

CV03-006  
City



**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.

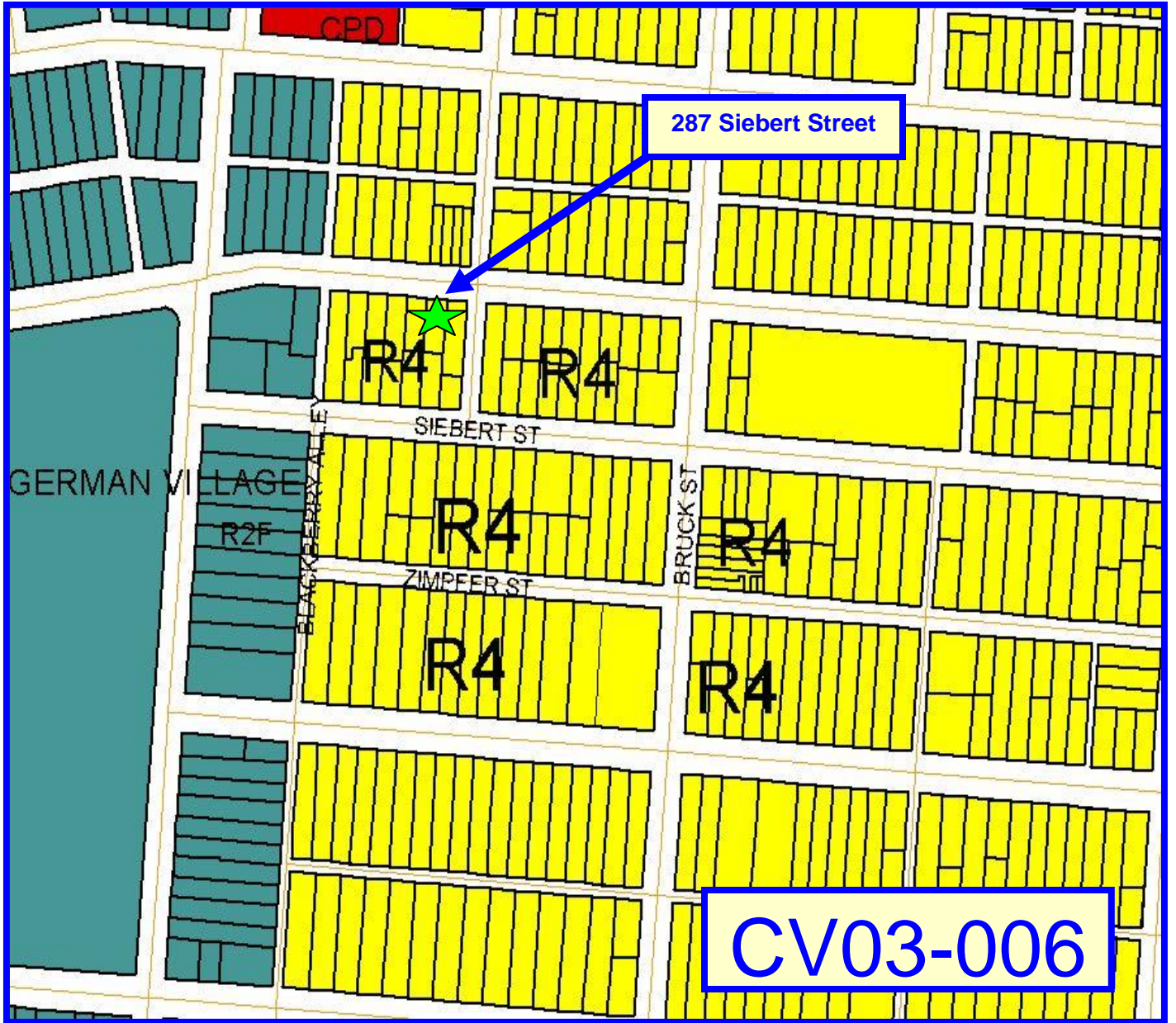
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

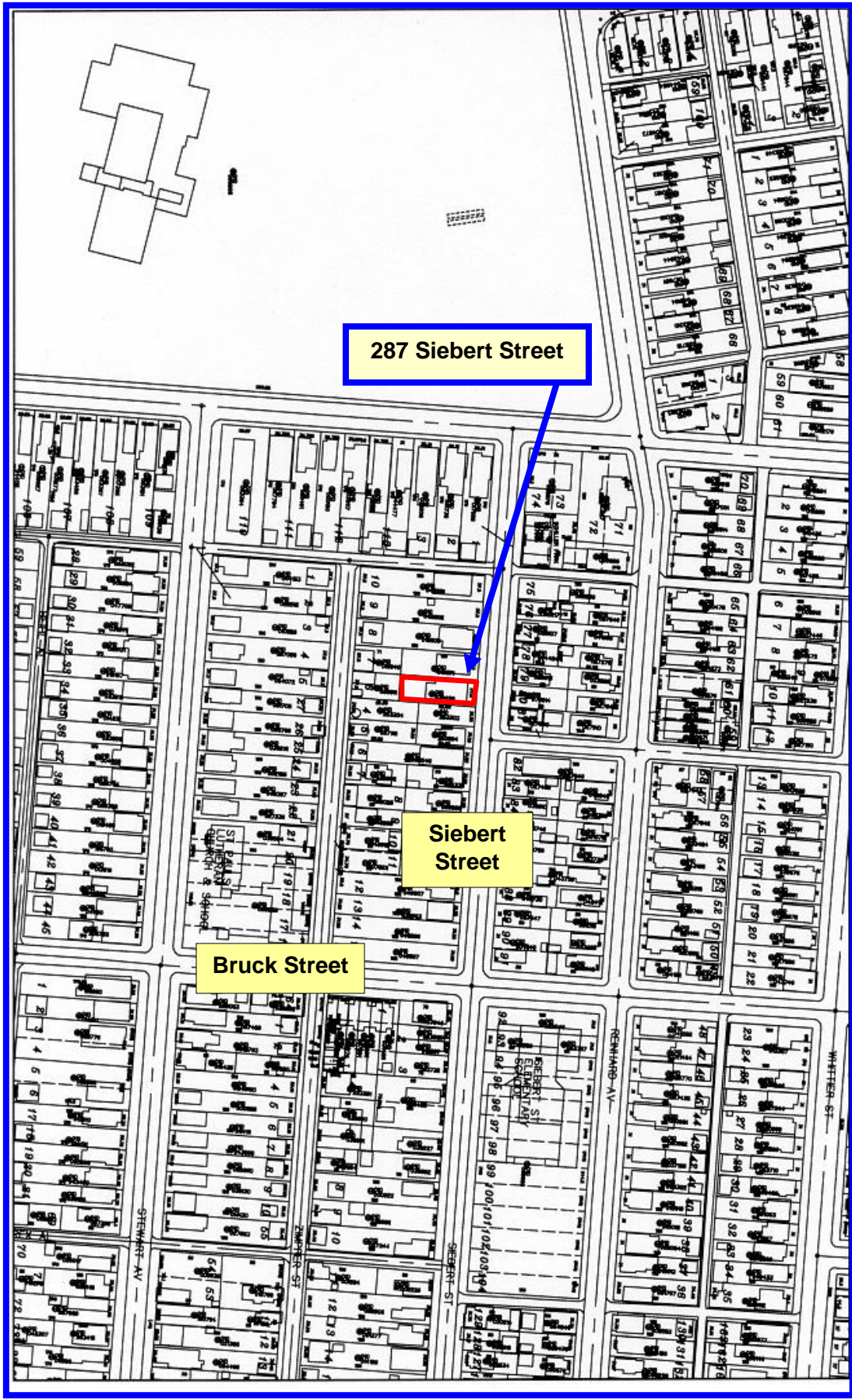
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the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

The subject property has always been used for commercial purposes, generally for a grocery store. From 1980 to present, the property has been used as the office for the owner's advertising business. The property was developed for store or office purposes, and it would not be suitable for residential purposes. Apparently, the property was inadvertently zoned R-4 when the zoning code was adopted, but it is a de-facto prior existing non-conforming use. The property has never been used for residential purposes.

Signature of Applicant X Robert P. Stuchman Date 2-27-03





287 Siebert Street

Siebert Street

Bruck Street

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 # CV03-006

Being first duly cautioned and sworn (NAME) ROBERT P. HUTCHINSON PRES. HUTCHINSON MEDIA CONSULTANTS, INC. 287 SIEBERT ST. COLUMBUS OHIO 43206 of (COMPLETE ADDRESS) CONSULTANTS, INC. 287 SIEBERT ST. COLUMBUS OHIO 43206 deposes and swears 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. <u>HUTCHINSON MEDIA CONSULTANTS, INC. 287 SIEBERT ST. COLUMBUS, OHIO 43206</u>	2. <u>ROBERT P. HUTCHINSON PRES. HUTCHINSON MEDIA CONSULTANTS, INC. 287 SIEBERT ST. COLUMBUS, OHIO 43206</u>
3.	4.

SIGNATURE OF AFFIRANT Robert P. Hutchinson  
 Subscribed to me in my presence and before me this 29 day of June, in the year 2005  
 SIGNATURE OF NOTARY PUBLIC Judith D. Perry  
 My Commission Expires: Nov 3, 2005

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

Notary Seal Here



JUDITH D. PERRY, Notary Public  
State of Ohio  
My Commission Expires Nov. 3, 2006