

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry
 David B. Perry, Agent

Date: 04/25/2023

Donald Plank
 Donald Plank, Attorney

Date: 04/25/2023

U:\SHAWY LANNING\DAVE PERRY\1872 PEARL ST.DWG - 0 XREFS - PLOTTED BY JM WATKINS - September 06, 2022 - 10:26 PM

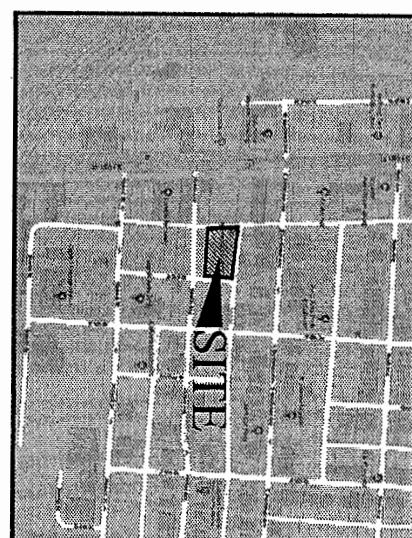
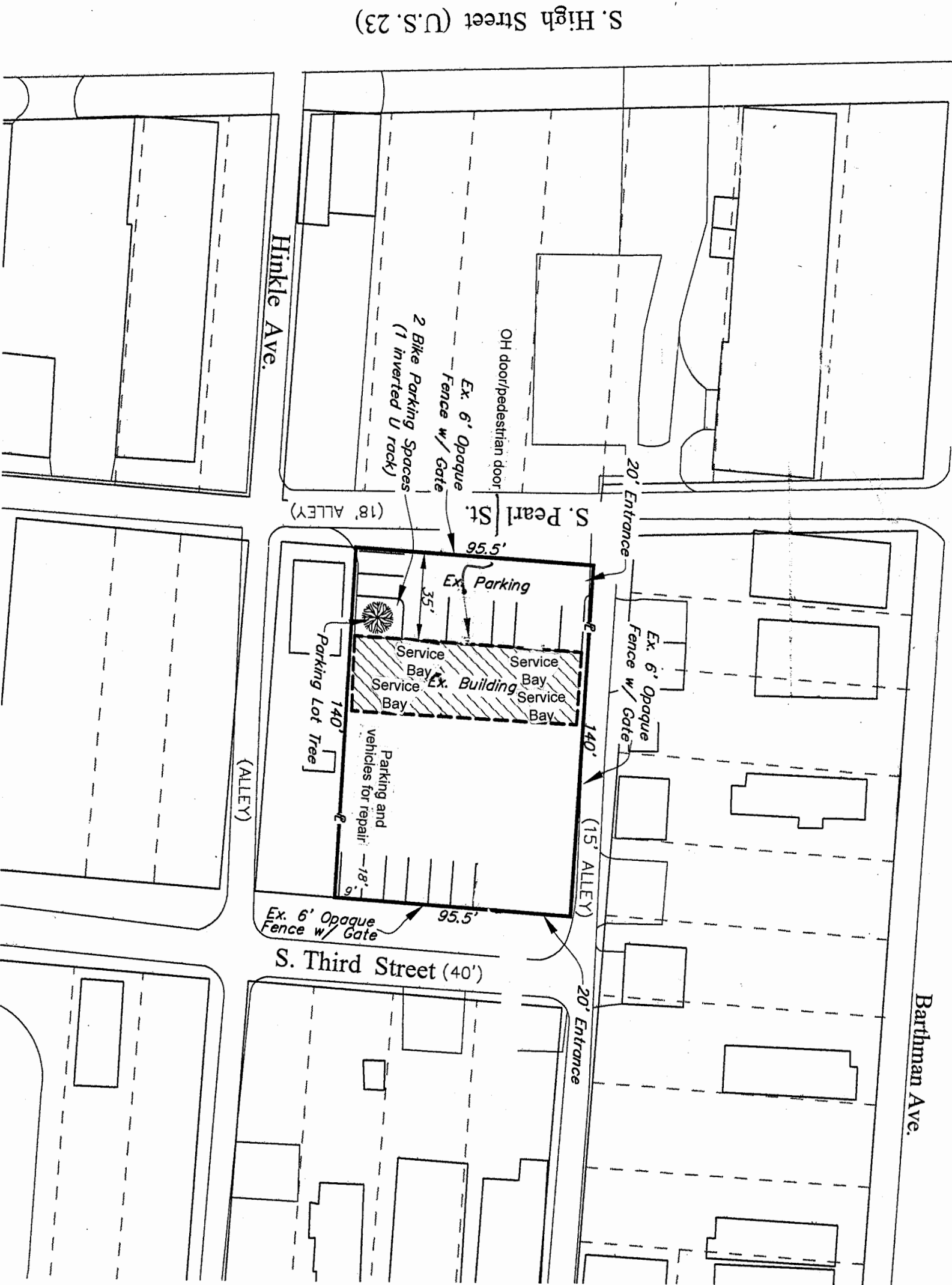


SITE PLAN FOR:

1872 S. Pearl Street

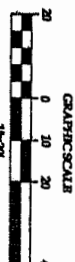
COLUMBUS, OHIO

Barthman Ave.



SITE DATA

Address: 1872 S. Pearl Street
 PID: 010-000467
 Parcel Area: 0.30 +/- acres (13,370 SF +/-)
 Zoning: R-3, Residential
 Existing Use: Auto Repair
 Proposed Use: Auto Repair
 Parking:
 Auto Repair: 8 spaces @ 2 spaces/service bay
 (4 Service Bays)
 Proposed: 8 spaces (min.), 10 shown
 Bicycle: 2 spaces
 Parking lot tree: 1



CV19-013
 DATE: April 25, 2023

Exhibit B

Statement of Hardship

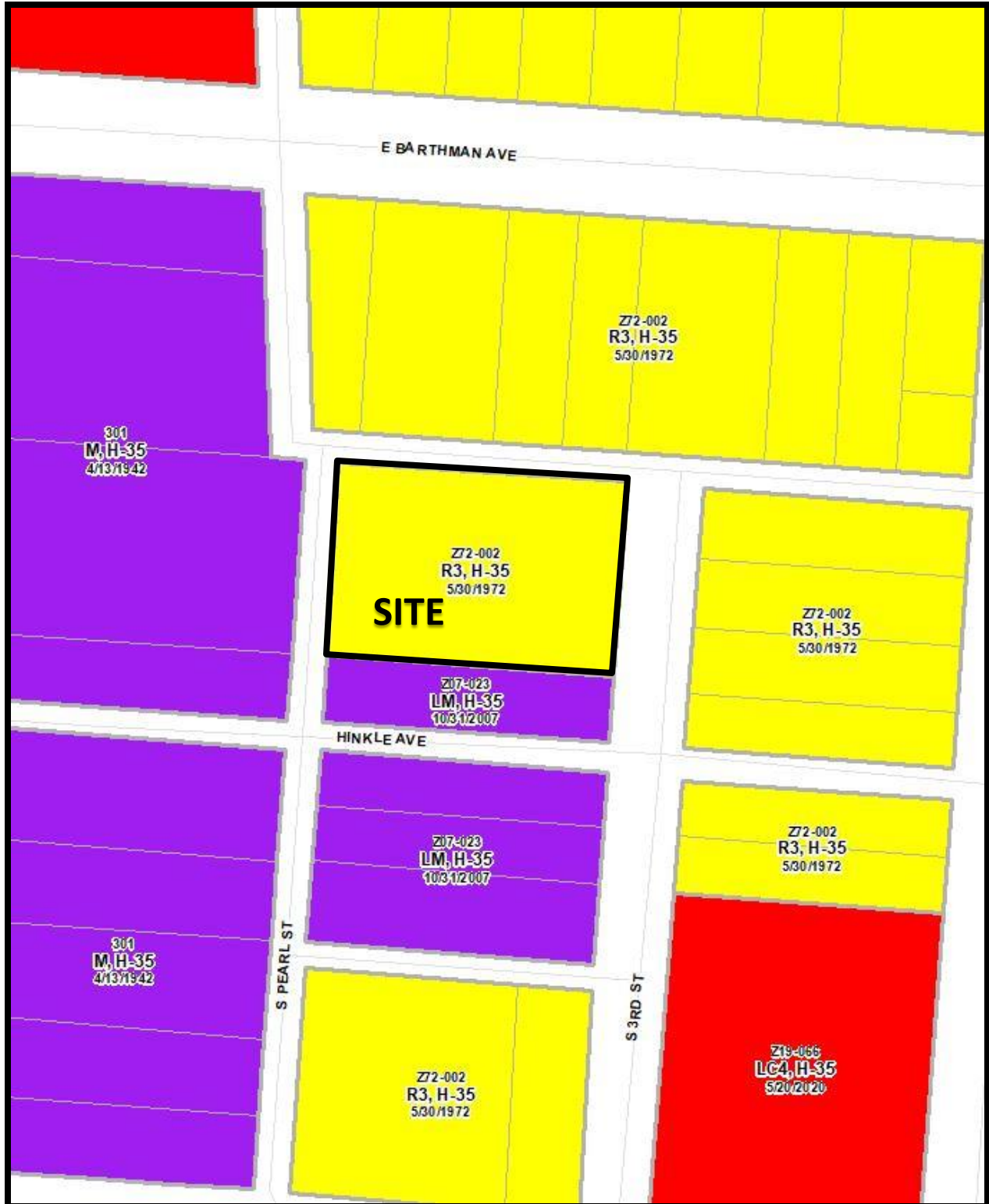
CV19-013, 1872 S Pearl Street

The site is 0.30 +/- acres located on the west side of the north terminus of S. Third Street (40'), the south side of an unnamed alley south of E. Barthman Avenue and on the east side of S. Pearl Street (20'). The site is zoned R-3, Residential from a 1972 City of Columbus area rezoning. Property to the west and south is zoned M, Manufacturing. The site is developed with a 2,700 +/- SF non-residential building built in 1954. The building has been used and is presently used for auto repair since approximately 1978. Applicant recently purchased the property and proposes to continue the auto repair use.

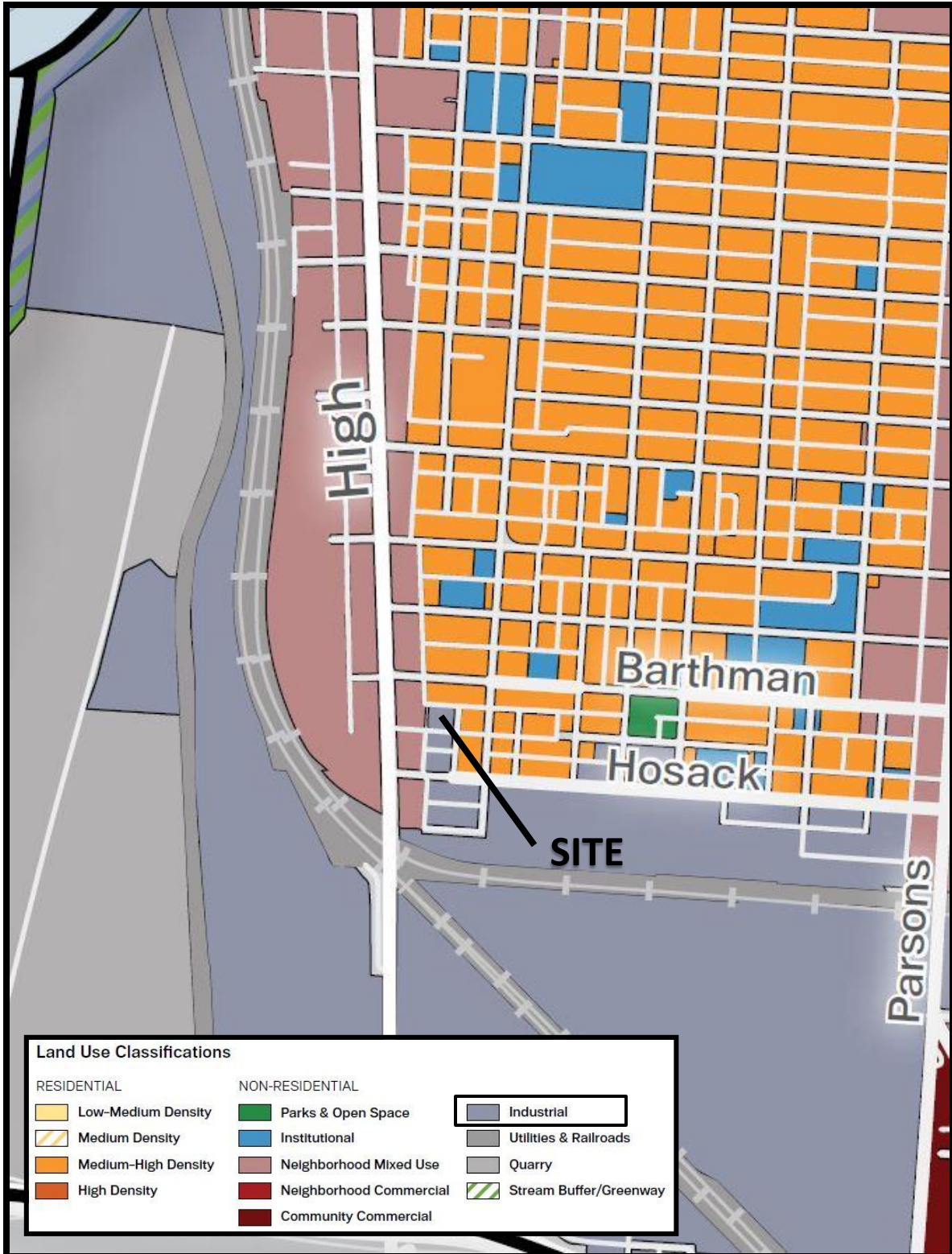
Applicant has a hardship in that the City of Columbus area rezoning to a residential district was applied to a non-residential building and use. It is very unlikely the site will be redeveloped with a single family dwelling or any residential use given the location on alley's and abutting M zoning. There is no zoning district to which the property could be rezoned for the proposed uses without also needing variances.

Applicant requests the following variances:

- 1). Section 3332.035, R-3, Residential District to permit an auto repair business in an existing 2,700 SF non-residential building.
- 2). Section 3312.25, Maneuvering, to reduce maneuvering area from 20 feet to 17 feet for existing parking spaces on the west side of the existing building. (existing)
- 3). Section 3312.27, Parking Setback Line, to reduce the S. Third Street (40') parking setback line from 25 feet to zero (0) feet. (existing)
- 4). Section 3332.25, Maximum Side Yards Required to reduce the sum of the north and south side yards from 16 feet to 0' feet for the existing building.
- 5). Section 3332.26, Minimum Side Yard Permitted, to reduce the north and south side yards from five (5) feet to zero (0) feet for the existing building.



CV19-013
1872 S. Pearl St.
Approximately 0.30 acres



CV19-013
1872 S. Pearl St.
Approximately 0.30 acres



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1872 S. Pearl St.
Approximately 0.30 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV19-013

Address 1872 S Pearl Street

Group Name Columbus Southside Area Commission

Meeting Date April 25, 2023

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote APPROVED

Signature of Authorized Representative *[Signature]*

Recommending Group Title COLUMBUS SOUTH SIDE AREA COMMISSION - ZONING CHAIR - CITY MAGISTRAL

Daytime Phone Number 585.746.1103

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV19-013

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Southside Commercial, LLC; 4855 VanDorn Court, Hilliard, OH 43026; # Cols-based emps: Zero (0) Contact: Ryan Snyder, (614) 915-566	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 27th day of October, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

This Project Disclosure Statement expires six (6) months after date of notarization.