

CV04-027



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  Date 6-28-04

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COUNCIL VARIANCE
TERRY BRODNAX
2618 THORNDALE AVE. COLS. OH 43207

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We would like to remove and rebuild existing accessory building on Lot #29 Of Castle Terrace Subdivision, in which I was cited for in the Save our South Side Project. Roof missing materials, Soffitts-sections missing due to building off of foundation.

The existing building was built in approx. 1930-1940's and is on Lot#29 and Lot#30 (in which we own both). It is sliding off the foundation, due to this the roof is starting to fall in, (it is flat roof) and it looks terrible. We have tried to keep it up and make sure it was safe, secure, and looked nice. But just can no longer do that anymore. We have kept all our yard equipment and one vehicle in it. It has been broken into and items stolen from it.

What we would like to do with the variance approval;

Want to build a new accessory building 24' X 30' to code on Lot #29. The existing gravel driveway make it hard surface out of Colored Asphalt which when finished will look like brick driveway. When done we will have a Safe, and Secure building to store our entire yard equipment and two vehicles. This is for our personal use only. As you can see on the maps we own almost two acres in which is all grass, trees (which have been here for years) except where our home sits we keep all maintance up on grass, trees trimmed and landscaped. All our neighbors comment on how nice our property looks (except for the old building we told them we want to put up a new building to match the house they all said that would be really nice) and all the neighborhood kids love it. The kids say " it is like a park" they play on the North end of the property and also cross thru and over the creek to Little Oklahoma so they do not have to go on to South High Street.

Our Plans for Lot#29 & 30;

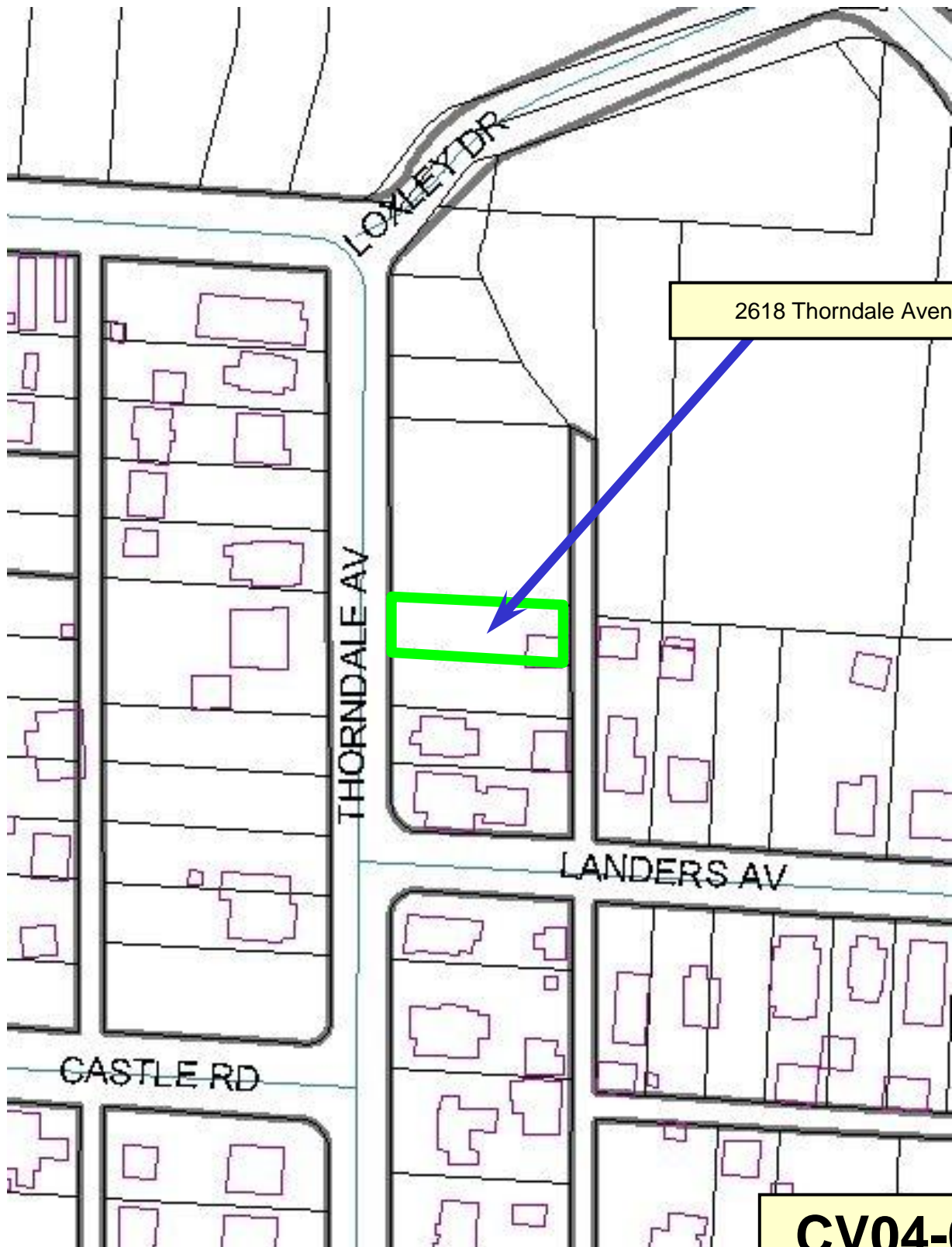
Our daughter and granddaughter will be moving into Columbus in approx. 5-6 years from Mt. Sterling Granddaughter will be going to Ohio State, at that time we want to build that home on this property for them.

ORD # 1836-2004



2618 Thorndale Avenue

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SEP-30-2004 03:01 AM

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9-29-04

Jerry Brodnax CV 04-027

At a stated meeting of Save
Our Southside Civic Assn. A vote
was taken in favor of the
C. U. at 2618 Thornlake to
replen a garage that was
ordered down, in 2003 Brite
Area, on a lot without a
house. The present garage is
not repairable according to informant given.

Erwin McPhellen
491-0214

