

CV10-004

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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:

See Attached

Signature of Applicant Betty Simpson Date 2/26/10

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Statement of Hardship

March 1, 2010

To Whom It May Concern;

RE: Building code 3332.12 and Parking code 3542.28

Hi, my name is Betty Simpkins; I am the sister of the owner of D&F Inc, Leroy Casto. Our family moved into the south end of Columbus, namely 301 Southard Drive, in 1946. Out of our family of 5, Leroy has been the only one in the family to continue to live in the area, as well as purchasing rental properties in the area starting in the 1950's. Leroy moved to Arizona around 2000 but still calls Columbus home. Once or twice a summer he comes back to Columbus for 2-3 weeks to check on the properties and see old friends and family. He either has to stay in a motel or on my couch which isn't to comfortable.

Leroy has a man by the name of Huey Young that takes care of the properties, such as fixing things that are broken and collecting the rents. I have Leroy's power of attorney and I make sure that all of the bills for the properties are current. Mr. Young and I were brain storming one day and thought since there was a garage area that no one used we would try to fix it up so Leroy would have a place to stay when he was in the Columbus area. It was going to be a surprise for him this summer. Well, now it has really turned into a surprise!!

I honestly, never thought about getting a building permit since most of the work was just to transform the inside of the garage to a living space on one side, and leave a one car garage on the other. The garage already had water and electricity and I thought that was all that was needed until we received a stop work order. We did stop work on the property and had to explain to Leroy what we had done. I am truly sorry that I didn't get the proper permits but I have never updated any properties in my life and I just didn't know.

The hardship is the money that we have spent. To fix the one side of the garage area and put in carpet, vinyl flooring, cabinets, bathtub, and etc we have spent about \$5000.00. Now I find out that since this is a double lot with two single family dwellings we must spend an additional \$945.00 to apply for the variance plus the fines and fees associated with not getting permits plus the true cost of the permits is an additional \$1995.00. This once surprise for my brother has turned into an \$8,000.00 NIGHTMARE.

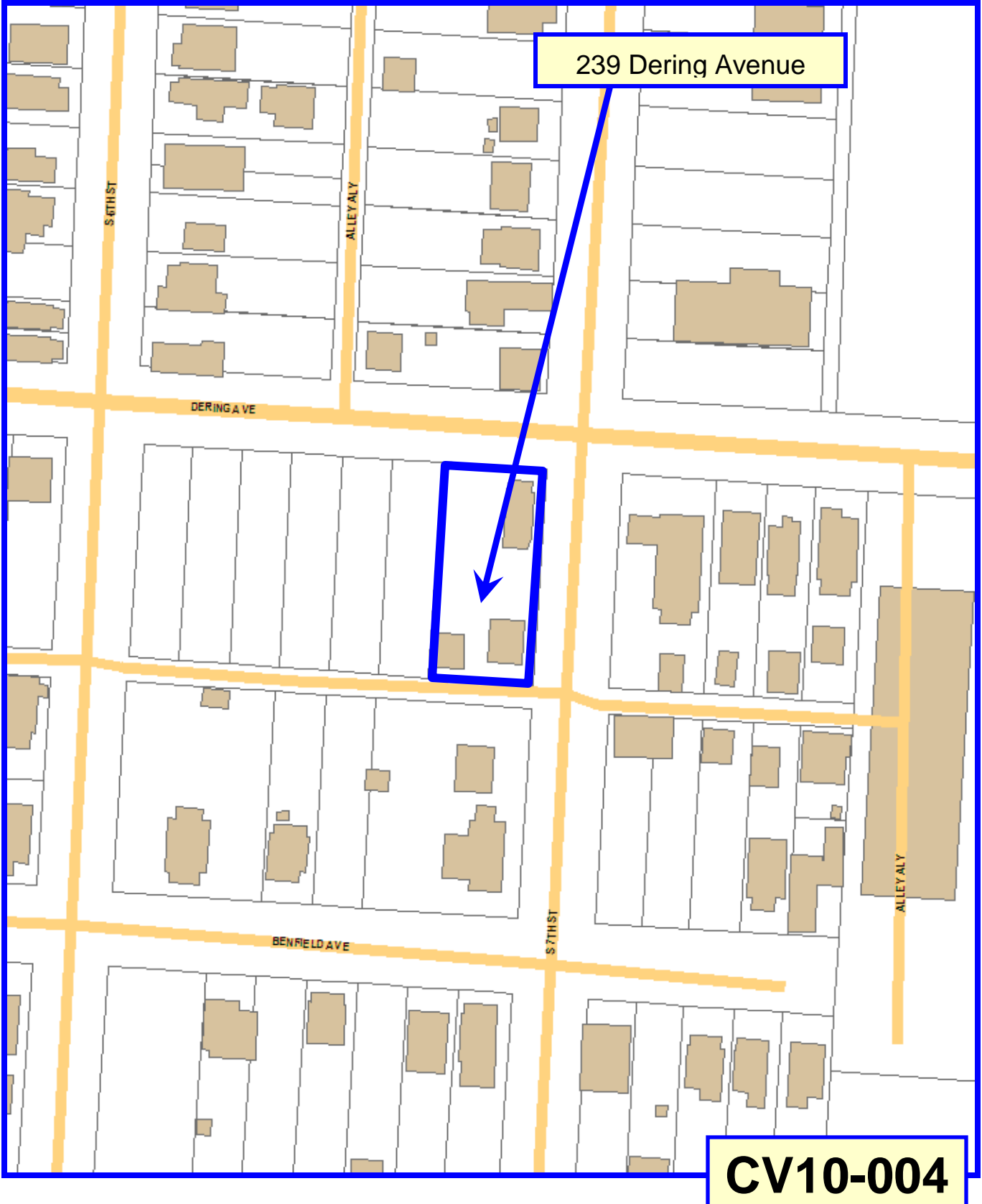
Changing this area into a living space for a few weeks each year will not increase the congestion of public streets, danger of fires or endanger public safety, morals or welfare of the inhabitants of the City of Columbus. If anything fixing this garage and adding vinyl siding should only help with the neighborhood appearance. There is plenty of parking and I feel it would truly be an injustice to make us tear out everything that we done. When the weather permits and we are able to finish installing the vinyl siding, I feel sure that the appearance of the area will be improved.

Thank you for your time in allowing me this opportunity to explain my position.

Sincerely Yours,

Betty Simpkins

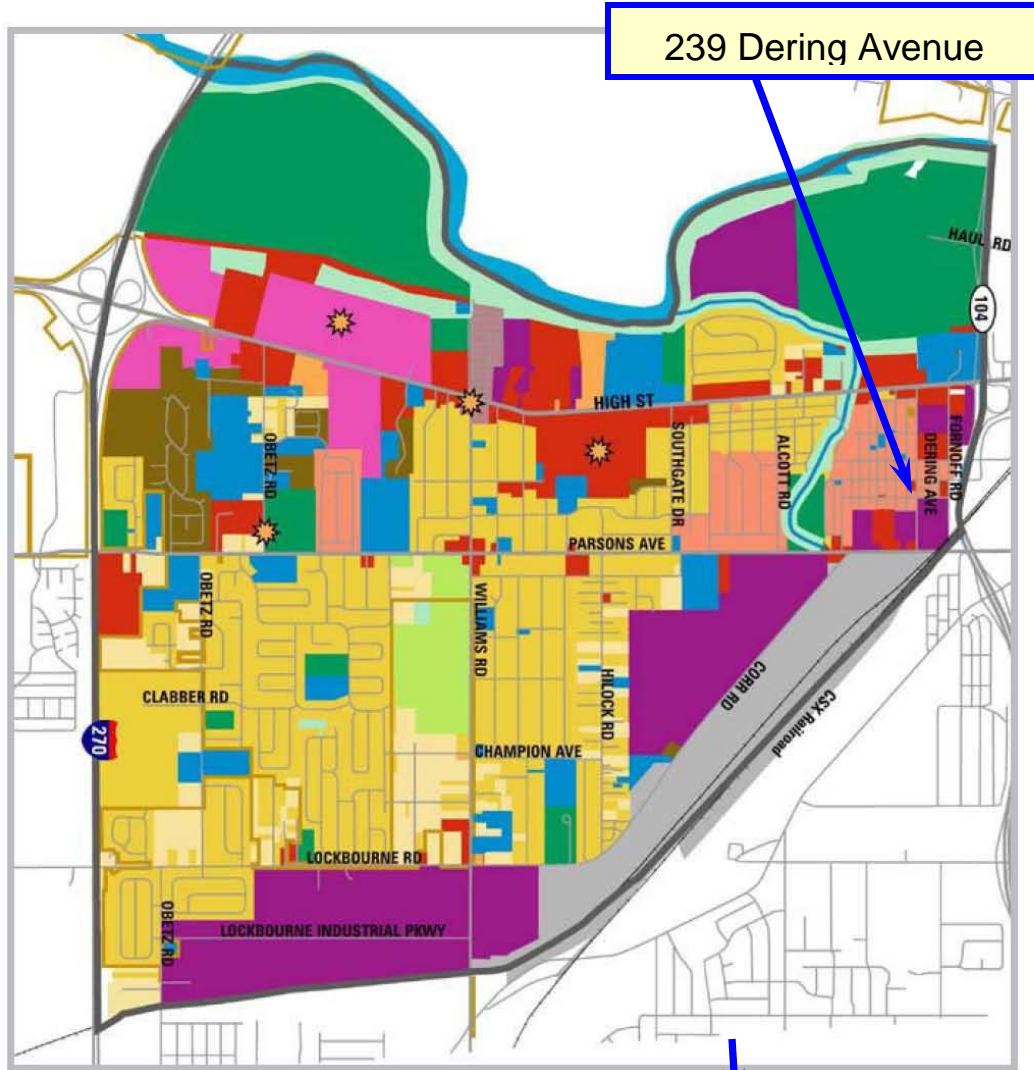






239 Dering Avenue

CV10-004



239 Dering Avenue

Figure 10
Land Use Plan

- open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-6 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers

CV10-004

From: TED EISLEBEN [mailto:beesign@sbcglobal.net]
Sent: Friday, May 28, 2010 4:05 PM
To: mhardgrow@gmail.com; Pine, Shannon L.
Cc: Baldwin, Mathew S.; St. Clair, Jo Anne; Bob Patterson
Subject: Re: Far South Columbus AC Recommendations

Shannon,

We are sorry that communications have not been transmitted as of yet. We have been unable to contact Matt Baldwin, so I am returning a notice to you that the Far South Columbus Area Commission has reviewed and voted in favor of recommending the application numbers contained in this email elsewhere. This email should be taken as our official communication as such.

We will strive to do better in the future.

Sincerely,
Ted Eisleben Co- Chair Zoning
FSCAC
614-449-3233
614-296-5797 cell

From: Mindi <mhardgrow@gmail.com>
To: "Pine, Shannon L." <SPine@Columbus.gov>
Cc: msbaldwin@columbus.gov; TED EISLEBEN <beesign@sbcglobal.net>
Sent: Tue, May 25, 2010 1:30:31 AM
Subject: Re: Far South Columbus AC Recommendations

Shannon,

Thank you for the email. I have cc'd Matt Baldwin who composes these letters for us and also Ted Eisleben, our Zoning chair. I will follow up with them both on Tuesday.

Thank you,
Mindi

From: Pine, Shannon L.
Sent: Monday, May 24, 2010 1:12 PM
To: 'contactfscac@gmail.com'
Cc: 'mindi@childrensacademy.org'
Subject: Far South Columbus AC Recommendations

Hello,

I am in need of four recommendations from your Area Commission. They are for the following applications:

CV10-004, 239 Dering Avenue
Z10-002, 2372 South High Street
Z10-008, 3201 South High Street
Z09-040, 3408 South High Street

The applicants have informed me that you have recommended approval on these applications. Please forward the recommendations to me at your earliest convenience. E-mail is fine. Feel free to contact me if you have any questions.

Thank you,

*Shannon Pine
City of Columbus Zoning Office
Council Activities Section
(614) 645-2208-phone; (614) 645-2463-fax
spine@columbus.gov*



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 # CV10-004

Being first duly cautioned and sworn (NAME) Betty Simpkins
of (COMPLETE ADDRESS) 3930 Evanston Rd. Columbus Oh 43232
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 formats

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

<p>D+F INC Leroy Casto - Owner Mo Betty Simpkins 3930 Evanston Rd Columbus, Oh 43232 614-833-2611</p>	

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

SIGNATURE OF AFFIANT Betty Simpkins
Subscribed to me in my presence and before me this 27th day
of February, ~~2010~~, in the year 2010
SIGNATURE OF NOTARY PUBLIC Chris Brugger
My Commission Expires: 12-9-2014

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



CHRISTOPHER D BRUGGER
Notary Public, State of Ohio
My Commission Expires 12-09-2014