



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:

I am unable to obtain a Residential Mortgage Due to
The commercial zoning and the nonconforming Residential
usage. The Existing loan I have will Be called Due In
May 2008. Without the council VARIANCE on this property
I will loose the house.

Signature of Applicant

Date 8-28-07

C4

C4

C4

C4

C4

LINDEN PLACE

C4

C4

C4

C4

Q4

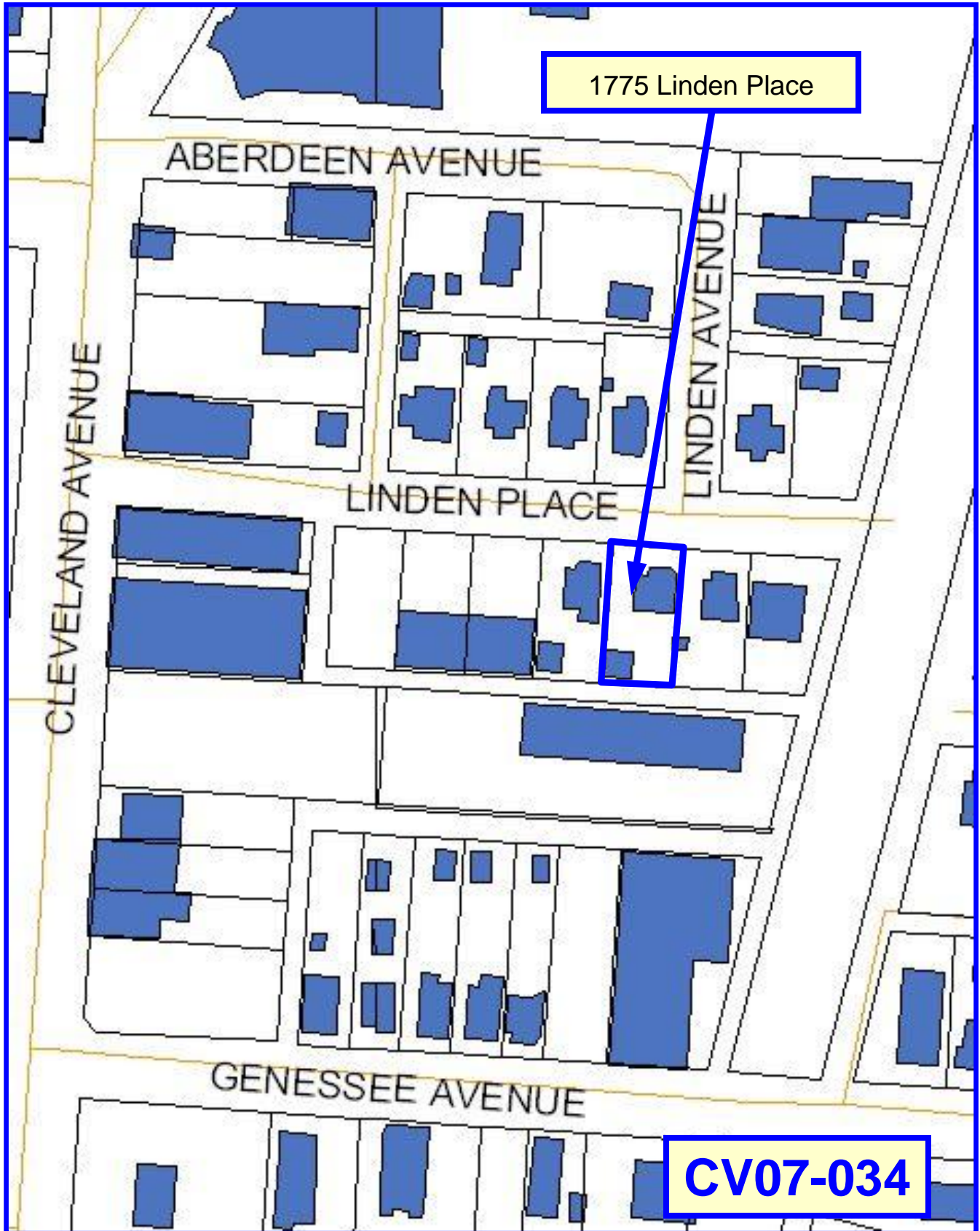
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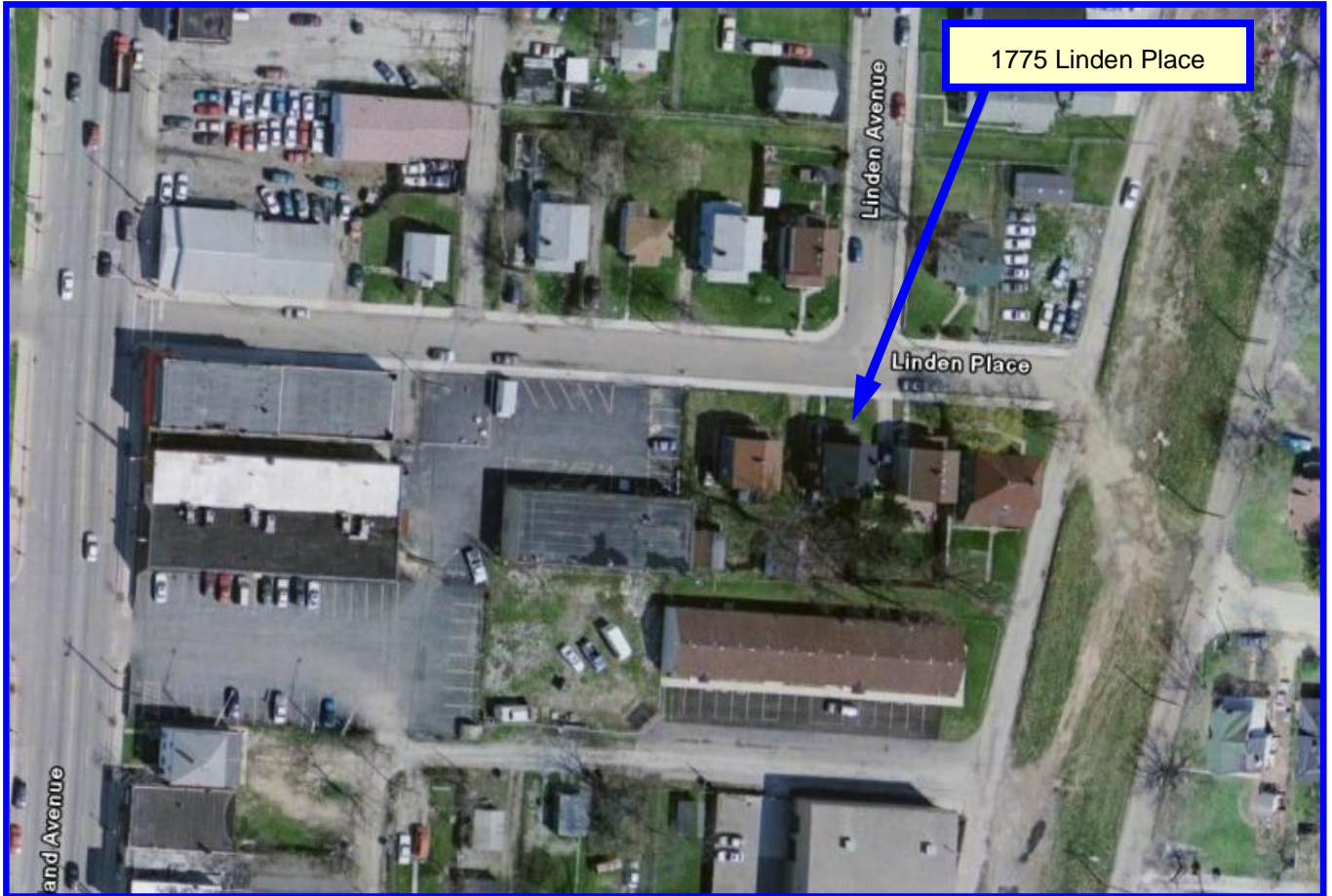
LM

GENESSEE AVENUE

R4

CV07-034





CV07-034

North Linden Area Commission

1254 Briarwood Avenue
Columbus, Ohio 43211

October 19, 2007

City of Columbus
Department of Development
Division of Zoning
757 Carolyn Avenue
Columbus, Ohio 43224

Attention: Walter Green

Re: CV07-034
1775 Linden Pl.

Dear Mr. Green:

On October 17 at the Commission's monthly public meeting Mr. James Boggs, the property owner, presented his variance application to the Commission.

Subsequent to the presentation, the Commission unanimously voted in support of the application with no contingencies. Should you have questions or need additional information, please contact me at your earliest convenience.

Sincerely,



Danny D. Popp, Chairman
North Linden Area Commission

DDP/sp

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 # _____

Being first duly cautioned and sworn (NAME) James Baggs
of (COMPLETE ADDRESS) 190 Parkwood Ave Pickerington OH 43147
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

James Baggs 190 PARKWOOD AVE PICKERINGTON OH 43147	KARRIE Baggs 190 PARKWOOD AVE PICKERINGTON OH 43147

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

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 28 day
of August, in the year 2007

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires:

This Project Disclosure Statement expires on this date: November 7, 2007

Notary Seal Here



TERENCE C. MAGUIRE
Notary Public
In and for the State of Ohio
My Commission Expires
November 7, 2007



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