

STATEMENT OF HARDSHIP

Rock of Faith Baptist Church

**Diversified Community Housing
1667 East Main Street
Columbus, Ohio 43205**

The site is approximately .75 ± acres and is located on the southeastern corner of Seymour Avenue and Mound Street. ("Property A"). The site is presently zoned R-3 Residential District and is improved with a building which once served as a nunnery for the Holy Rosary Catholic Church. The abutting northern parcel is currently zoned Commercial Planned District (CPD) ("Property B") and is also under the ownership of the Applicant. Property B is improved with three (3) buildings, one (1) of which serves as a halfway house. Due to much needed renovations on the halfway house building the applicant proposes to temporarily move the halfway house use onto Property A into the existing building.

The history of Property B illustrates the approval of the Columbus City Council and Board of Zoning Appeals to permit the special use of a halfway house on Property B. In December 1993, per Ordinance 2712-93 the Columbus City Council granted a variance to permit a halfway house use in the R-3 Residential District subject to the Applicant obtaining a special use permit. In January 1994, per SP93-124, the Board of Zoning Appeals granted a special use permit, which permitted the halfway house for twenty-five (25) residents.

In order to bring Property B into further code compliance, the Applicant rezoned the property from R-3 Residential District to the Commercial Planned District (CPD). Due to the overwhelming need for services, the Applicant made application under SP98-090 to increase the number of halfway house residents. In November 1998, the Board of Zoning Appeals permitted an increase in the number of residents from 25 to 55.

The applicant is proposing to move the halfway house use into the existing building on Property A for a period of time not to exceed eighteen (18) months. The existing building on Property A is less than 500 feet from the current halfway house and the move is temporary. The Applicant is not requesting an increase in the number of residents. Therefore, granting this temporary 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 established property values in the surrounding area or in any other respect impair the public safety, comfort, morals or welfare of the inhabitants of the city.