



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.

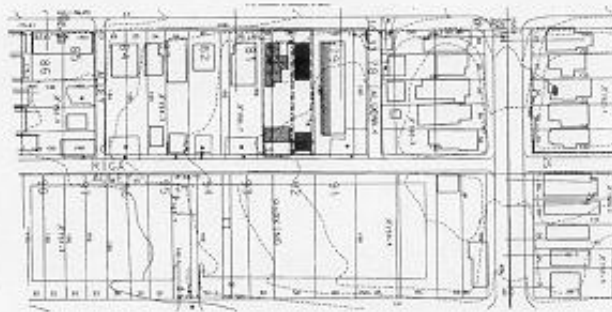
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

To permit a single-family dwelling on a lot that does not meet the requirements.
To reduce the minimum side yard required from 5' to various dimensions for one existing single family residence, and one proposed single family dwelling, and to reduce the minimum setback from interior lot lines for an existing garage from 3' to various dimensions, all as shown on site plan
(see site plan)

Signature of Applicant (Signed in BLUE INK) *[Signature]* Date 4.2.06

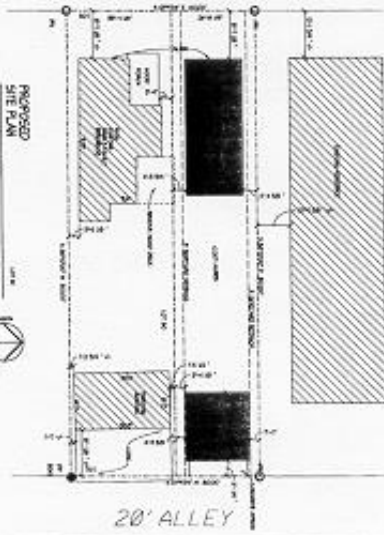


SITE
VISUAL PLAN
SCALE: 1" = 40'



CV06-021
Revised 6/16/06
Final
Austin Strawn

HIGHLAND STREET 60'



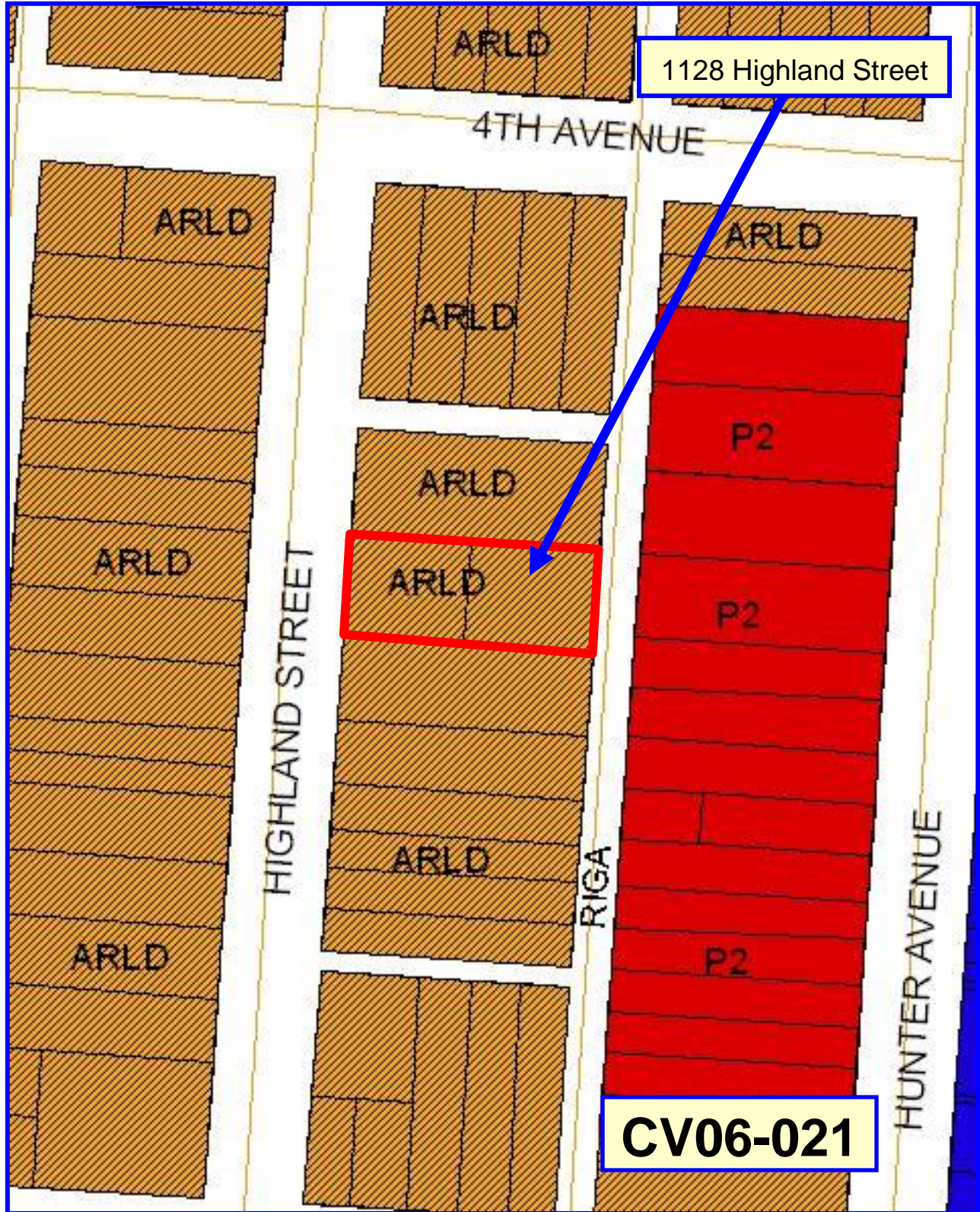
PROPOSED
SITE PLAN
SCALE: 1" = 40'



PROPOSED
SITE PLAN
SCALE: 1" = 40'

CV06-021
Revised 6/16/06
Final
Austin Strawn

00.1







1128 Highland Street

4TH AVENUE

HIGHLAND STREET

RIGA

HUNTER AVENUE

CV06-021



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

ATTN: CHRIS LEVETTE
HRE BUILDERS
1340 CLUBVIEW BLVD., N.
COLUMBUS, OH 43235

COPY

March 21, 2006

To Whom It May Concern:

I am writing to you on behalf of the Victorian Village Commission in regard to Application #06-3-7, for the proposed alterations at the property located at 1128 Highland Avenue. This is not a Certificate of Appropriateness and does not authorize the issuance of a building permit.

The following information is for your reference and is taken from the Unapproved Minutes of the March 9, 2006 Victorian Village Commission meeting:

06-3-7
1128 Highland Avenue (Adjacent to)
Chris LeVette HRE Builders (Owner)

Conceptual Review

- Split an existing lot and construct a new single family residence and detached garage
- Variance for lot size will be required.

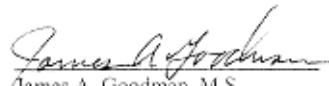
After presentation by the applicant and discussion, the commission commented as indicated.

- Commissioner Comment The Commission indicated that the proposed usage, size, and scale were appropriate for the location, and that the current size of the proposed residence should be kept and developed.
- It was suggested that the elevations of the design be articulated with different widths of projections, taking design cues from the buildings located around the proposed site.

NO ACTION TAKEN

If you need further assistance, please contact me. I can be reached Monday through Friday, from 8:30 a. m. to 5:30 p. m., at 645-7920.

Sincerely,


James A. Goodman, M.S.
Assistant Historic Preservation Officer

Office of the Director
50 West Gay Street
Columbus, OH 43215-9040
(614) 645-8581
(614) 645-6295 FAX
(614) 645-6802 TDD

Building Services Division
757 Carolyn Avenue
Columbus, OH 43224-3218
(614) 645-7433
(614) 645-7840 FAX
(614) 645-3293 TDD

Economic Development Division
109 North Front Street
Columbus, OH 43215-9031
(614) 645-8172
(614) 645-1790 FAX
(614) 645-6407 TDD

Housing Division
50 West Gay Street
Columbus, OH 43215-9040
(614) 645-7735
(614) 645-6675 FAX
(614) 645-6802 TDD

Neighborhood Services Division
757 Carolyn Avenue
Columbus, OH 43224-3218
(614) 645-6767
(614) 645-6961 FAX
(614) 645-3293 TDD

Planning Division
109 North Front Street
Columbus, OH 43215-9031
(614) 645-8502
(614) 645-1483 FAX
(614) 645-6407 TDD

Downtown Development Office
43 East Broad Street
Columbus, OH 43215
(614) 645-0661
(614) 724-0276 FAX
(614) 645-6407 TDD

Office of Land Management
109 North Front Street
Columbus, OH 43215-9031
(614) 645-8263
(614) 645-3000 FAX
(614) 645-6407 TDD

www.cityofcolumbus.org

CV06-021

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 # CV06-021

Being first duly cautioned and sworn (NAME) Kevin McMahon
of (COMPLETE ADDRESS) 4631 Olentangy Blvd. Columbus, OH 43214
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. HRE Builders Inc 1340 Clubview Blvd. N Worthington, OH 43235 no ee d Kevin McMahon 614-805-1825	2.
3.	4.

SIGNATURE OF AFFIANT

[Signature] 125785193

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

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

Notary Seal Here



CHRISTINA COLLINS
Notary Public, State of Ohio
My Commission Expires
August 19, 2009