

CV06-008



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.

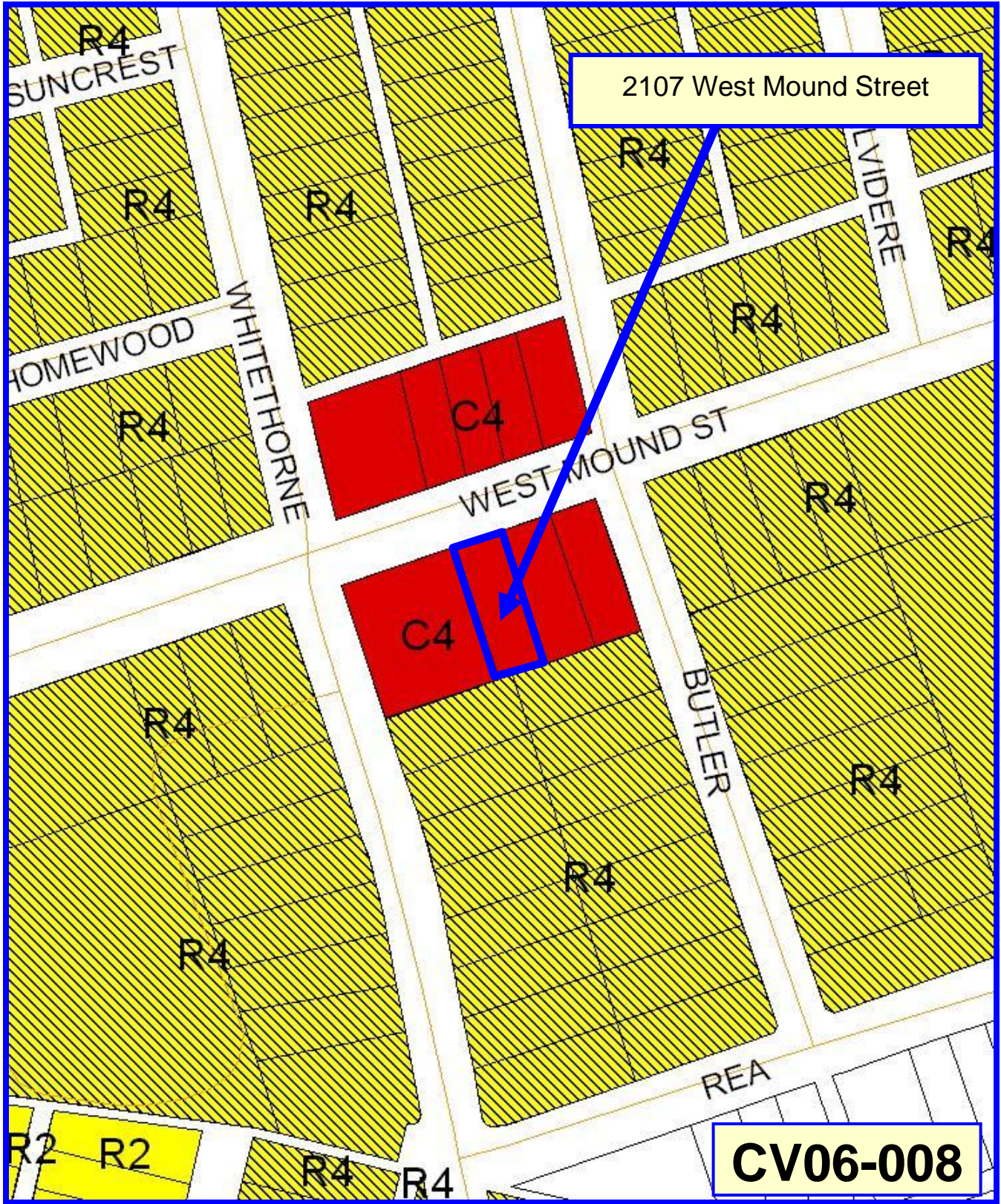
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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.

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 applicant is applying for a council variance in order to purchase a two family dwelling with a pre-approved residential loan. The property in question for which the applicant has lived since 1998 is currently zoned C4 commercial making the residence unqualified for a residential loan. This variance will not adversely affect the surrounding properties or neighborhood due to the fact that the surrounding area is mostly made up of existing single and two family dwellings which are zoned residential. The applicant also intends to make improvement to the property which will increase the value of the property and the surrounding neighborhood.

Signature of Applicant (Signed in BLUE INK) Matthew C. Indiverty Date 2/13/2006





2107 West Mound Street

CV06-008

COMMUNITY GOALS

- Maintain the existing character of the Greater Hilltop's residential areas from inappropriate commercial and industrial development
- Balance the amount of residential, commercial, industrial and other land uses to develop a "total community"
- Revitalize the West Broad Street and Sullivant Avenue corridors within the Greater Hilltop. Promote appropriate land uses
- Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots
- Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape.

PLANNING ISSUES AND STRATEGIC RECOMMENDATIONS

Issue

Existing zoning is not always appropriate or consistent with the surrounding area

Strategic Recommendations

- Inappropriately zoned parcels, in both residential and commercial areas, should be rezoned so that they are consistent with current land use and surrounding uses. An inappropriate designation might include a

- parcel that is zoned commercial but that is used for residential or a parcel with an intense commercial zoning that is adjacent to a residential area
- Initiate a rezoning effort on the south side of West Broad Street, from Glenwood Park west to Highland Avenue. The rezoning should maintain multi-family residential as the desired land use and should allow office use, where appropriate
 - Support community-based group storefronts and national and local commercial uses along West Broad Street west of Highland Avenue
 - Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses
 - Support the development of commercial nodes at major intersections along Sullivant Avenue
 - Consider expanding the permitted uses in older commercial areas to allow for limited "manufacturing" uses, such as fabrication and assembly



Department of Trade and Development
Development Regulation Division

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

**AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM**

GROUP NAME: GREATER HILLTOP

MEETING DATE: MARCH 7, 2006

- SPECIFY CASE TYPE:
(check only one)
- BZA Variance (Begins with "V")
 - BZA Special Permit (Begins with "SP")
 - Council Variance (Begins with "CV")
 - Rezoning (Begins with "Z")
 - Graphics Variance (Begins with "VG")
 - Graphics Special Permit (Begins with "SPG")

CASE NUMBER: CV06-008/06315-0-00008

- RECOMMENDATION:
(check only one)
- Approval
 - Disapproval
 - Conditional Approval: (please list conditions below)
(Area Commissions see note below*)

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: YES - 9 NO - 0

SIGNATURE OF AUTHORIZED REPRESENTATIVE: [Signature]
(Signature)

GNAC BOARD CHAIR
(Recommending Group Title)

610-5296
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.

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



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 # CV06-008

Being first duly cautioned and sworn (NAME) Matthew C. Indrutz
of (COMPLETE ADDRESS) 2107 W. Mound St. Columbus, OH 43223
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>Matthew C. Indrutz</u> <u>2107 W. Mound St.</u> <u>Columbus, OH 43223</u>	2. <u>Mark Egan Latte</u> <u>11301 Darbycreek Rd.</u> <u>Orient, OH 43146</u>
3.	4.

SIGNATURE OF AFFIANT

Matthew C. Indrutz

Subscribed to me in my presence and before me this 13th day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Nancy A. Shuster

My Commission Expires:

June 10, 2008

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

Notary Seal Here



NANCY SHUSTER
Notary Public, State of Ohio
Franklin County
My Commission Expires June 10, 2008