



**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.

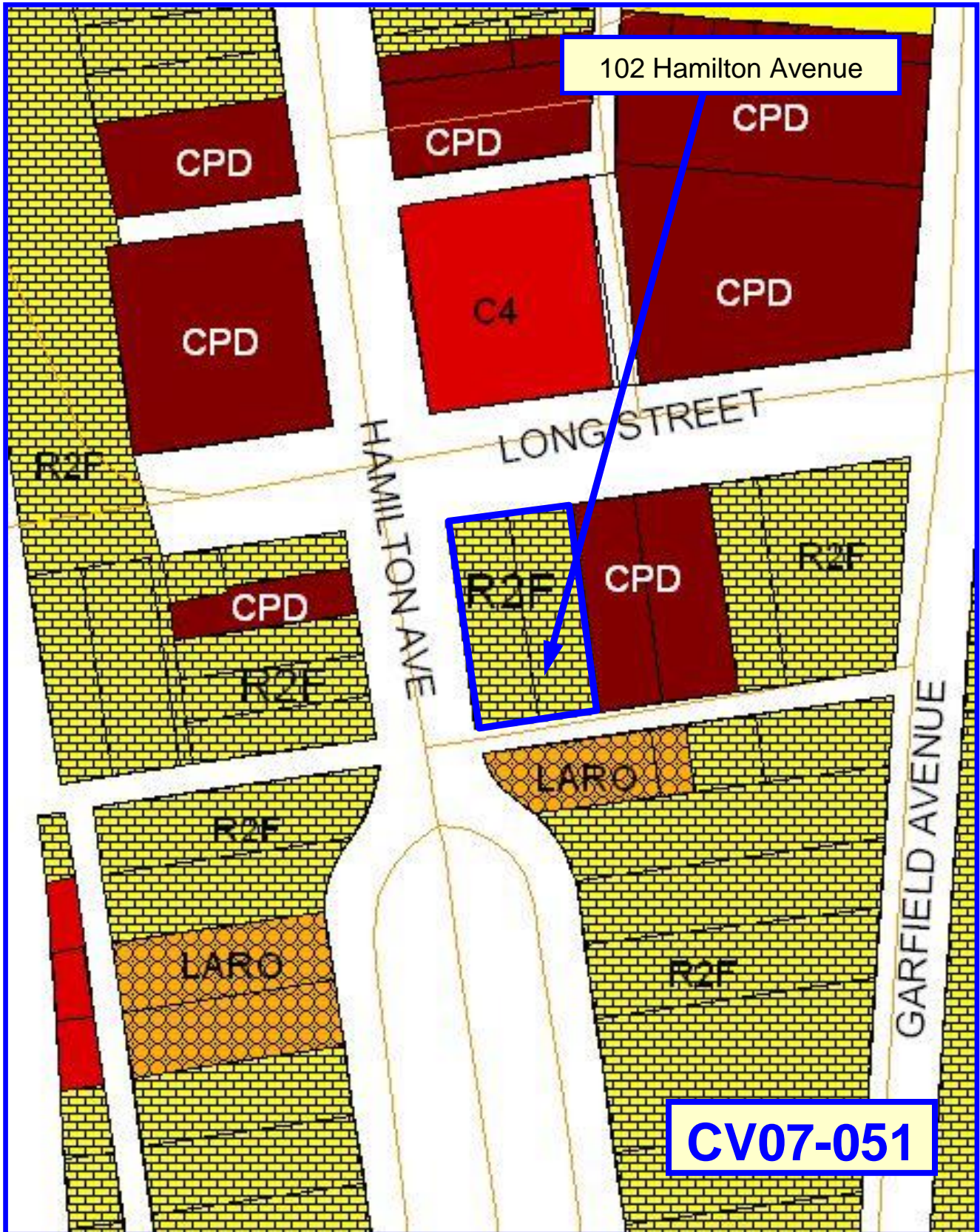
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

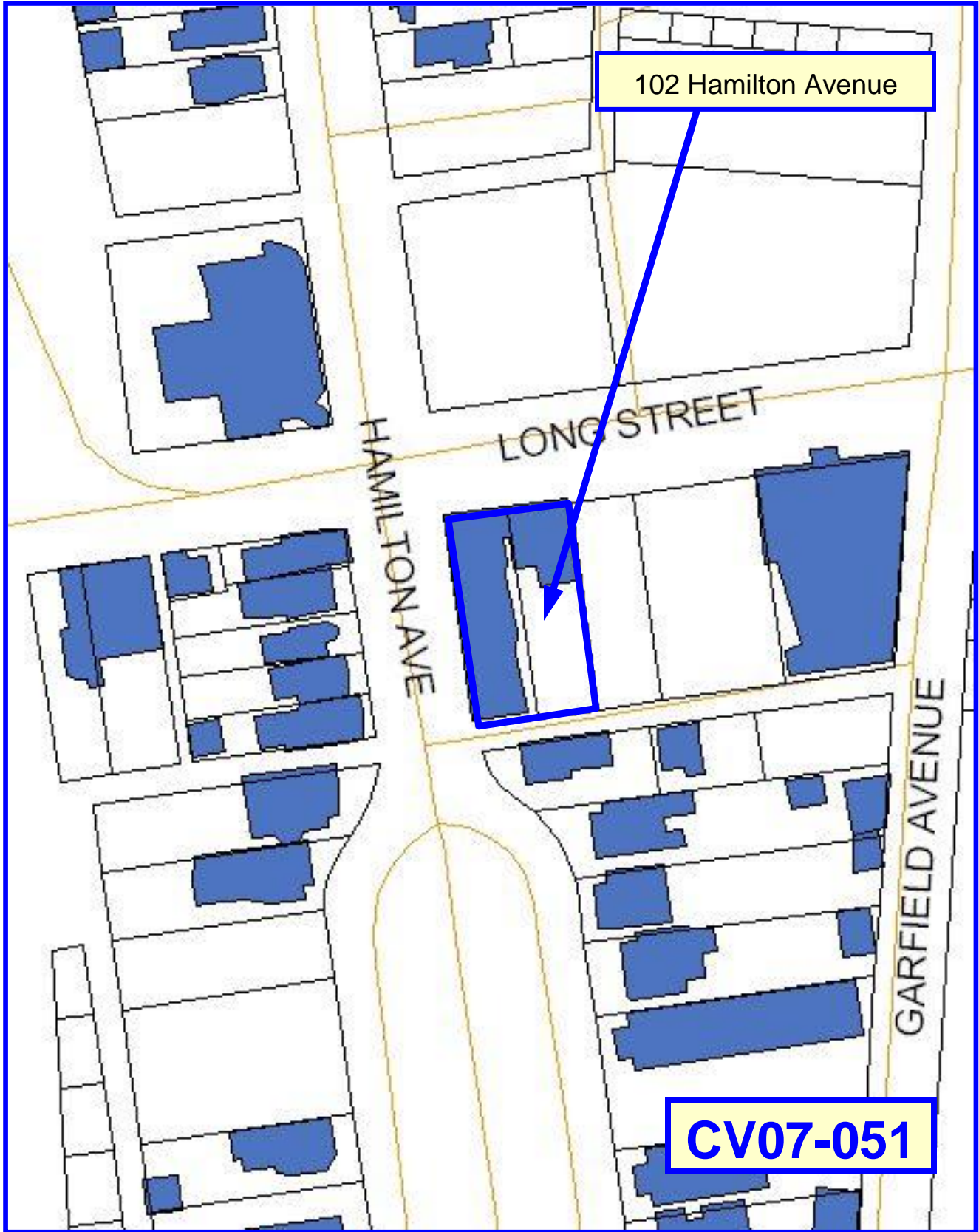
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

Since construction, the existing structure located at 102 Hamilton Avenue has always been multifamily with 21 units (apartments). It was built in approximately 1909 and has been consistently used as multifamily dwelling. It is currently zoned 2 family dwelling and the requested variance is to change the use from "non-conforming use" to conforming use as condominiums for financial purposes. If the variance is denied, the property cannot be used at all. The variance also seeks to change the use of adjacent lot for parking. Potentential Mortgage company for purchasers require this change in use.

Signature of Applicant [Signature] Date 11-21-07  
 Signature of Owner [Signature] (DATE) 11-21-07







102 Hamilton Avenue

**CV07-051**



1150 E. Main Street  
Columbus, OH 43205

November 13, 2007

**OFFICERS**

**KATHLEEN BAILEY**  
NEAC CHAIRPERSON

**ANNIE ROSS-WOMACK**  
VICE CHAIRPERSON

**MARGARET COOLEY**  
SECRETARY

**DEEDRA BUXTON**  
ASSISTANT SECRETARY

**ELAINE KOLB**  
TREASURER

Councilman Michael Mentel  
President  
Columbus City Council  
90 W. Broad St., 2nd Floor  
Columbus, OH 43215

Re: Letter of Support from Near East Area Commission:  
Use Variance for Hamilton Park Place Condominiums  
102-128 Hamilton Avenue

Dear Councilman Mentel:

This letter confirms the Near East Area Commission's (NEAC) support of the request of Rehab Phoenix Group, LLC with John Waddy as Joint Venture for a use variance for Hamilton Park Place Condominiums, 102-128 Hamilton Avenue with respect to an adjacent parking lot. The variance request changes the "use" from nonconforming to conforming use for condominiums for financial purposes.

NEAC supports wholeheartedly the plans for the Hamilton Park Place Condominiums, which furthers the spirit of the Near East Area Plan in creating new, quality residential space in our community.

Sincerely,

Kathleen Bailey  
Chair

- cc: The Honorable Kevin Boyce  
The Honorable Charleta Tavares  
The Honorable Hearcel Craig  
The Honorable Andrew Ginther  
The Honorable Maryellen O'Shaughnessy  
The Honorable Priscilla Tyson



### 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 # \_\_\_\_\_

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Fred Veryser  
of (COMPLETE ADDRESS) 3387 Snouffer Road, Col's Oh 43235 (as Owner) (member)  
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

John W. Waddy, Jr. 111 Hamilton Park Columbus, Ohio 43203 614-463-9518	Rehab Phoenix Group, LLC Attention: Fred Veryser 3387 Snouffer Rd. Columbus, Ohio 43235 614-588-5241 (3 Col's employees)
Fred Veryser 3387 Snouffer Road Columbus, Ohio 43235 614-588-5241	John Paul Slupski 7456 Dustin Road Galena Ohio 43021 614-679-6918

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Fred Veryser - Member  
Subscribed to me in my presence and before me this 20<sup>th</sup> day  
of November, in the year 2007  
SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: \_\_\_\_\_  
This Project Disclosure Statement expires six months after date of notarization.  
Notary Seal Here [Signature] ATTORNEY AT LAW  
My commission has no expiration date  
Section 147.03 R. C.