



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:

In Feb. 4, 2002 the subject property was rezoned from an R district to an LC-3 district. During the zoning process the applicant (Ray Massa) stated that the proposed use would likely be a Hotel or meeting facility. The original zoning request was for an LC-4 zoning, but was directed to modify the request to an LC-3 district, which also allowed all of the proposed uses, including Hotels. Subsequent to obtaining the LC-3 zoning, the City Zoning Code was modified, removing Hotel uses from the LC-3 district. For this reason the Applicant is requesting a variance to allow for Hotel & meeting facility uses on the subject property. Please see the attached letter from the City Development Department Dated 8/27/04.

Signature of Applicant

Ray Massa

Date

9/27/04