

CV04-026



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.

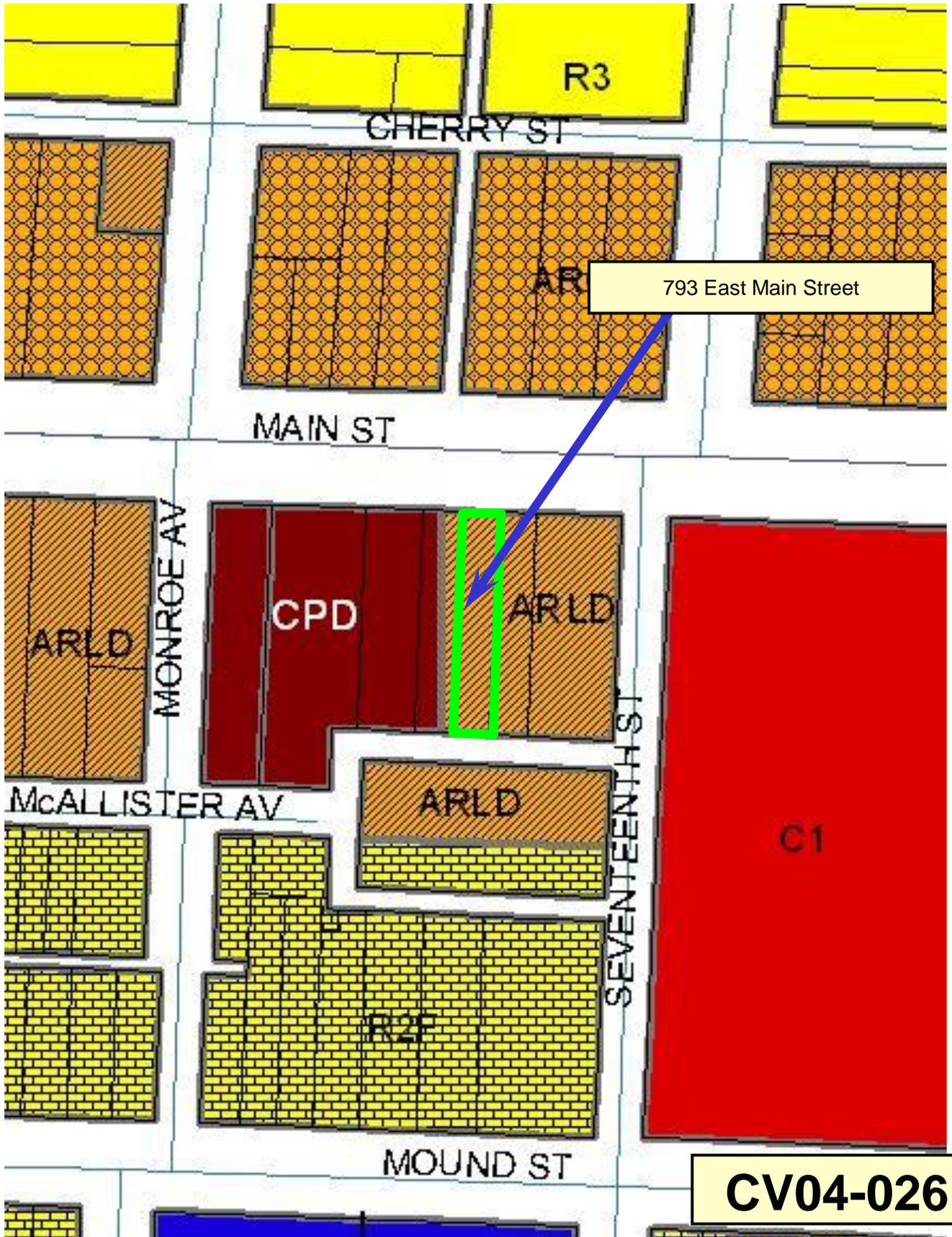
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

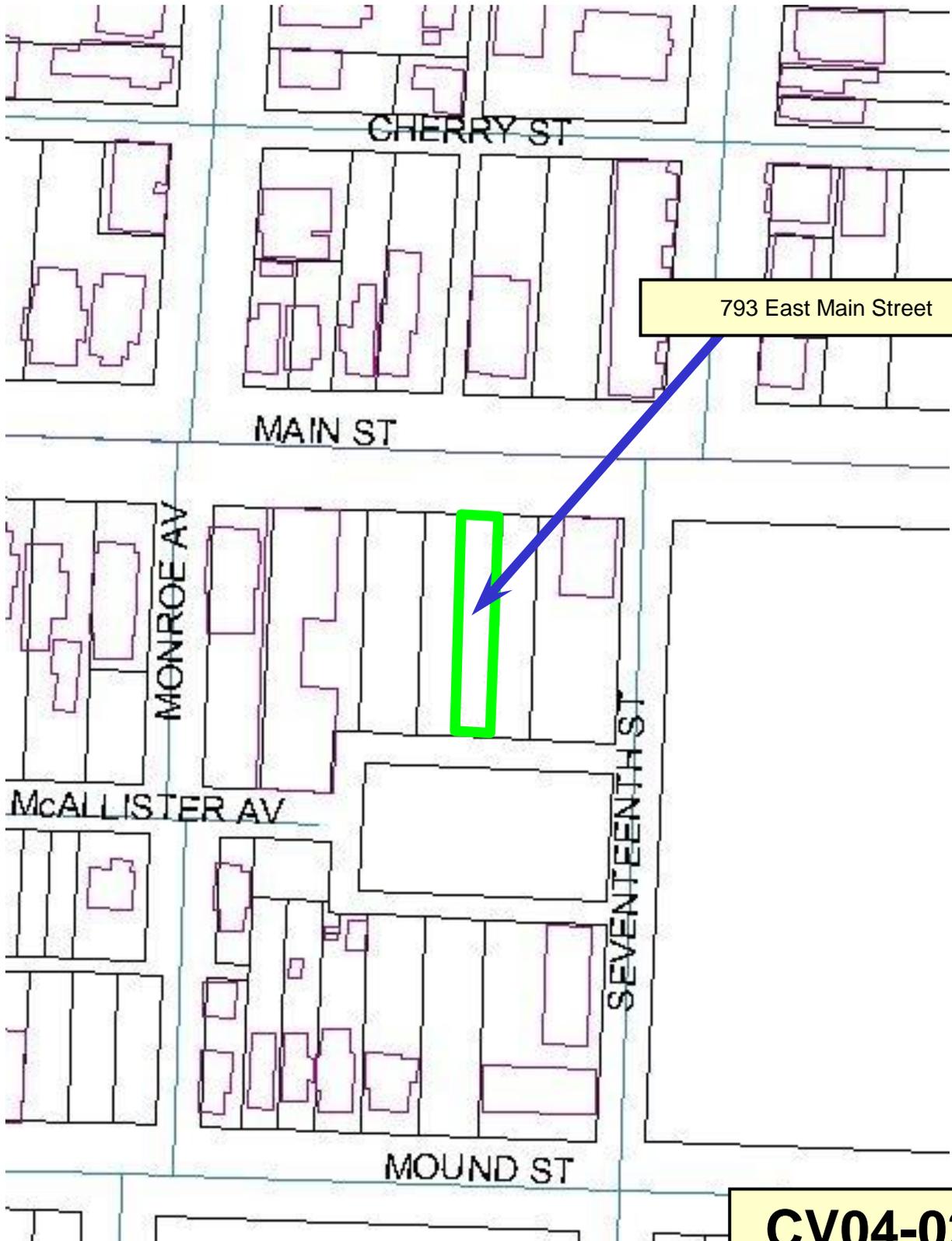
~~My vision for the vacant property identified as PID 010-021289 is to create a grassy maintained area. Currently the lot is full of construction debris, bottles, old tires, weeds and refuse.~~

~~My plan is to clean up the space and maintain it as an outside waiting room for my clients and their pets. It would be a green space which could also be used for dog obedience classes and possibly for dog agility trials in the future. The increased exposure would be good for my growing business and create a pleasant space out of an eyesore. My plan does not impair~~

~~the surrounding properties but enhances them. It doesn't increase congestion of surrounding streets, increase dangers of fire, or endanger the public safety of the city.~~

Signature of Applicant David W. Burr Date 6/21/04





793 East Main Street

CV04-026

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P.O. BOX 83344
 COLUMBUS, OH 43203-0344

March 12, 2004

2000-2003 OFFICERS

KATHLEEN BAILEY
 CHAIR

LARRY W. ROBERTS
 VICE CHAIR

KIMULA POWELL
 SECRETARY

MARGARET COOLEY
 ASST SECRETARY

PAT LEWIS
 TREASURER

Marsha Reichenbach
 Office of Land Management
 The City of Columbus
 109N. Front St.
 Columbus, Ohio 43215

Dear Marsha,

The Near East Area Commission (NEAC) voted unanimously to support the application of Don Beer to purchase parcel 010-021289 from the Columbus Land Bank

We believe that the proposed use as an outdoor dog training/exercise yard run is an excellent ancillary use for his veterinary practice.

We welcome Dr. Beer as a very valued asset to the Near East Side.

Should you have any questions or concerns, I may be reached at 252-3283.

This recommendation will be in effect for 365 days from the date of this correspondence.

Sincerely yours,

Kathleen Bailey
 Chair



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

Group Name Near East Area Commission

Meeting Date 9/9/04

- Specify Case Type
- BZA Variance (Begins with "V")
 - BZA Special Permit (Begins with "SP")
 - Council Variance (Begins with "CV")
 - Rezoning (Begins with "Z")
 - Graphics (Begins with "VG")
 - Graphics Special Permit (Begins with "SPG")

Case Number 04-026

- Recommendation (Check only one)
- Approval
 - Disapproval
 - Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 17-FOR 0-AGAINST 0-ABS

Signature of Authorized Representative *Kathleen D. Bell*
SIGNATURE

Chair
RECOMMENDING GROUP TITLE

252-3283
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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 APPLICATION # C/04-026
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANIEL W BEER
of (COMPLETE ADDRESS) 948 Franklin Ave Cols OH 43205
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>DANIEL W BEER</u>	<u>948 Franklin Ave Cols, OH 43205</u>
<u>DONNA HUNTER</u>	<u>109 N. FRONT ST., Cols, OH 43215</u>

SIGNATURE OF AFFIANT *Daniel W Beer*

Subscribed to me in my presence and before me this 21 day of June, in the year 2004

SIGNATURE OF NOTARY PUBLIC *William L HEGARTY*
My Commission Expires: 5-14-07

This Project Disclosure Statement expires six months after date of notarization.
WILLIAM L. HEGARTY
Notary Public, State of Ohio
My Commission Expires 5-14-07
Recorded in Franklin County

