CU04-027

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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

Signature of Applicant

Date 6-28-04

page 7 — Council Variance Packet

CV04-027

COUNCIL VARIANCE TERRY BRODNAX 2618 THORNDALE AVE. COLS. OH 43207

STATEMENT OF HARDSHIP

We would like to remove and rebuild existing accessory building on Lot #29 Of Castle Terrace Subdivision, in which I was cited for in the Save our South Side Project. Roof missing materials, Soffitts-sections missing due to building off of foundation.

The existing building was built in approx. 1930-1940's and is on Lot#29 and Lot#30 (in which we own both). It is sliding off the foundation, due to this the roof is starting to fall in, (it is flat roof) and it looks terrible. We have tried to keep it up and make sure it was safe, secure, and looked nice. But just can no longer do that anymore. We have kept all our yard equipment and one vehicle in it. It has been broken into and items stolen from it.

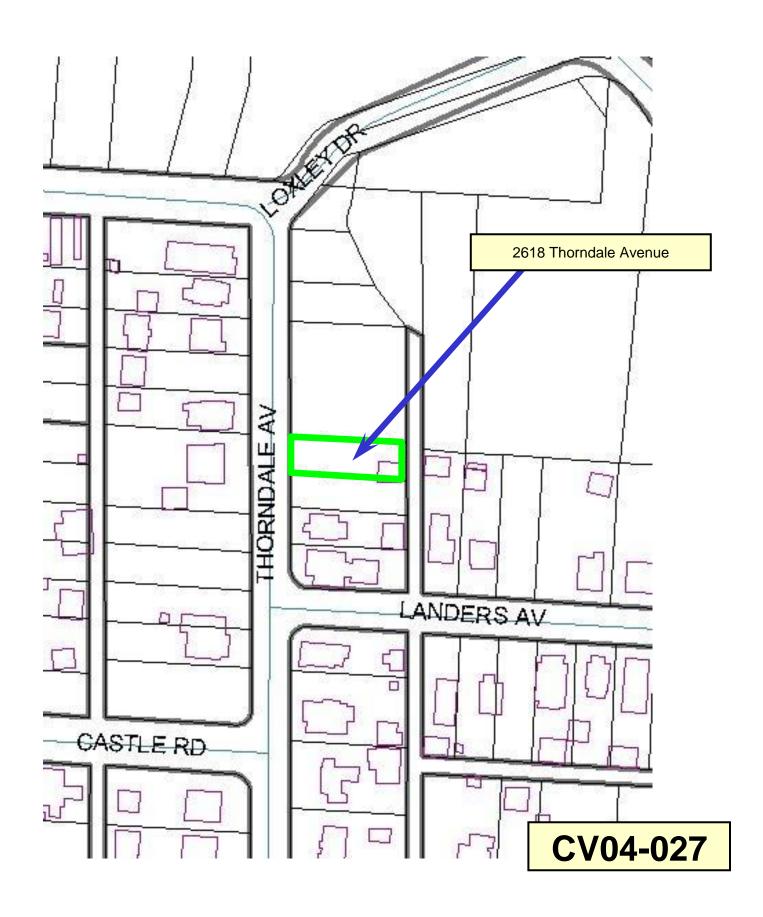
What we would like to do with the variance approval;

Want to build a new accessory building 24' X 30' to code on Lot #29. The existing gravel driveway make it hard surface out of Colored Asphalt which when finished will look like brick driveway. When done we will have a Safe, and Secure building to store our entire yard equipment and two vehicles. This is for our personal use only. As you can see on the maps we own almost two acres in which is all grass, trees (which have been here for years) except where our home sits we keep all maintance up on grass, trees trimmed and landscaped. All our neighbors comment on how nice our property looks (except for the old building we told them we want to put up a new building to match the house they all said that would be really nice) and all the neighborhood kids love it. The kids say "it is like a park" they play on the North end of the property and also cross thru and over the creek to Little Oklahoma so they do not have to go on to South High Street.

Our Plans for Lot#29 & 30:

Our daughter and granddaughter will be moving into Columbus in approx. 5-6 years from Mt. Sterling Granddaughter will be going to Ohio State, at that time we want to build that home on this property for them.





SEP-30-2004 03:01 AM

9-29-04

Terry Brodney CU04-027

At a stated meeting of Save

Our Southaide Civic arm. a vite

Was taken in Javan of the

C. V. at 2618 Idvindale to

replie a garage that was

Area, on a let swithout a

Notes. The present garage is

Not regarille according to informth given.

Green M. Meellen

491-0214

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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

Being first duly cautioned and sworn (NAME)

Terry and Kathy Brodnex

of (COMPLETE ADDRESS) 2600 Thorndale Ave. Columbus, 6H 43207-3039

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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Terry and Kathy Brodnax
2600 Thorndale Ave. Columbus, OHIO 43207-3039

CARLON (17)
DE O
SIGNATURE OF AFEIANT
Subscribed to me in the presence and before me this 28 day of, in the year 200
SIGNATURE OF NOTARY PUBLIC F. W. Judy K Hambert
My Commission Expires: Notary Public 29.2007
This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here My Commission Expires July 29, 2007