



## Hardship statement for 6181 Thompson St CV19-021

The applicant wants to create a more walkable environment by bringing the building and parking closer to the street. The perimeter yard reduction along the east side for parking is the result of topography of the site. The site plan was adjusted to keep the buildings away from the ravine which moved everything toward the east. The east parking spaces backs up to a railroad line so the reduction will not have a negative effect on that property owner. The south perimeter yard faces the alley. When you move the buildings forward to create a streetscape, then the parking spaces backs onto the alley. As for the west perimeter yard there is a small point at the end of the alley where the perimeter yard goes to just 20 feet because of the proposed land transfer to the Masonic Temple next door. There is an existing single-family house and barn on the site. The applicant wants to relocate a second single family house to the site. The location of the east building and the parking spaces at the alley and Thompson Rd create clear vision issues. The building location has a minor conflict and the traffic going north on Thompson St. past the driveway is minimal because it leads only to the two single family homes. The parking spaces on the alley will have visibility to oncoming traffic. The granting of these variances will not have a serious effect on adjoining property or the general welfare. In allowing the two single family houses and the barn, the 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.

## Variances for 6181 Thompson Street CV19-021

Section 3333.18 Building Lines: to reduce the building setback from Thompson Street from 25 feet to zero.

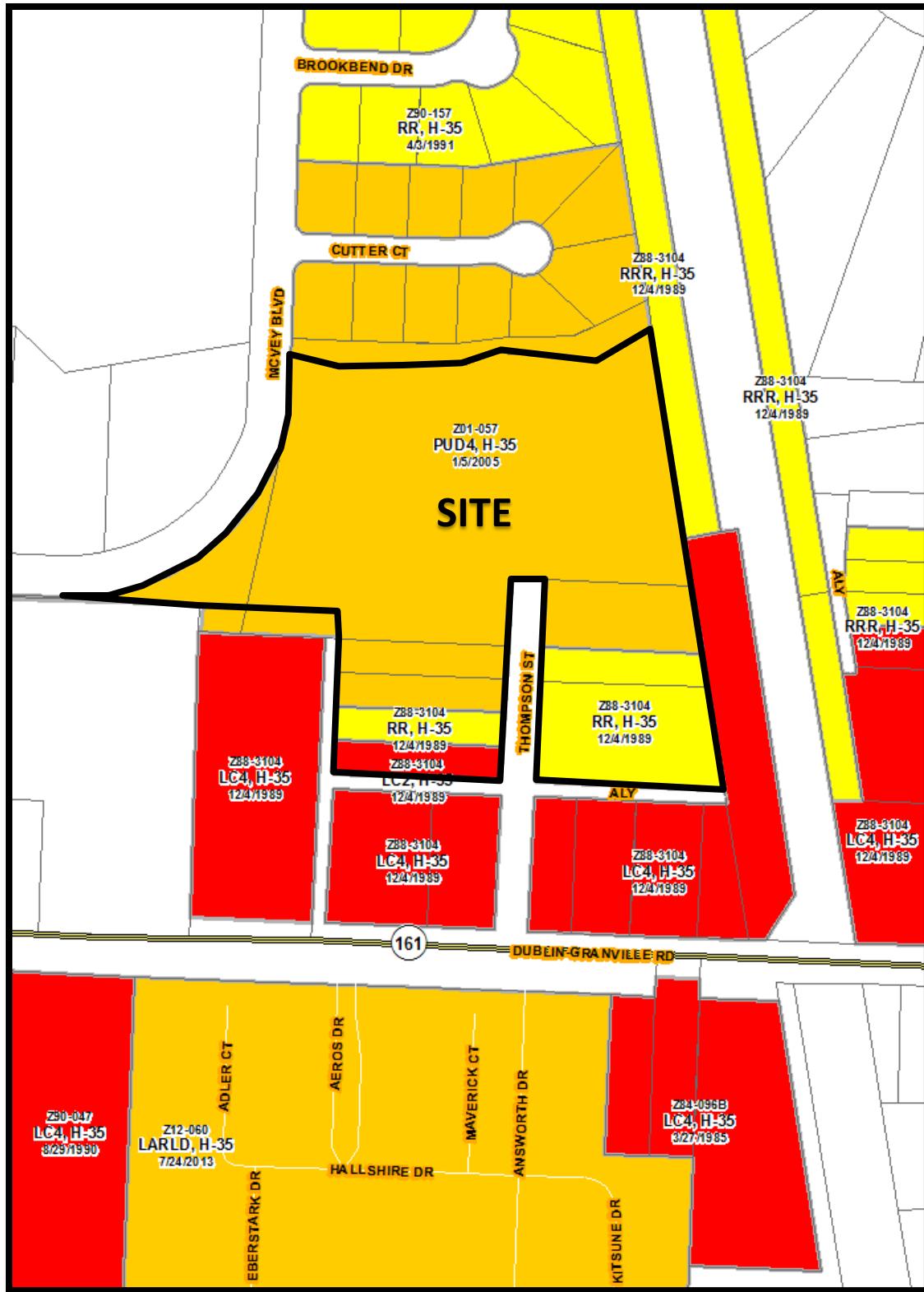
Section 3312.27 Parking Setback Line: to reduce the parking setback from Thompson Street from 25 feet to zero.

Section 3333.255 Perimeter Yard: to reduce the east perimeter yard from 25 feet to 5 feet for parking, to reduce the west perimeter yard from 25 feet to 5 feet for building and to reduce the south perimeter yard from 25 feet to zero for parking.

Section 3333.02 AR-12, ARLD and AR-1 apartment residential district use: to permit two single family dwelling units (one existing and one relocated) and a barn (existing).

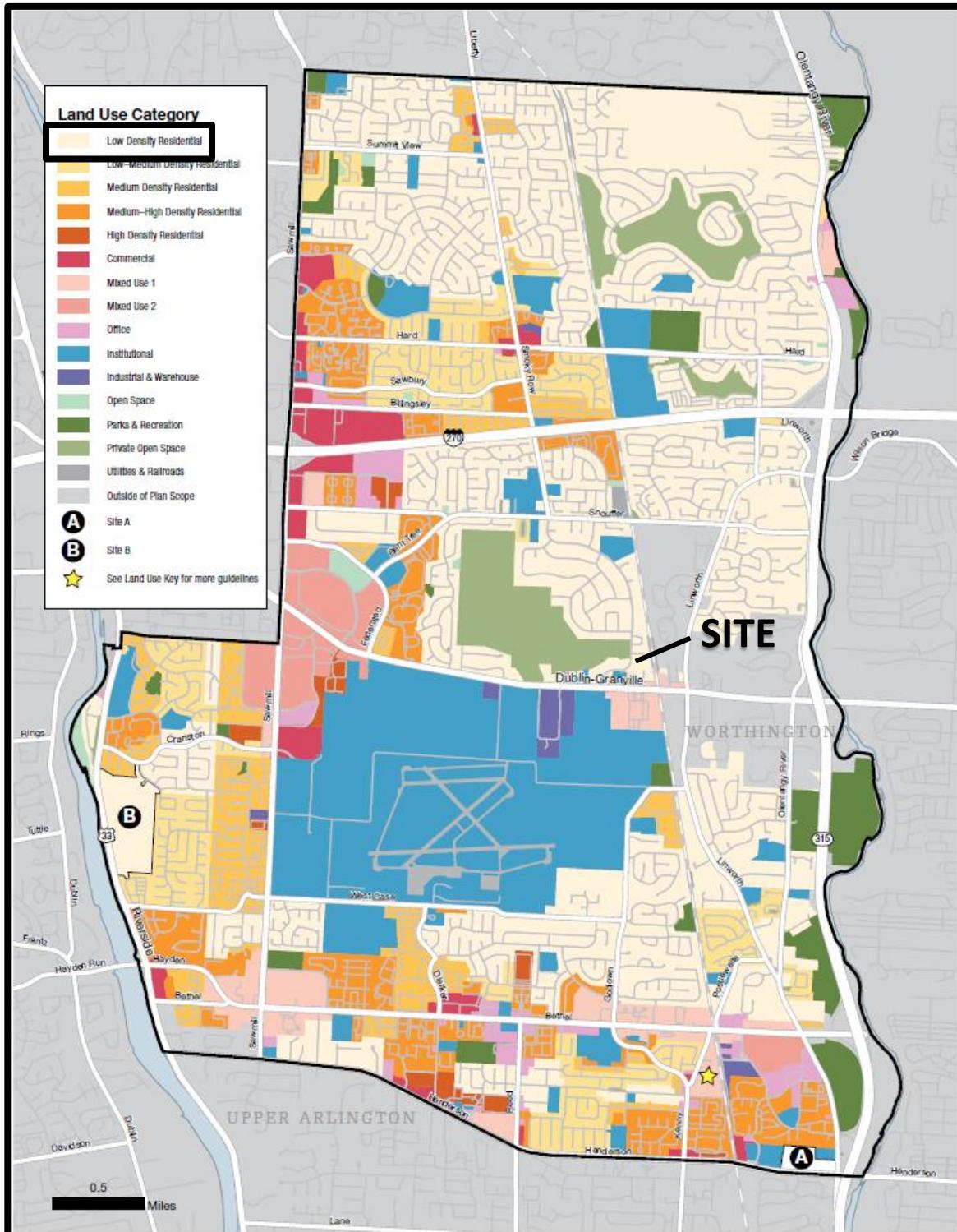
Section 3321.05 Vision clearance: to permit parking spaces and part of a building to encroach into the vision clearance triangle.

  
Signature of Applicant      Date  
2/26/19



CV19-021  
6181 Thompson Street  
Approximately 8.26 acres

## *The Northwest Plan (2016)*



CV19-021  
6181 Thompson Street  
Approximately 8.&\* acres



CV19-021  
6181 Thompson Street  
Approximately 8.26 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:**

CV19-021

**Address:**

6181 THOMPSON STREET

**Group Name:**

FAR NORTHWEST COALITION OF COLUMBUS

**Meeting Date:**

APRIL 17, 2019

**Specify Case Type:**

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

**Recommendation:**

(Check only one and list basis  
for recommendation below)

Approval  
 Disapproval

**NOTES:**

BASED ON CONCERNS HELD BY NEIGHBORING BUSINESS OWNERS RELATED TO THE  
~~IMPACT ON THE SHARED ALLEYWAYS AND BASED ON THE FNWC BOARD'S~~  
RECOMMENDATION TO DISAPPROVE THE RELATED REZONING APPLICATION NUMBER  
Z19-023, THE FNWC BOARD RECOMMENDS DISAPPROVAL OF CV19-021.

**Vote:**

0 TO APPROVE - 7 TO DISAPPROVE

**Signature of Authorized Representative:**



SIGNATURE

**PRESIDENT**

RECOMMENDING GROUP TITLE

**202-631-3370**

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or  
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-021

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

1. The Burk LLC 634 High Street, Suite A Worthington, OH 43085 Kevin Showe kshowe100@aol.com No Columbus based employees	2. Gary J & Carol A Friedlinghaus 6980 Temperance Point Street Westerville, OH 43082-8762
3. Larry L & David R Guglielmi 6728 Lakeside Circle West Worthington, OH 43085-2875	4. Jimmy L Thompson et al. 546 Brightstone Drive Reynoldsburg, OH 43068-1185

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

*Jackson B. Reynolds, III*  
day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Natalie C. Timmons*  
9/4/2025

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



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer