



STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code Section 3307.10 Variances by City Council

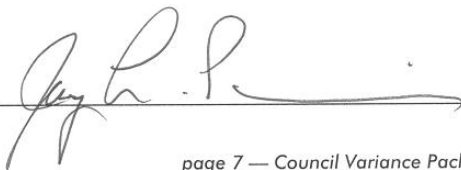
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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 Statement of Hardship

Signature of Applicant  Date February 2, 2004

C2004-00

**NETWORK RESTORATION I, LLC
88 EAST BROAD STREET, SUITE 1800
COLUMBUS, OHIO 43215
614-224-8446 614-224-8452 (fax)**

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The property that is the subject of this council variance application is comprised of one (1) tract of real estate under the following Franklin County Auditor's Tax Parcel Number: 010-014137 (the "Site"). Applicant, an affiliate of Ohio Capital Corporation for Housing, a non-profit corporation dedicated to providing affordable housing to low-income tenants, will have ownership of the Site transferred to its name if this variance is granted and desires, in conjunction with the rehabilitation of an entire portfolio of low-income housing properties (the "Portfolio"), to demolish the existing residential building on the Site (the "Structure") and in its place construct a 10-unit residential building containing 6 handicap-accessible units.

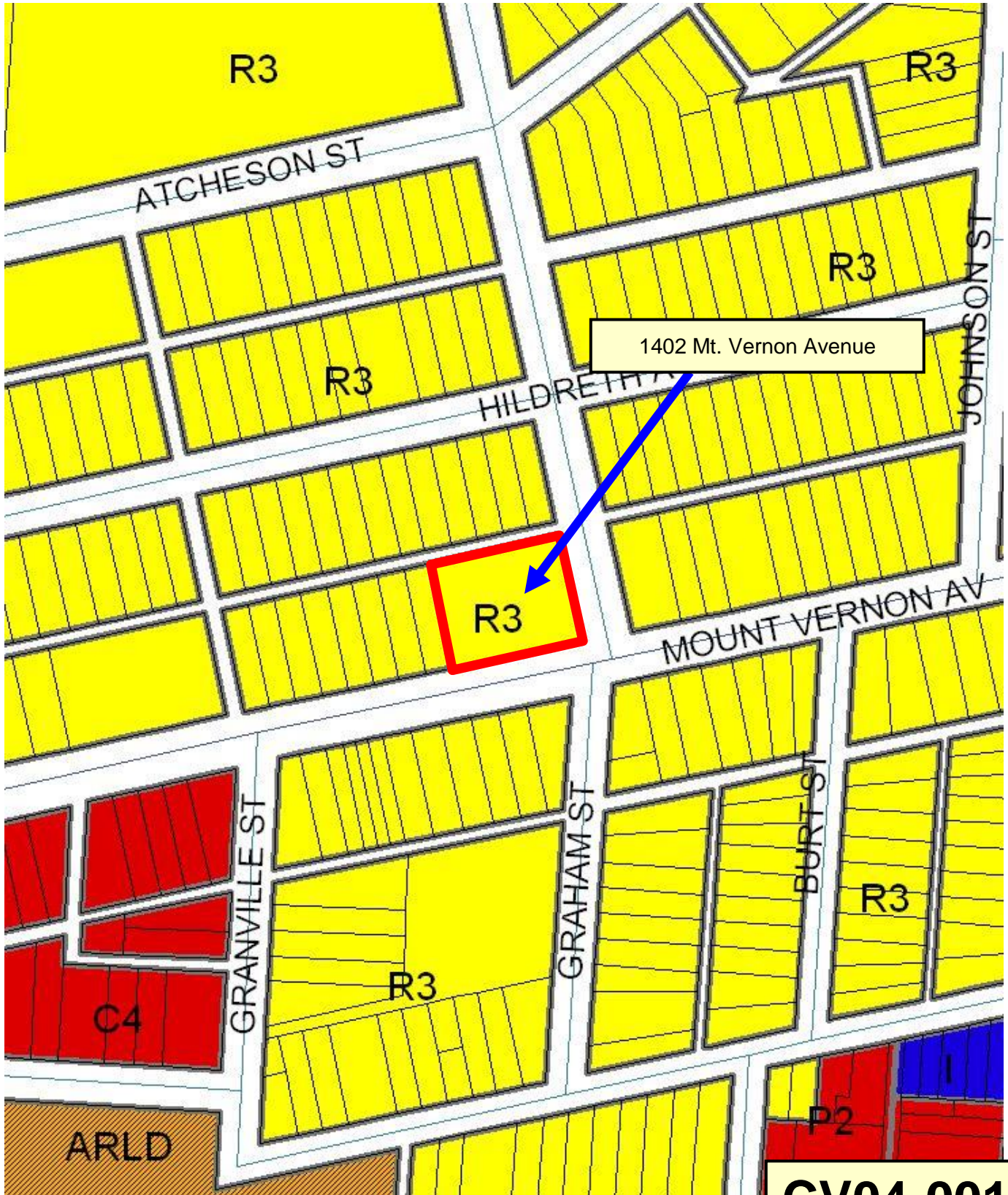
In connection with the redevelopment of the Portfolio, the Structure was already scheduled for substantial rehabilitation. However, the age and location of the Portfolio properties make it nearly impossible for Applicant to conduct the planned rehabilitation of the Portfolio while complying with various federal accessibility statutes. After careful study, Applicant has determined that the characteristics of the Site make it one of the few properties in the Portfolio on which it is economically feasible to construct handicap-accessible housing units. However, to do so will require that Applicant demolish the Structure and in its place construct a new multi-family dwelling on the Site.

It should be emphasized that in seeking this variance, Applicant merely desires to continue the pre-existing, non-conforming use of the Site that has existed for many years. As mentioned above, Applicant seeks to rehabilitate the entire Portfolio but in doing so must comply with existing accessibility laws because of the scope and nature of the rehabilitation. Only through the granting of this variance can Applicant successfully and cost-effectively comply with such accessibility laws and thus be able to rehabilitate the Portfolio, thereby bringing quality housing to the low-income residents of the City of Columbus, including those in need of handicap-accessible housing units. Importantly, granting of this variance will not in any way affect the essential character of the Site as it relates to surrounding properties nor will there be any adverse effect on the surrounding property owners. Furthermore, there will be no effect on the delivery of governmental services. Instead, the use of the Site will remain the same with the existing structure being replaced by a new, similarly-sized structure.

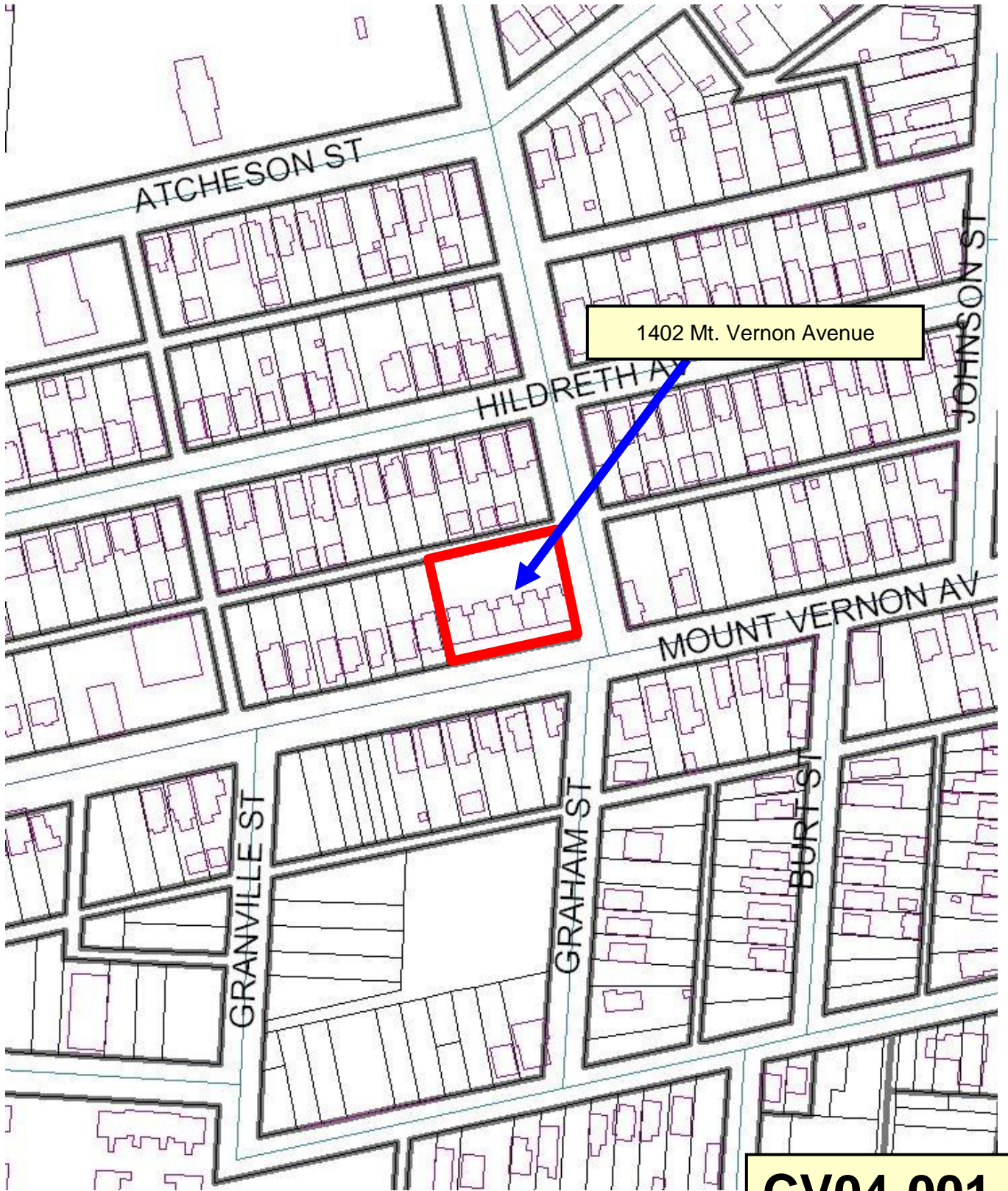
Furthermore, the granting of this variance will in no way impair an adequate supply of light and air to adjacent property as the structure to be constructed will be a two-story structure similar in height to the existing structure. The granting of this variance also will not unreasonably increase the congestion of the public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals

or welfare of the inhabitants of the City of Columbus, as the ultimate use of the property will remain the same. Instead, the granting of this variance will quantifiably increase the health, safety and welfare of the residents of the City of Columbus by resulting in a much needed increase in the number of quality handicap-accessible low-income housing units.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the demolition of the Structure and its replacement by a new multi-family housing structure accessible to handicapped residents within the current zoning.



CV04-001



1402 Mt. Vernon Avenue

CV04-001