



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 ATTACHMENT

Signature of Applicant *David M. Bork* Date 10/3/07

Statement of Hardship

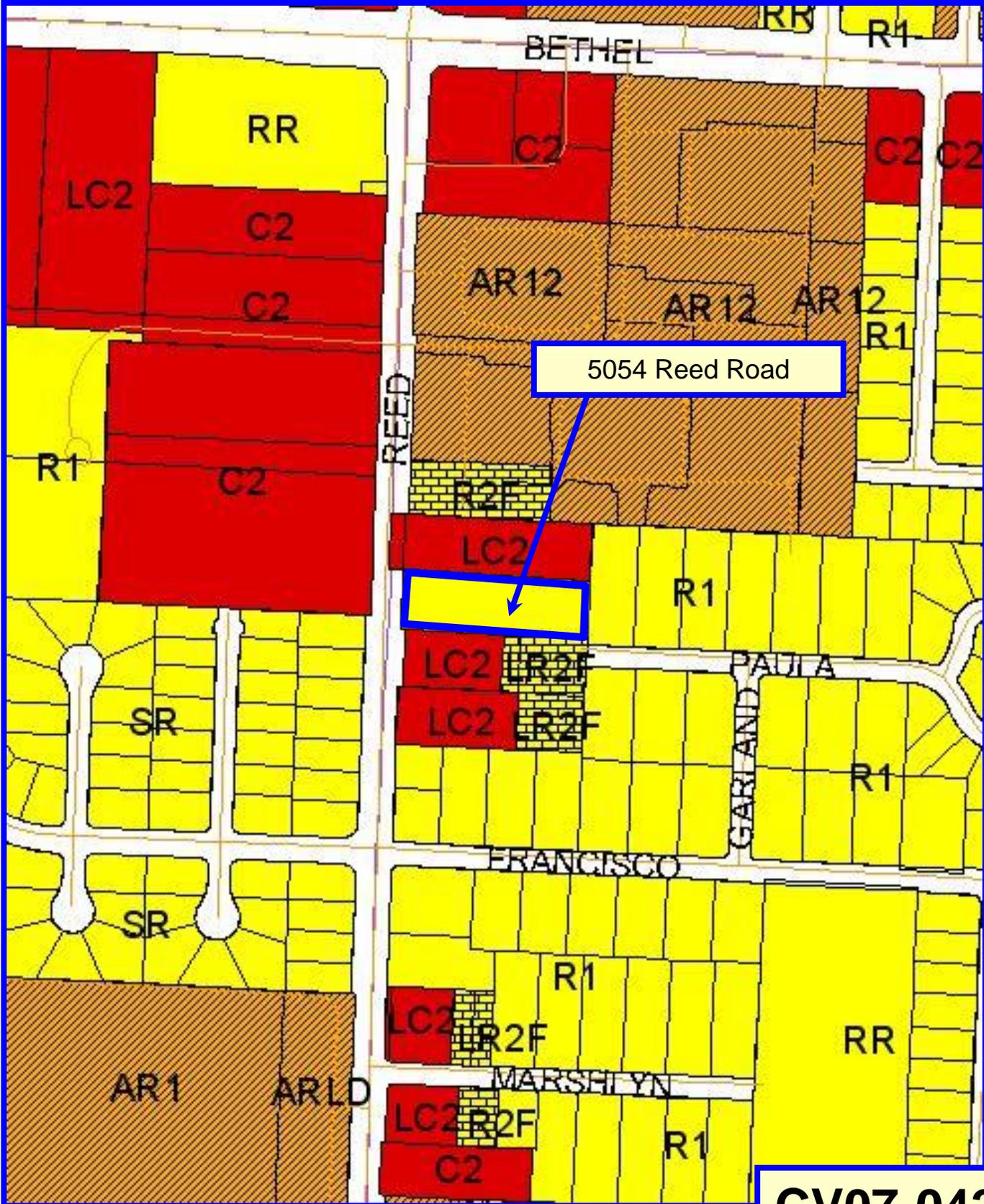
Use in 3332.03 R-1 residential district

The owner of the property, Gloria A Leo, was recently widowed. She lived in subject property since 1955. The property is currently zoned R-1 between two L-C2 zoned properties.

Her financial resources are in her house/property at 5054 Reed Rd., Cols, OH, 43220. She has a contract to sell her property subject to a variance being granted for an office use or rezoning to L-C2.

In order to expedite the sale, the parties are willing to seek a variance to facilitate a sale for such closing. Subsequent to such variance being granted and such closing, Mrs. Leo will continue the process to rezone subject property to L-C2 classification, with the same development standards as were provided in the rezoning of 5072 Reed Rd, case #Z02-101, file #1074-2003, final action 7/8/03.

Because the properties to the North, South and West are all offices uses, such a variance will not seriously affect adjoining property or the general welfare. The purchaser's intent is to remodel the existing house for its own office use. Such variance will not impair an adequate supply of light and air to adjacent property, nor unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety or negatively affect the inhabitants of the City of Columbus.



CV07-042



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Date: Thu, 08 Nov 2007 13:49:47 -0500
From: "John Ehlers - IntelliSIM Ltd" <ehlers@intellisim.com>
To: "David Keister" <davekeister@sbcglobal.net>, "David Hartsook" <hartsook@hartsookrealestate.com>
CC: president@northwestcivic.org
Subject: 5054 Reed Road

Gentlemen,

Thank you for your presentation to the Northwest Civic Association trustees last night.

I am happy to report that the trustees approved your request for a Council variance by a vote of 12 (yes) to 1 (no).

See you again in a few months.

~John Ehlers
President, NWCA

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John Ehlers ehlers@intellisim.com

5222 Brynwood Drive
Columbus, Ohio 43220 (614) 459-1781

City of Columbus | Department of Development | Building Services Division | 757 Gady 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 # CV07-042

Being first duly cautioned and sworn (NAME) DAVID HARTSOCK
of (COMPLETE ADDRESS) 3695 RUSHMORE DR COLS OH 43220

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><u>Gloria A Leo</u> <u>1630 NW Prof Plaza #108</u> <u>Upper Arlington OH 43220</u> <u>451-3327</u></p>	<p><u>RGB and REG Ltd</u> <u>910 Risk Management Financial Solutions of OH, Ltd</u> <u>5945 Wilcox Pl Suite C</u> <u>Dublin OH 43016-8713</u> <u>No Cols based employees at present</u> <u>Dick Guyer 507-4918</u></p>

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

SIGNATURE OF AFFIANT David Hartsock
Subscribed to me in my presence and before me this 4th day
of October, in the year 2007
SIGNATURE OF NOTARY PUBLIC Chris Timmer
My Commission Expires: _____

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

Notary Seal Here

Notary Public
Chris Timmer
Commission Expires _____