

Statement of Hardship

1891 East Hudson Street

The applicant is requesting an area and use variance, companion to a concurrent rezoning of the same property. The area variance is to permit an encroachment into the perimeter yard required by Columbus City Code Section 3333.255, which requires a minimum of twenty-five (25) feet of perimeter yard for this property. There are two (2) practical difficulties making this requested variance necessary for the proposed development of this property. To provide for appropriate traffic circulation in the public right-of-way, ingress and egress from the site, and circulation from Delbert Road to the north, the City of Columbus Transportation Division requested that the Hudson Street access to this property be shifted to the west to line up with Delbert Road. The westerly shift requires a westerly shift of the buildings along the west side of the property. Also, there is an approximate four (4) foot grade differential at the southeast corner of the site. This grade differential makes the handicap accessibility of this building inappropriate. To provide for appropriate handicap accessibility to this building, it has been shifted to the southwest, as has the remainder of the site. Furthermore, there is a commercial driveway along the north side of the proposed Parkwood Avenue access to the property providing rights of circulation to the user of the property to the north. These practical difficulties result in this variance request to provide a perimeter yard of zero along the north side of the Parkwood Avenue access and eight (8) feet along the western property line.

The property north of 1891 East Hudson Street at the Parkwood Avenue access is a commercially zoned and used property. Due to the commercial driveway, if 1891 East Hudson Street is rezoned to the L-AR-12 apartment residential district, commercial traffic from that property will be maneuvering on residentially zoned property. A use variance is therefore requested to Columbus City Code Section 3333.02 to permit commercial traffic to maneuver on property zoned in the L-AR-12 zoning district, where Columbus City Code Section 3333.02 does not permit commercial uses.

This requested 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.

Signature of Applicant: David Hoag
Date: 11/21/08