

CV07-002

City of Columbus | Department of Development | Building Services Division | 757 Caryn 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.

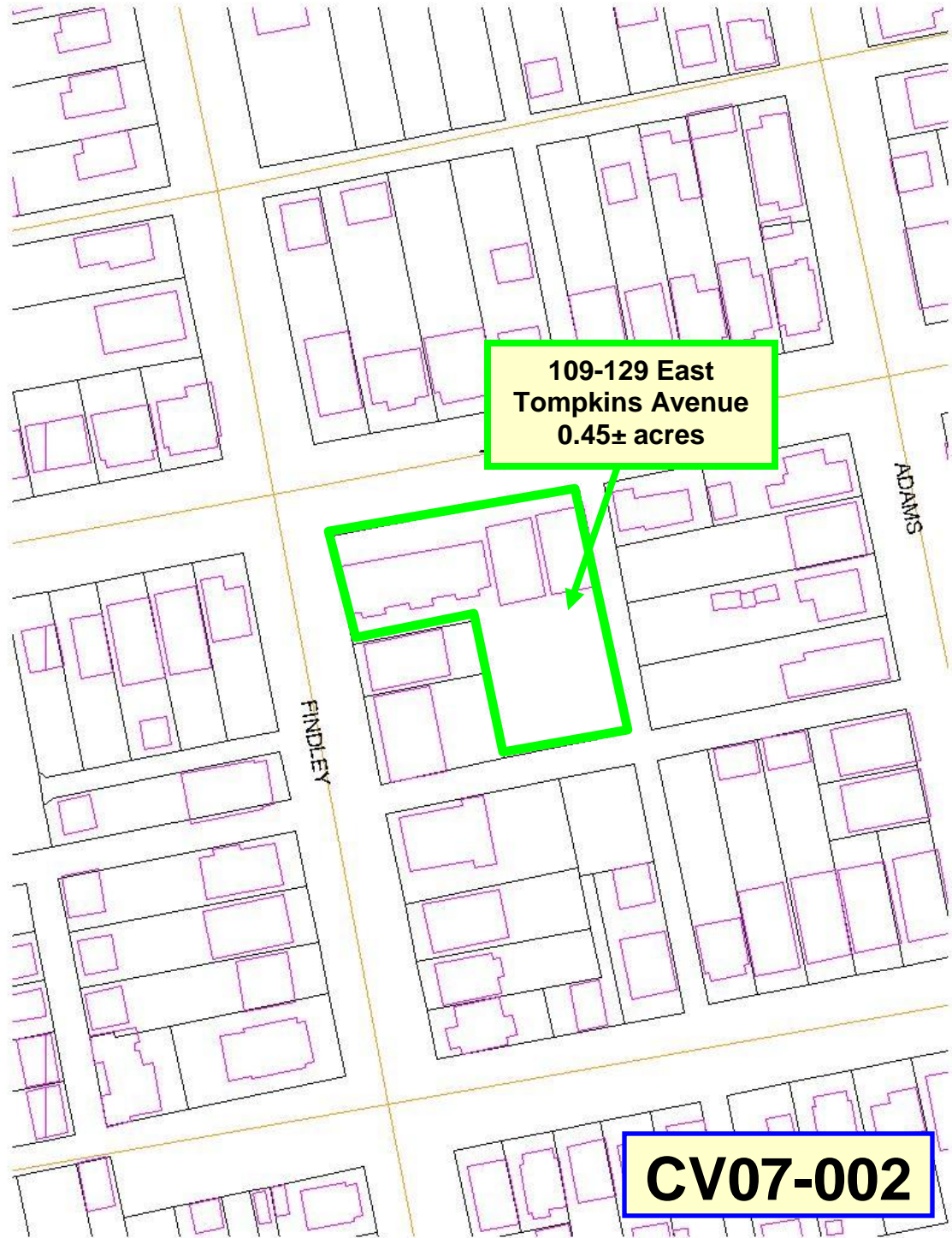
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

R2F Residential District does not permit the current 6 unit and 2 - 2 unit buildings on the property. No zoning in Columbus allows the current configuration. We purchased this property in 2006 in its current configuration. If the properties were damaged in excess of 50% we could not rebuild. We technically don't have parking, however, we would like to put in 20 spaces, preferably stacked.

Signature of Applicant Est. Temple, Jr. By: [Signature]

Date 12-28-06



**109-129 East
Tompkins Avenue
0.45± acres**

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109-129 E. Tompkins (at Findley Ave.) Applicant: Bruce Pickering. Council variance to permit existing

6/1/2007

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6-unit and two 2-unit buildings on the property and to develop parking for 20 spaces.

Motion: Recommend approval of Council variances to permit the existing structures on a single parcel in the R-2F district at 109-129 Tompkins and to permit construction of a paved parking area consisting of 7 double stacked and 6 single spaces with the following conditions:

The double stacked parking shall not extend more than 38-39 feet deep from the alley line.

The parking area shall be screened along its perimeter in accordance with the plan presented to the UAC on 3/21/07 by plantings of arbor vitae at least 4' in height and boxwood at least 2' in height at 3-4ft. intervals

Approved. Vote: 15-Yes, 3-No

Thanks.

Ron

Ronald L. Hupman
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Columbus, OH 43215
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(614) 487-9418 Fax
rhupman@ohliq.com



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 # CV07-002

Being first duly cautioned and sworn (NAME) East Tompkins Inc by Bruce Pickering
of (COMPLETE ADDRESS) 1875 Milden Rd. 43221

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

East Tompkins Inc Bruce Pickering Don Shackelford	1875 Milden Rd. Upper Arlington OH 43221
No Employees	Bruce Pickering (614) 459-0620

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 4th day
of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC Monica R. Buman
My Commission Expires: 3-25-12

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

Notary Seal Here