



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:

SEE ATTACHED.

Signature of Applicant David Congrove Date 11-2-04

APPLICANT: Darci L. Congrove
PROPERTY ADDRESS: 748 Jaeger Street
Columbus, Ohio 43206
PARCEL ID: 010-015340
CV04-041

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Applicant has filed this variance application for the purposes of opening a bed and breakfast in the German Village area.

The City of Columbus, prior to the date of this application, has enacted a blanket rezoning of the German Village area, which incorporates the subject property. All such property included within the blanket rezoning was rezoned to the R-2F district. Such district does not allow for a bed and breakfast use.

Furthermore, review of the Columbus City Code reveals that no other provision Zoning Code of the City of Columbus provides for operation of a bed and breakfast.

Therefore, Applicant is seeking a variance to the R-2F district for the purposes of opening a bed and breakfast.

Such operation shall not have an adverse affect on the surrounding property or neighborhood. Applicant intend to operate the bed and breakfast entirely within the confines of the property itself, does not intend to make significant change to the physical structure of the property, and shall not increase substantially increase traffic flow in the neighborhood or community. Thus, Applicant does not thinks the bed and breakfast will 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; or unreasonably diminish or impair the public health, safety, comfort morals, or welfare of the citizens of Columbus.

Applicant thinks the bed and breakfast will promote the German Village community and will enhance the overall neighborhood and seeks a variance from the R-2F district to allow its operation.