



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 Property is a Single Family, Zoned C-4. FHA will not ALLOW the BUYERS seeking to purchase a loan unless a variance is granted to Section 3356.03 For use as an owner occupied Dwelling.

I Do not think this would be a detriment to the area or any of the surrounding homes since they are primarily owner occupied single family homes

Signature of Applicant

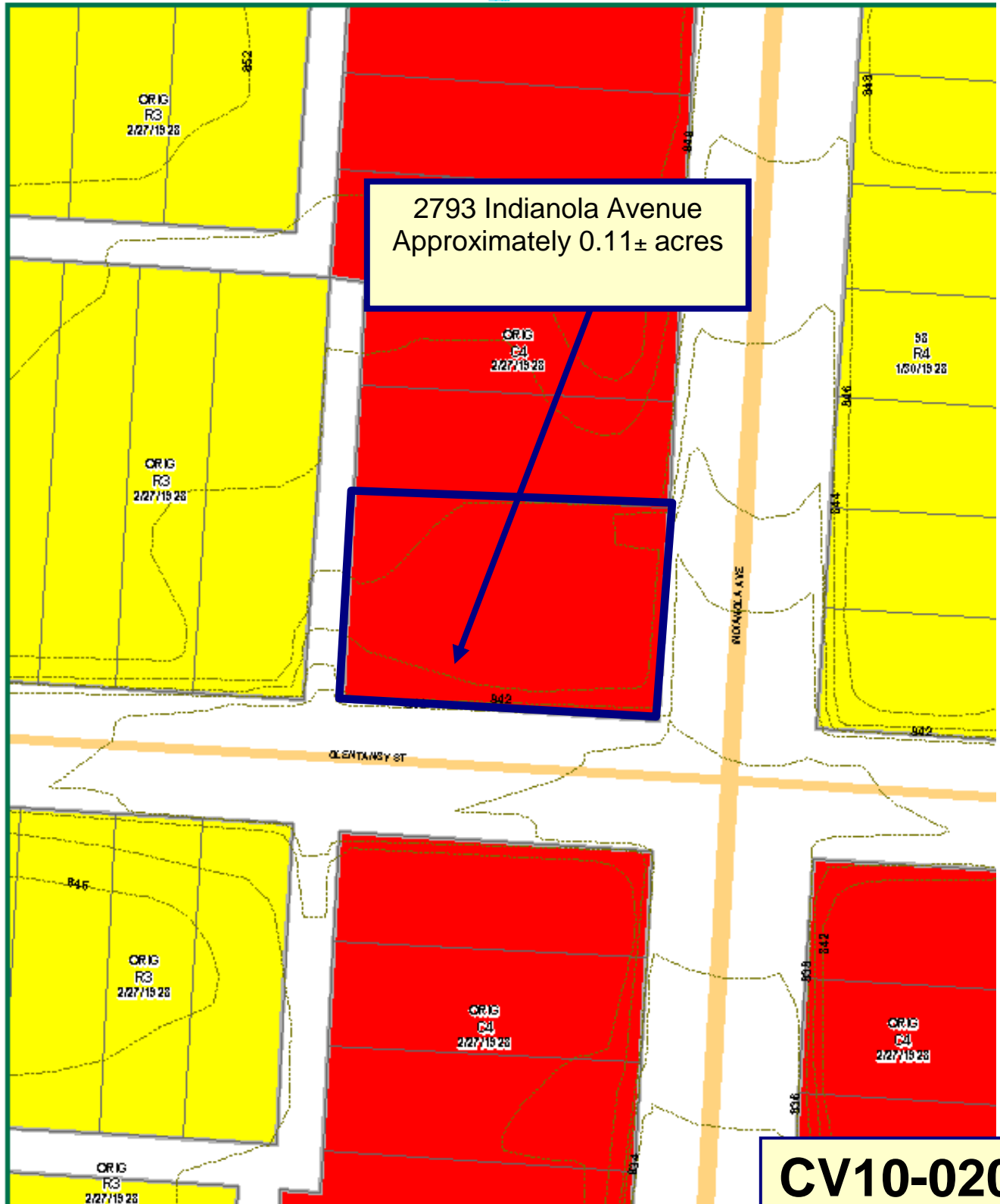
Wendy Honsel

Date

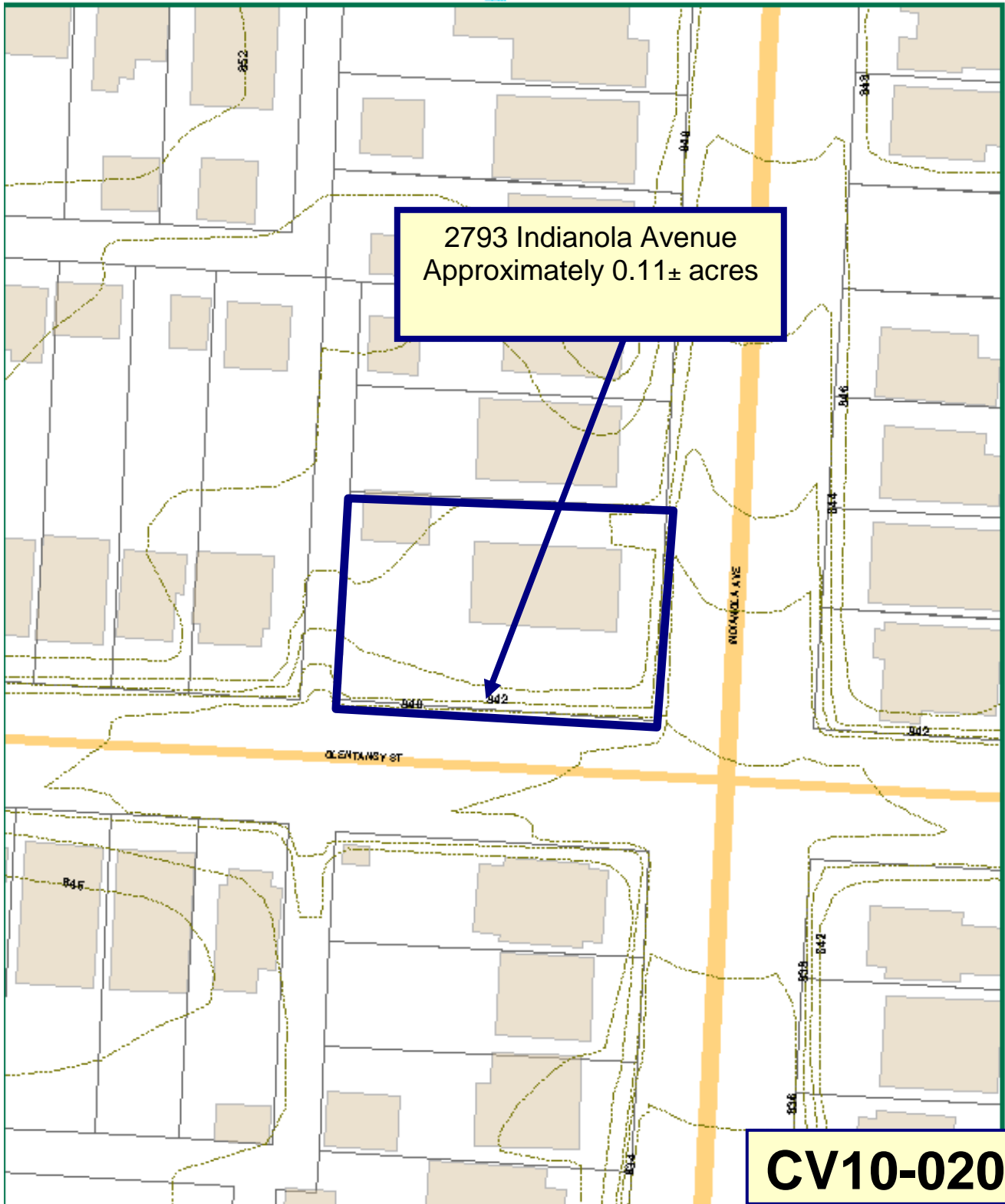
6/2/10

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

151 CAROLYN AVENUE, COLUMBUS, OH 43224



CV10-020



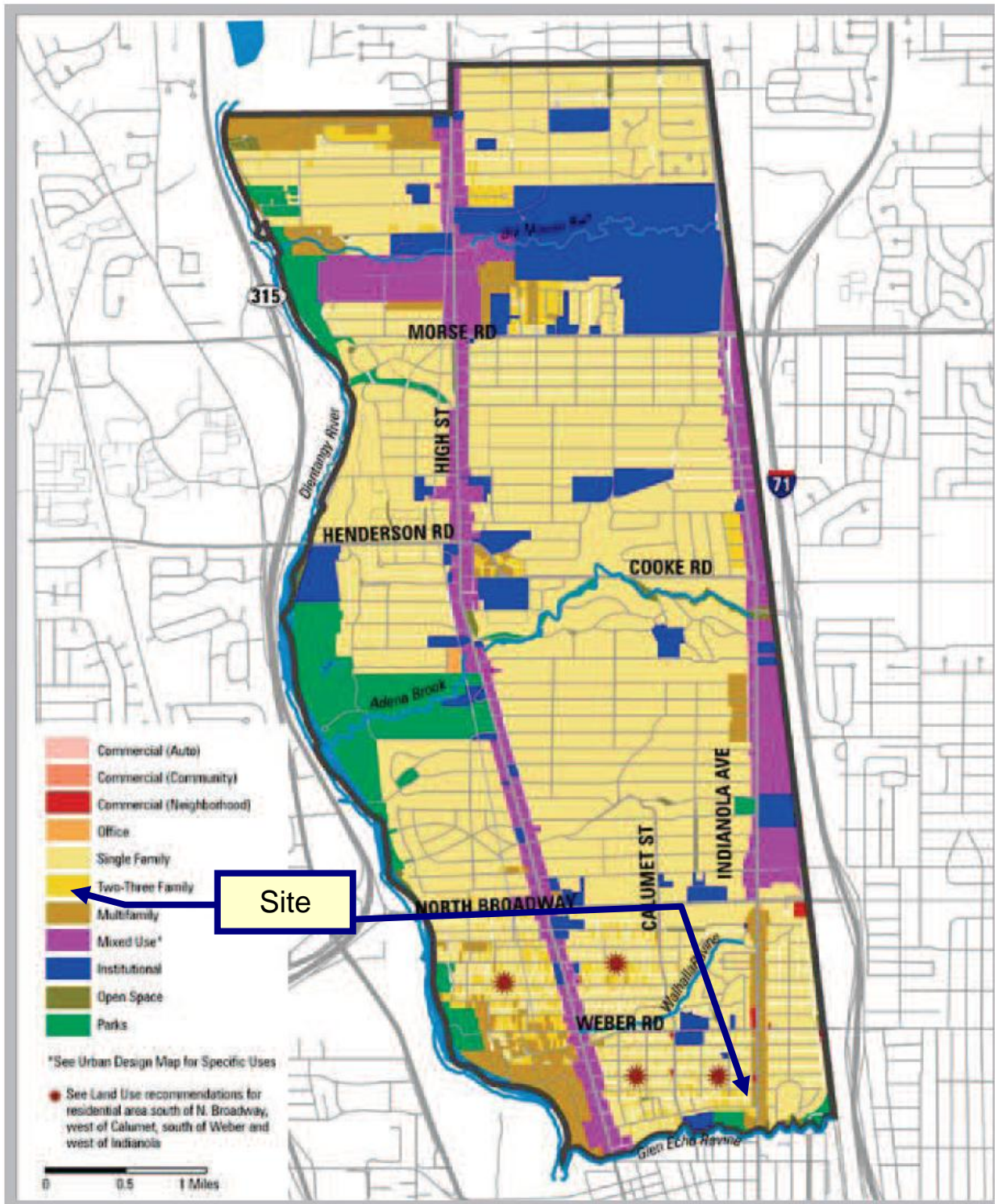


Figure 10 : Land Use Plan





C l i n t o n v i l l e A r e a C o m m i s s i o n

c/o 3909 N. High Street, Columbus, Ohio 43214

To: Dana Hitt
From: Mike McLaughlin, District #1, Clintonville Area Commission
Date: June 29, 2009
Subject: 5030 N High Street, Columbus, OH 43214

The Clintonville Area Commission (CAC) met Thursday, July 8, and considered the following development item.

2793 Indianola Avenue: The applicant, Wendy Hansel, is requesting a council variance to allow residential use. The Commissioner's district report included no negative comments. The CAC Variance and Zoning Committee recommended approval as submitted by a vote of 6 to 0. The CAC also voted unanimously to approve as submitted (9-0).



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 # CV10-020

Being first duly cautioned and sworn (NAME) WENDY HANSEL
of (COMPLETE ADDRESS) 392 Walhalla RD, Co/S., OH 43202
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 formats

<u>CHECKMATE INVESTMENTS, LTD.</u>	Name of business or individual
<u>2793 Indianola Avenue</u>	Business of individual's address
<u>COLUMBUS, OH 43202</u>	Address of corporate headquarters
<u>0</u>	City, State, Zip
<u>Wendy Hansel</u>	Number of Columbus based employees
<u>614-327-7431</u>	Contact name and number

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Wendy Hansel
Subscribed to me in my presence and before me this 2ND day
of June, in the year 2010
SIGNATURE OF NOTARY PUBLIC Anne K. Seaton-Helge
My Commission Expires: _____

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

Notary Seal Here



ANNE K. SEATON-HELGE
Notary Public, State of Ohio
My Commission Expires 09-26-2012
Council Variance Packet