

Statement of Hardship

4770 Hilton Corporate Drive

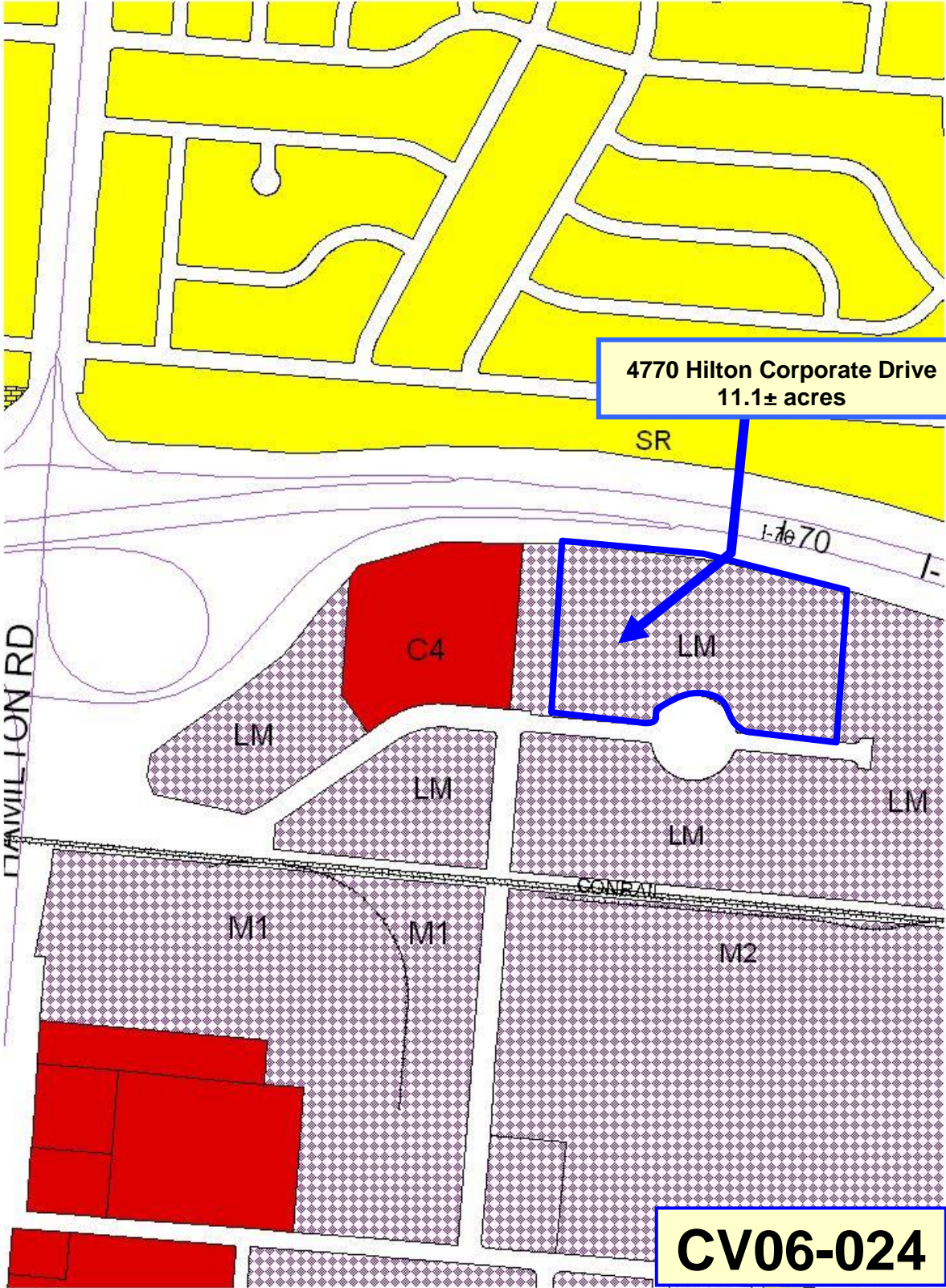
The applicant, Platinum Lodging, LLC, owns property that is currently zoned L-M. Columbus City Code Section 3363.01, M, Manufacturing District restricts residential development, while the applicant proposes a maximum of 128 dwelling units with reduced development standards. Columbus City Code Section 3363.24, building lines in an M – Manufacturing district, requires a building setback of twenty-five (25') feet, while the applicant proposes a building setback of fifteen (15') feet for an eight (8') foot fence along the perimeter of the site. Columbus City Code Section 3370.07, conditions and limitations, requires lots subject to a limited overlay to conform to each condition and limitation specifically identified and imposed in the development plan referenced in the ordinance passed by council, City of Columbus Ordinance 516 – 86 in Section 2 establishes a maximum building height of thirty-five (35') feet, while the applicant proposes a maximum building height of forty-one (41') feet, in addition, Section 3 of Paragraph 3 of City of Columbus Ordinance 516 – 86 requires twenty-five (25') feet of green space south of the south right-of-way line of Interstate 70, while the applicant proposes an eight (8') foot fence fifteen (15') feet south of the right-of-way line. The applicant also has a timing issue in that it wants to use the same construction group, which is working on the waterpark. By using a council variance request the project can be started sooner than with a rezoning request thereby allowing the contractor to move from one side of the property to the other side. Using the same contractor will save time and money. The requested variance will not impair an adequate supply of light and air to adjacent properties, 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.

Signature of Applicant: By: _____
Platinum Lodging, LLC

Date: _____

City Code Sections being varied:

- 3363.01 M – Manufacturing Districts
- 3363.24 Building lines in an M- Manufacturing District
- 3370.07 Conditions and Limitations





4770 Hilton Corporate Drive
11.1± acres

CV06-024

City of Columbus | Department of Development | Building Services Division | 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
COUNTY OF FRANKLIN

APPLICATION # CV06-024

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
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 format:

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

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

1. Platinum Lodging, LLC 126 South High Street Dublin, OH 43017 242 employees	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration

This Project Disclosure Statement expires six months after date of notarization.



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.