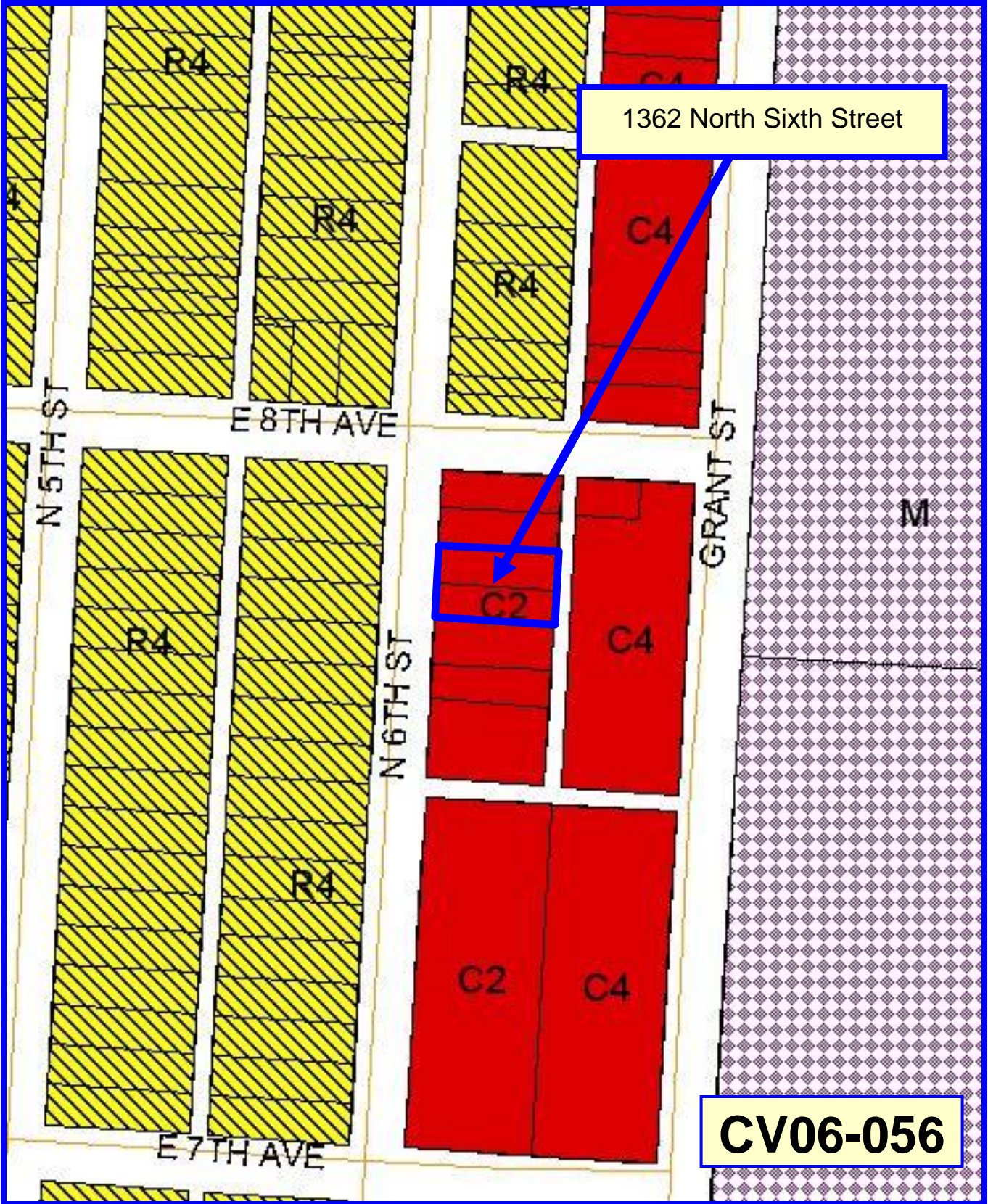


Statement of Hardship

The applicant is applying for a Council variance in order to sell the property. The applicant and her family have lived at 1362 N 6th Street for 9 ½ years and are trying to sell the property. However the property is zoned C-2, Commercial District making the residence unqualified for a residential loan. In this block, four other variances have been approved for new construction of single-family dwellings. This variance should not adversely affect the surrounding properties or the neighborhood due to the fact that the surrounding area is primarily residential in nature.





Weinland Park  Neighborhood Plan

3 **Redevelopment Concept:**
Columbus Coated Fabrics Site – Reclaim it for Neighborhood Uses



View 1: North Grant Avenue will become a grand new residential street.



View 2: New and existing homes will surround a new community park.

- ◀ Create a "gateway" at the end of North Grant Avenue.
- ◀ Seek a variety of land uses, including neighborhood retail.
- ◀ Provide new housing that complements the existing homes on North 6th Street.
- ◀ Clean up the existing linear park on North 6th Street.
- ◀ Locate surface parking lots adjacent to the rail lines.
- ◀ Provide a well landscaped edge along the rail lines that buffer views and noises.
- ◀ Create "Grant Park" - a new civic place for people of all ages and backgrounds - as is feasible and appropriate. Expand parkland and integrate active recreational uses, such as ball fields, courts, etc.
- ◀ Housing should transition in scale and offer a wide range of choices to attract more people to the neighborhood.
- ◀ Grant should be a premier residential street with attractive amenities like a well landscaped linear park.
- ◀ New housing units should have distinct private spaces including rear yards and courtyards.



Site

Source: Coody Glancy & Associates

Dave,

At its regular meeting on October 17, 2006 the UAC passed resolutions making the following recommendations. Please pass this to other staff as necessary.

Ron Hupman

215 King Ave.

This business is currently a coffee house only with no alcoholic beverages; however if the variance is granted the patio seating will be available to any future bar/restaurant that might locate there. With that in mind the, conditions look to the future as well as the current operation.

Recommendation is for approval with the following conditions:

1. No alcoholic beverages shall be allowed in the outdoor seating area
2. The outdoor seating area may never be permanently enclosed
3. There shall be no amplified music in the outdoor seating area.
4. The use of the outdoor seating/patio area to the rear of the building shall be restricted to employees and a sign so stating shall be posted adjacent to the door to this area.
5. The outdoor seating area may be used only until 12:00AM Mon.-Thurs. and until 1:30AM Fri. and Sat.

Vote: 14 yes; 3 No

1362 N. 6th Street. Council variance

Recommendation is to approve the variances as requested.

Vote: 17 yes; 0 No

222 W. Lane Ave., Harrison House Apartments.

Recommendation is to approve the variances as requested.

Vote: 13 Yes; 0 No; 1 Abstention

2466 Neil Ave.

The entire rear yard is now gravel. That is totally unacceptable. The applicant's residence on Blake has no off-street parking and she hopes to use the parking at this address to serve her own needs as well as those of her tenants in 2466. There is on-street parking on both Blake and Neil. We do not feel that any parking developed at this location should accommodate more than 4 cars and there must be a reasonable amount of green space.

Recommendation is disapproval of the variances as requested but for approval of a parking area behind the house, accessed from the alley, that will accommodate a maximum of 4 double stacked vehicles; such parking area to be constructed in accordance with all applicable Columbus City Codes.

Vote: 14 Yes; 0 No

Ronald L. Hupman
Office of the Ohio Insurance Liquidator
1366 Dublin Rd.
Columbus, OH 43215
(614) 485-6234
(614) 291-9760 Fax
rhupman@ohliq.com

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # CV06-056

Being first duly cautioned and sworn (NAME) Jenney M Rice
of (COMPLETE ADDRESS) 1362 N 6th St Columbus, OH 43201

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

<p>Mark E. Rice + Jenney M. Rice 1362 N 6th St Columbus, OH 10 43201</p>	

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

SIGNATURE OF AFFIANT Jenney M Rice
Subscribed to me in my presence and before me this 28th day
of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires 11/7/07



SHARON L. TABER II
NOTARY PUBLIC - STATE OF OHIO
This Project Disclosure Statement expires six months after date of notarization.
Commission Expires 11-07-2007