

City of Columbus/Department of Development/Building Service Division/757 Carolyn Avenue, Columbus, Ohio 43224

AMENDED 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 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 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.

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:

The single family residential structure at the rear of the lot in the C4 district does not comply with C.C.C. 3356.05(C) although it was constructed well before World War II. If the use of this residential structure is approved, there will be no adverse effect of any kind on surrounding property owners.

1132 Parsons

Parking Variance - 3342.28 Minimum Number of Parking Spaces Required: Reduce the number of parking spaces required for 1581 square feet of Retail use, and 2 (number of dwelling units above the retail) from 11 to 1.

3342.15 Maneuvering: Reduce the amount of maneuvering required from 20 ft. to 0 ft.

3342.08 Driveway: Reduce the required width for a commercial driveway from 20 feet to 14.9 ft.

500 E. Deshler

Parking Variance - 3342.28 Minimum Number of Parking Spaces
Required: Reduce the number of parking spaces required for a
Single Family Residence from 2 to 0.

3356.03 C-4 Use: Allow a residential use in a commercial district.

3356.11 C-4 District Setback: Reduce the required building setback
from 10 feet to 0.

Signature of Applicant (Signed in BLUE INK) Lyle A. Jensen, Jr. Date 10/12/06



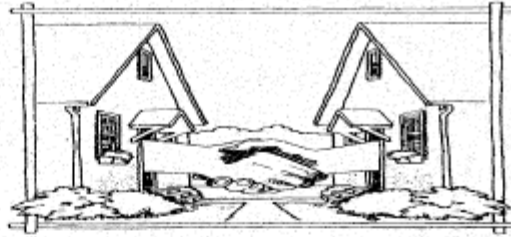
500 East Deshler
Avenue
0.03± acres

CV06-055



500 East Deshler Avenue
0.03± acres

CV06-055



Helping Neighbors Helping Each Other

SouthSide Community Action Network
Post Office Box 06490
Columbus, Ohio 43206

City of Columbus
Department of Development
757 Carolyn Ave.
Columbus, Ohio 43224

Dear David Neubauer:

At the monthly meeting of SouthSide Community Action Network the members present did vote in **SUPPORT** of zoning application: **CV06-055**. Referencing the property located at 500 E. Deshler parcel number 010-047384.

This letter supports the owners request for rezoning to residential status for the single-family residential structure at the rear of the lot in the C4 district, which does not comply with the Columbus City Code. If approved this will not have any adverse effect on surrounding property owners.

Thank you SouthSide Community Action Network memberships. Any questions, please address them to Mr. Donald Coulter 1114 S. Champion Ave. 614 443-3268.

Sincerely,

A handwritten signature in cursive script that reads "Donald Coulter".

Donald Coulter
Debera Diggs

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43234

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 # CV06-055

Being first duly cautioned and sworn (NAME) David M. Neubauer
of (COMPLETE ADDRESS) 334 W. 3rd Ave. Columbus, OH 43209
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 format:

- 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. <u>Linda S. Jones</u> <u>3212 T Avenue</u> <u>Columbus, OH 43207</u> <u>(614) 9751146 or 2952811</u>	2. <u>Lyle A. Jones Jr.</u> <u>220 Stockbridge Rd.</u> <u>Columbus, OH 43207</u> <u>(614) 3321696</u>
3.	4.

SIGNATURE OF AFFIANT

David M. Neubauer

Subscribed to me in my presence and before me this 4th day of September in the year 2006

SIGNATURE OF NOTARY PUBLIC

Jean A. Krum

My Commission Expires:

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

Notary Seal Here



JEAN A. KRUM, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.