



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:

3332.039 R-4 Residential District. - Commercial/General Office Use is not a
permitted use.

3332.15 - R4 Area District Requirements - To permit less than 6000 sq. lot (4398)

3332.22(a)(1) and (c) Building Lines on Corner Lots-Exceptions - To permit less
than the required setback for house and garage, from 8 feet and 10 feet, to zero feet and .5 feet.

3332.26(C) and (E) Minimum Side yard permitted. - To permit less than the
required side yard of 5' to zero feet (on the south, west and east sides of the property).

3332.30(c) Clear Vision at Vehicular Access Points - To permit less than the
required vision clearance; the existing garage is six feet from the alley at the rear and .5 feet from
the property line adjoining Hamlet Street..

3342.28(A)6 and (B)(11) Minimum Number of Parking Spaces Required - To
permit less than the required 6 on-site spaces, to 2 spaces (2-car garage).

Signature of Applicant

Date

12-23-03