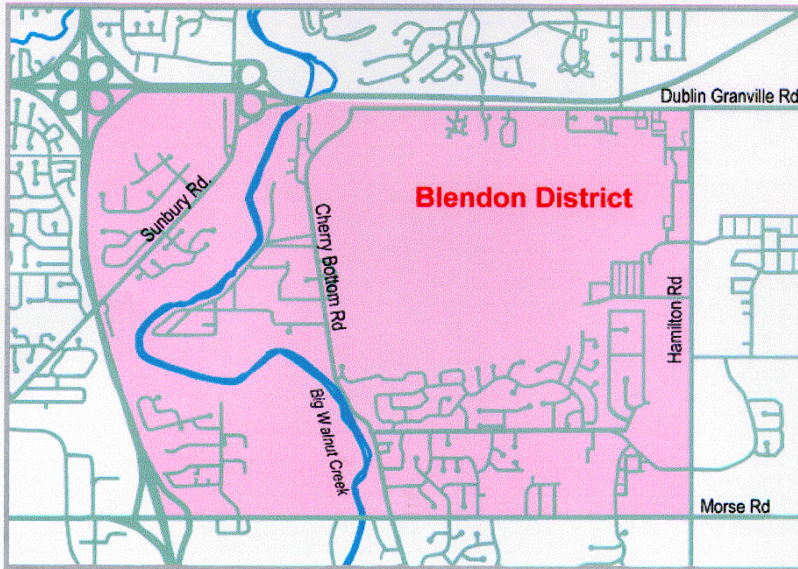
5565 Broadview Road  
Approximately 3.97 acres  
R to L-I

**CV06-031**



### Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



***It is the recommendation of Northland Plan – Volume II that:***

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*



**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

**To:** Jackson B Reynolds, III

**From:** Jeff Murray

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**Fax:**

**Pages:** 1

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**Phone:** 614-221-4255

**Date:** 2/23/06

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**Re:** Z06-011  
5565 Broadview Rd.

**CC:**

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Mr. Reynolds,

Our committee voted to support your application with the following conditions:

1. Density not to exceed 6 units per acre.
2. Minimum 20' side yard setbacks.
3. All units to have a basement, garage, and a minimum of 1,600 square feet.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray  
Chairman, Development Committee  
Northland Community Council



**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 # 206-011 / CV06-03

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III  
 of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725 Columbus, OH 43215  
 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. Ruben-Lorek, LLC 7 Pickett Place New Albany, OH 43054 (Harlan Ruben & Dan Lorek)	2. Dorsey & Susan Stocksdale 5565 Broadview Road Columbus, OH 43230
3.	4.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 28<sup>th</sup> day of June, in the year 2006

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Patrick*

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-10