



STATEMENT OF HARDSHIP

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

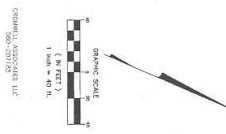
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular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

The applicant is seeking the council variance to allow the required parking for the abutting office complex to be located on the subject site as it is owned by the applicant and both properties are held in the same ownership name. The parcels cannot be combined due to different taxing districts. The annexation laws in the State of Ohio have recently been amended and provide for tax revenues to accrue to the underlying township and therefore the different tax district has the parcel containing the existing and proposed buildings. The council variance will allow the proposed parking lot to serve the existing and proposed office buildings. The variance would also allocate the required parking for the two buildings on the L-C parcel thereby reducing the on site parking requirements as well as varying the
 Signature of Applicant John B. Reynolds III Date 2/26/08
 handicapped parking to zero as it will be located next to the buildings. The final variance will vary the maneuvering space requirement behind parking spaces that abut the property line.



CITY OF COLUMBIUS, FRANKLIN COUNTY, OHIO
PROPERTY EXHIBIT

FOR
AMERICAN COMMERCE INSURANCE

N WILSON ROAD & TWIN CREEKS DRIVE

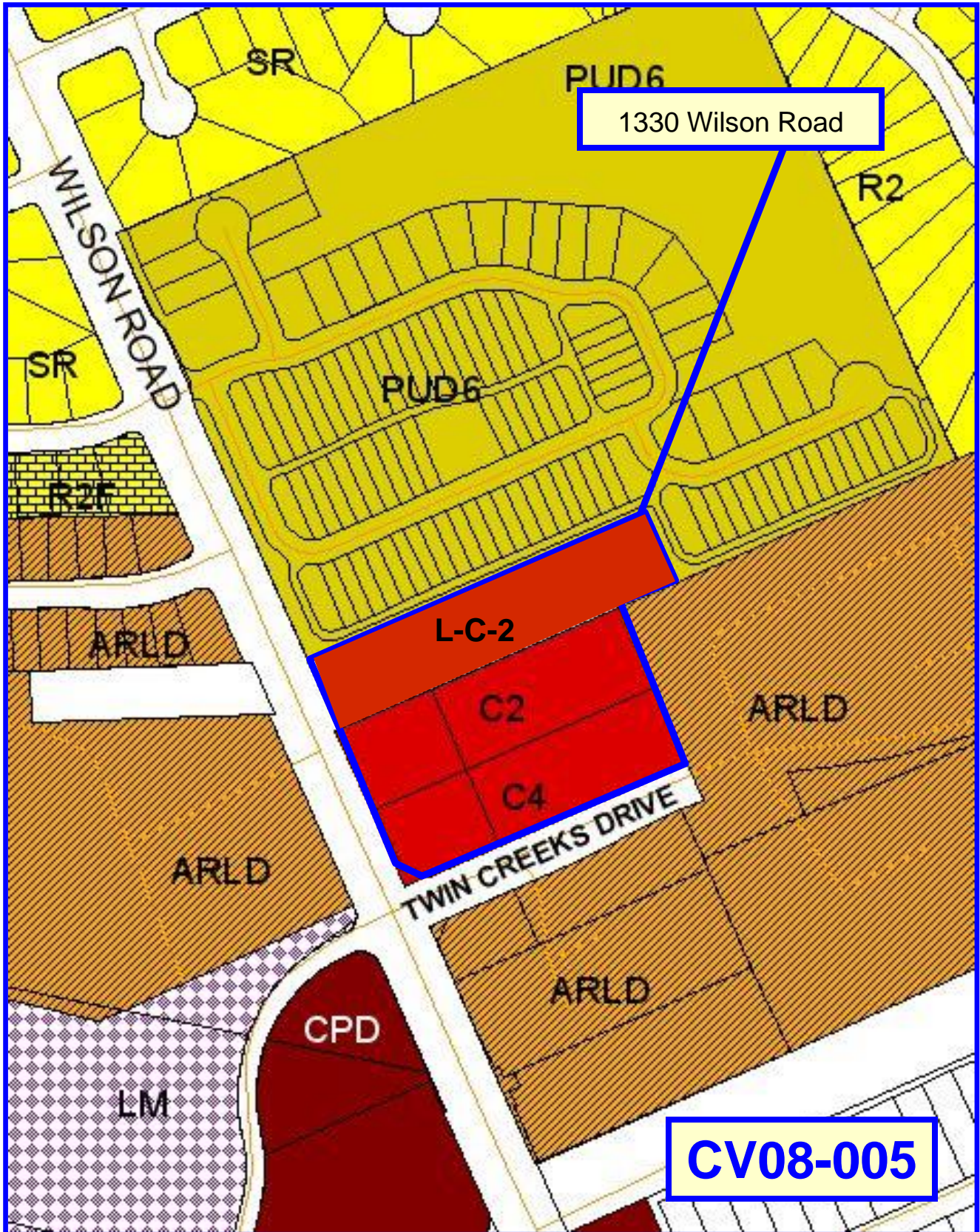
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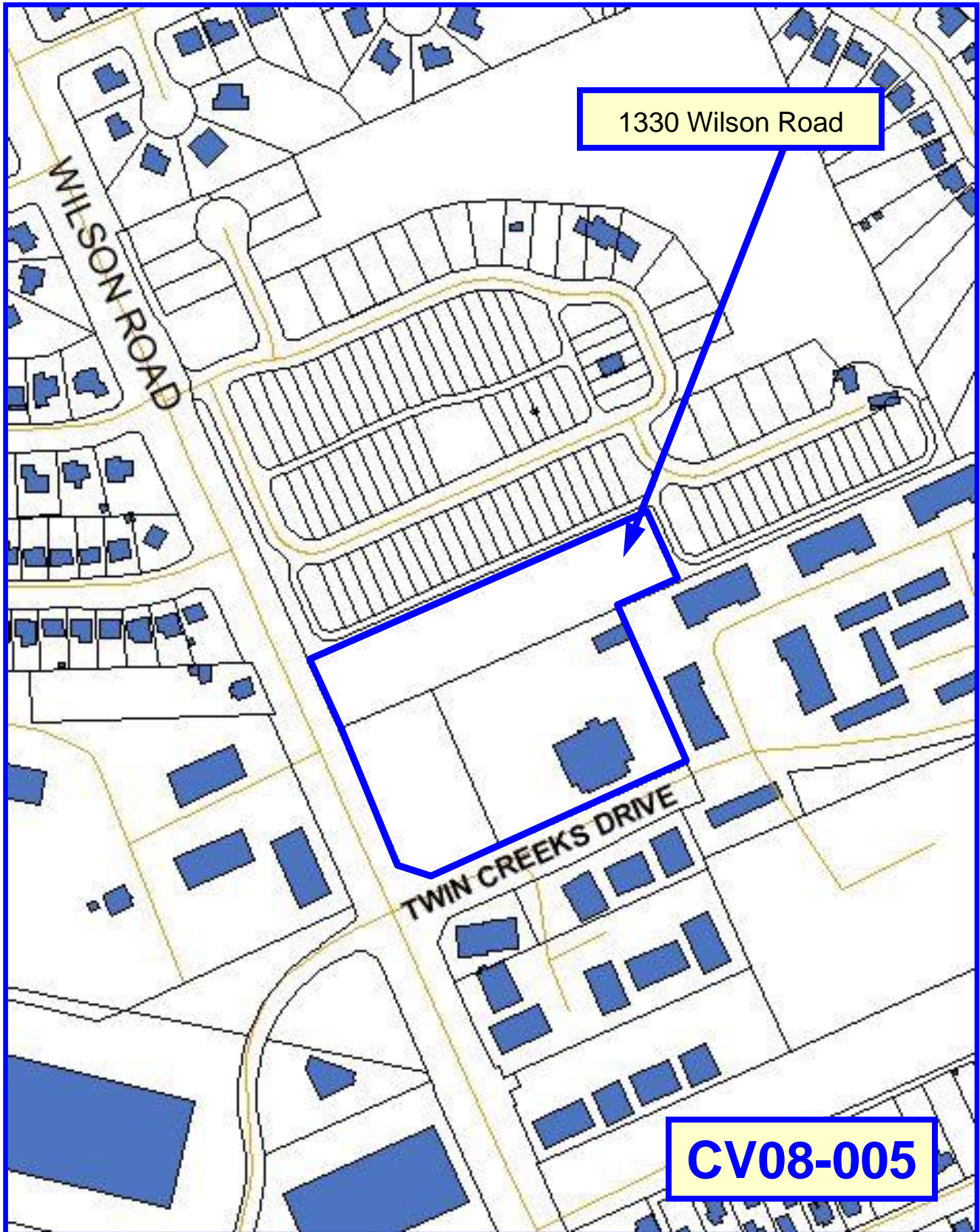
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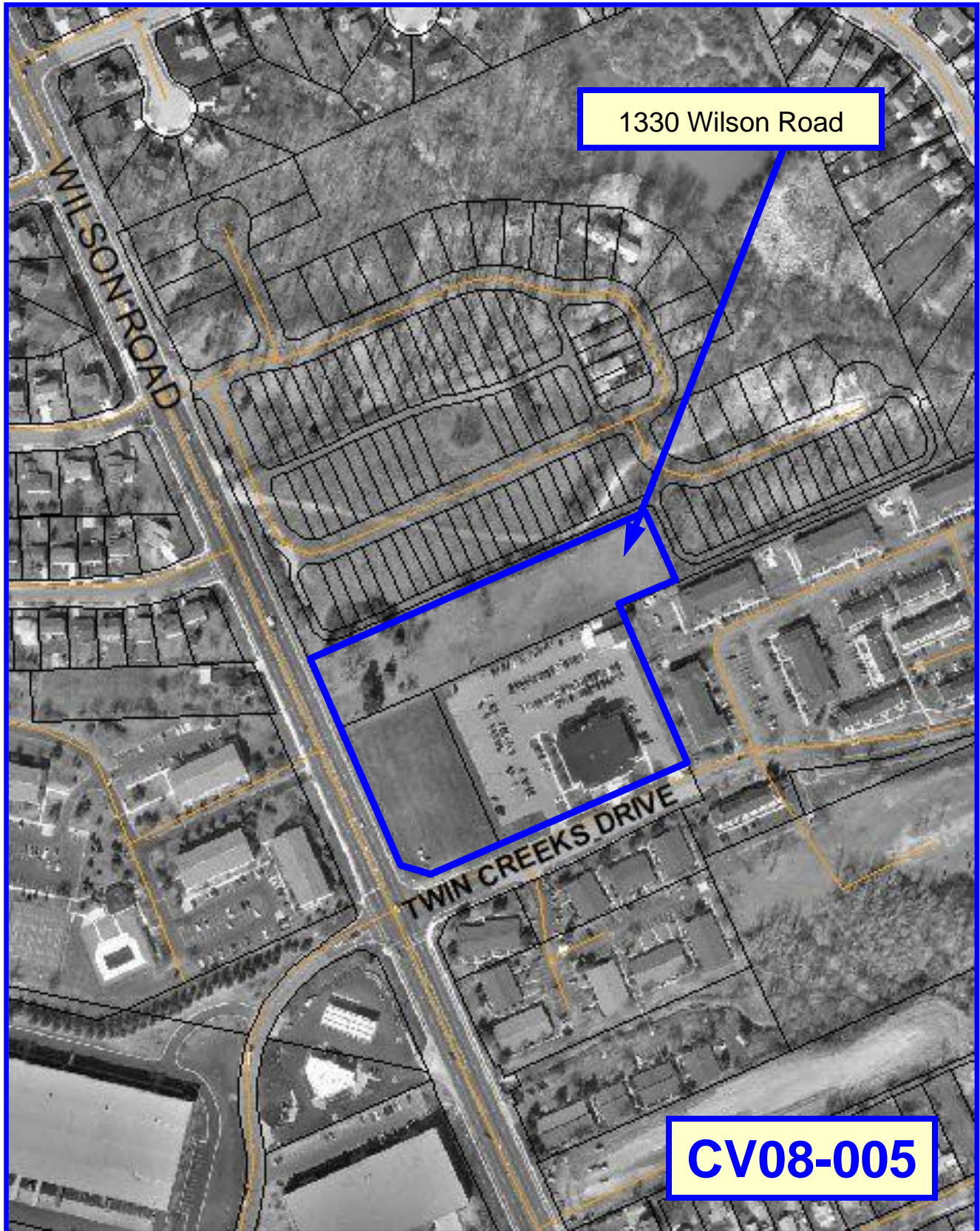
Jail No: 2007-2200

Sheet: 1 of 1

For Clarification Only







City of Columbus | Department of Development | Building Services Division | 757 Girdyn 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 # CV08-005

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725 Columbus, Ohio 43215
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

American Commerce Insurance Company 3590 Twin Creeks Drive Columbus, Ohio 43204 Greg Clark - 308-3204 Columbus Employees - 180	

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day
of February, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10