



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:

Owners of this property are senior citizens and living on a fixed income. They purchased this 1956 year built home for \$55,500 in 2000. In December of 2003 their home burned down. They have been living in temporary housing while working out the financial details with their mortgage and insurance company.

Mr. Wilson and Mr. Withem came to us on a tight budget. They selected out a home that would allow them to rebuild on their land and still be within their budget. The total contract price for this project is \$79,935, or \$24,435 more than their original home. The home they selected is built the HUD national building code. This home has many safety and construction features that were not with their former home.

A hardship exists because the most inexpensive home that would conform to the R2 zoning district cost \$94,500. This price is financially prohibitive for Mr. Wilson and Mr. Withem to purchase. However, it should be noted that the appearance between the proposed home and the \$94,500 home would be very similar.

The proposed home will be approximately 45 square feet larger than the original home, have vinyl siding, a residential roof pitch, and maintain all current setback requirements of R2 zoning.

As an existing resident, Mr. Wilson and Mr. Withem would like to remain in the neighborhood with their friends they have made over the years and the residents would welcome them back. Leaving a lot vacant, with an unsupervised garage on the property would make for an undesirable situation for everyone.

Emergency status is requested to waive the normal 30-day waiting period

Signature of Applicant

Date

9-30-04

Sample Building Elevations