

CV07-060



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:

Please see attached statement.

Signature of Applicant *[Signature]* Date *12/28/07*

Hardship Statement

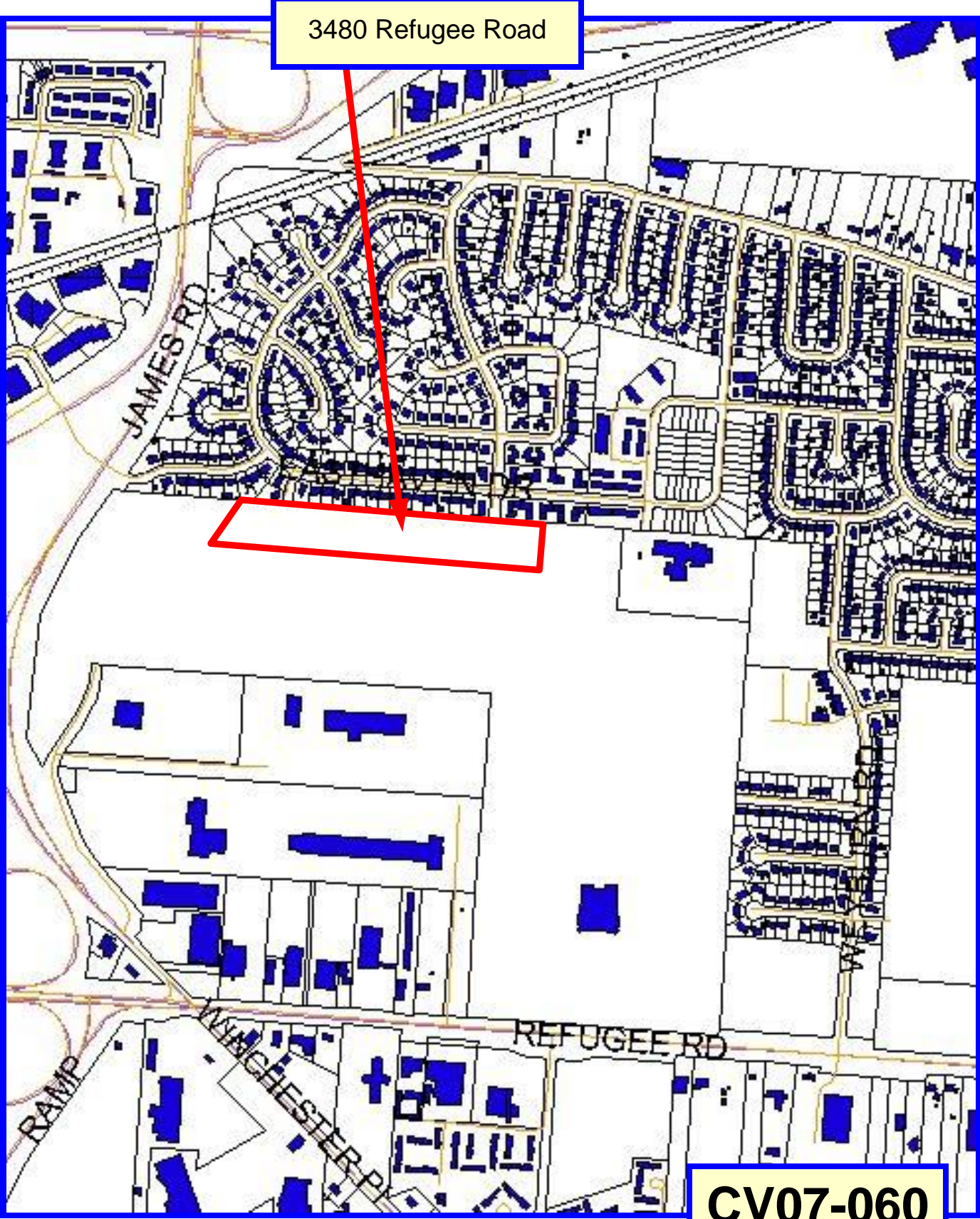
The subject property is currently zoned Limited Institutional. This zoning category only permits land uses that are incompatible with the adjacent single family, residential development located to the north, and would not permit extending this pattern of single family residential development to the subject property. The Applicant therefore seeks a Council Variance to develop the subject property with 54 units of single family housing as indicated on the attached site plan. The proposed development will fit into the existing community by extending Wadsworth Drive and Courtley Drive, two existing residential streets that dead end at the property line of the subject property, and using them to connect the existing neighborhood to the new development. New sidewalks will ensure pedestrian connections.

List of Variances

1. **USE:** Applicant requests a variance to Section 3349.03, Institutional Use District Permitted Uses, to permit the development of 54 units of single family housing and a detention pond.
2. **HEIGHT, AREA AND YARD REGULATIONS:** Applicant requests a variance to Section 3349.04, Height, Area and Yard Regulations, to:
 - a. Reduce the minimum lot size and frontage from one acre and 100' of frontage to 5,000 square feet and 50' of frontage;
 - b. Reduce the minimum setback from 50' from the street right of way to 25' from the street right-of-way;
 - c. Reduce the minimum side yard requirement from 20' to 5';
 - d. Reduce the minimum rear yard requirement from 50' to 25'.
3. **STANDARDS:** Applicant seeks requests a variance to 3370.06, Standards, to remove the Standards set forth in Z03-003 and to replace them with the R2 development standards set forth in Chapter 3332, Residential Districts, of the City Code.
4. **CONDITIONS & LIMITATIONS:** Applicant seeks requests a variance to 3370.07, Conditions and limitations, to remove the Standards set forth in Z03-003 and to replace them with the R2 development standards set forth in Chapter 3332, Residential Districts, of the City Code.

Development Standards

The applicant will commit to all of the R2 development standards set forth in Chapter 3332, Residential Districts, of the City Code



Southeast Community Coalition
P.O. Box 16
Brice, OH 43109

December 7, 2007

Columbus Housing Partnership
Amy D. Klaben, Chief Executive Officer
562 East Main Street
Columbus, OH 43215

Re: 3480 Refugee Road

Dear Ms. Klaben:

Thank you for the presentation made to the members of the Southeast Community Coalition on December 6, 2007 by Maude S. Hill, Vice President of Community Relations and Government Affairs, regarding your proposed development on 124 acres at 3480 Refugee Road that would consist of a 50 to 55 unit subdivision of single family homes. This proposal would require either rezoning of the property from Institutional to R2 or a council variance, or both.

This development is being considered for financing in part by low income housing tax credits. Residents would be required to meet affordability standards and after 15 years, those residents may purchase the homes at discounted prices. There would be a minimum of four designs for the homes, each with 3 or 4 bedrooms, 2 baths, two car garages and approximately 1500 to 1700 square feet of living space. The development will have a management firm with significant experience successfully managing similar properties and be accredited by a national organization such as the National or Midwest Housing Management Association.

The Southeast Community Coalition suggested contact with the homeowners adjacent to the proposed development would be appropriate.

The Southeast Community Coalition voted unanimously to support this concept development and to issue this letter of support for potential funding. Should funding be approved, we look forward to working with you in regard to the rezoning process. Should you need any additional information, please feel free to contact me.

Sincerely,



Monte L. Johnson
President
Southeast Community Coalition
P.O. Box 16
Brice, Ohio 43109

Cc: Judy White, Zoning Chair



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 # CW07060

Being first duly cautioned and sworn (NAME) George Tabit, Dir. of Rental Development
of (COMPLETE ADDRESS) Columbus Housing Partnership, 562 E. Main St. Columbus 43215
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

<ul style="list-style-type: none"> • First Church of God, Inc. 3480 Refugee Rd. Columbus, OH 43232 • 20 Columbus-based employees 	<ul style="list-style-type: none"> • Columbus Housing Partnership, Inc. 562 E. Main St. Columbus, OH 43215 • 46 Columbus-based employees
<ul style="list-style-type: none"> • Bishop Timothy J. Clarke 	<ul style="list-style-type: none"> • George Tabit, Director of Rental Dev't

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

SIGNATURE OF AFFIANT [Signature]
 Subscribed to me in my presence and before me this 27th day
 of December, in the year 2007
 SIGNATURE OF NOTARY PUBLIC [Signature]
 My Commission Expires: 01-05-09



Notary Seal Here: STACY L. MERZ, Notary Public, State of Ohio, My Commission Expires 01-05-09

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