







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

STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code Section 3307.10 Variances by City Council



- A. Permit a variance in the yard, height, or parking requirement 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 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 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.

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The subject site is currently zoned C4 and contains two homes converted for commercial use. The applicant seeks a use variance to allow the homes to be used for residential purposes. In addition, the applicant will be seeking to split the subject parcel into two separate parcels for purposes of developing each lot for residential purposes.

Green, Walter A.

From:

rleighty@columbus.rr.com Wednesday, February 21, 2007 2:59 PM Sent:

Green, Walter A. To: Cc: car@cpmlaw.com

Subject: variance application CV06-048

Dear Mr. Green,

This email is to confirm to you that our Merion Village Association voted to support variance application CV06-048 at one of our membership meetings last fall. It is our understanding that these houses will be used as residential properties. If you have any questions, please don't hesitate to contact me.

Sincerely,

Bob Leighty President, Merion Village Association

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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 # CU OG - 648
Being first duly cautioned and swom (NAME) Christopher of (COMPLETE ADDRESS) 366 East Broad Street, Codeposes and states that (he/she) is the APPLICANT, AGENT or DUL is a list of all persons, other partnerships, corporations or entities havisubject of this application in the following format:	<u>1umbus, OH 43215</u> Y AUTHORIZED ATTORNEY FOR SAME and the following

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.	2.
Kelly L. McCune	
7656 Covington Springs Court	
Westerville, OH 43082	
3	4.
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SIGNATURE OF AFFIANT	C'ttllikt
	day of Illicany, in the year 2007
Subscribed to me in my presence and before me this 21 pt	day of Flbeleaux, in the year ADD 7
SIGNATURE OF NOTARY PUBLIC	Jana D. Plant
My Commission Expires:	
This Project Disclosure Statement expires six m	ouths after date of notarization.

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

Notary Seal Here



DONNA D. PEART NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES APRIL 8, 2009

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