
STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Please see attached.

Signature of Applicant Tyler Thompson

Digitally signed by Tyler Thompson
DN: cn=Tyler Thompson, o=us, email=thompsonst@gmail.com, c=US
Date: 2023.02.14 13:25:12 -0700

Date 2/14/23

South Wall Properties, LLC
2030 W. Baseline Rd. #1828667
Phoenix, AZ 85041
(614) 306-1409

March 21, 2023

To Whom It May Concern:

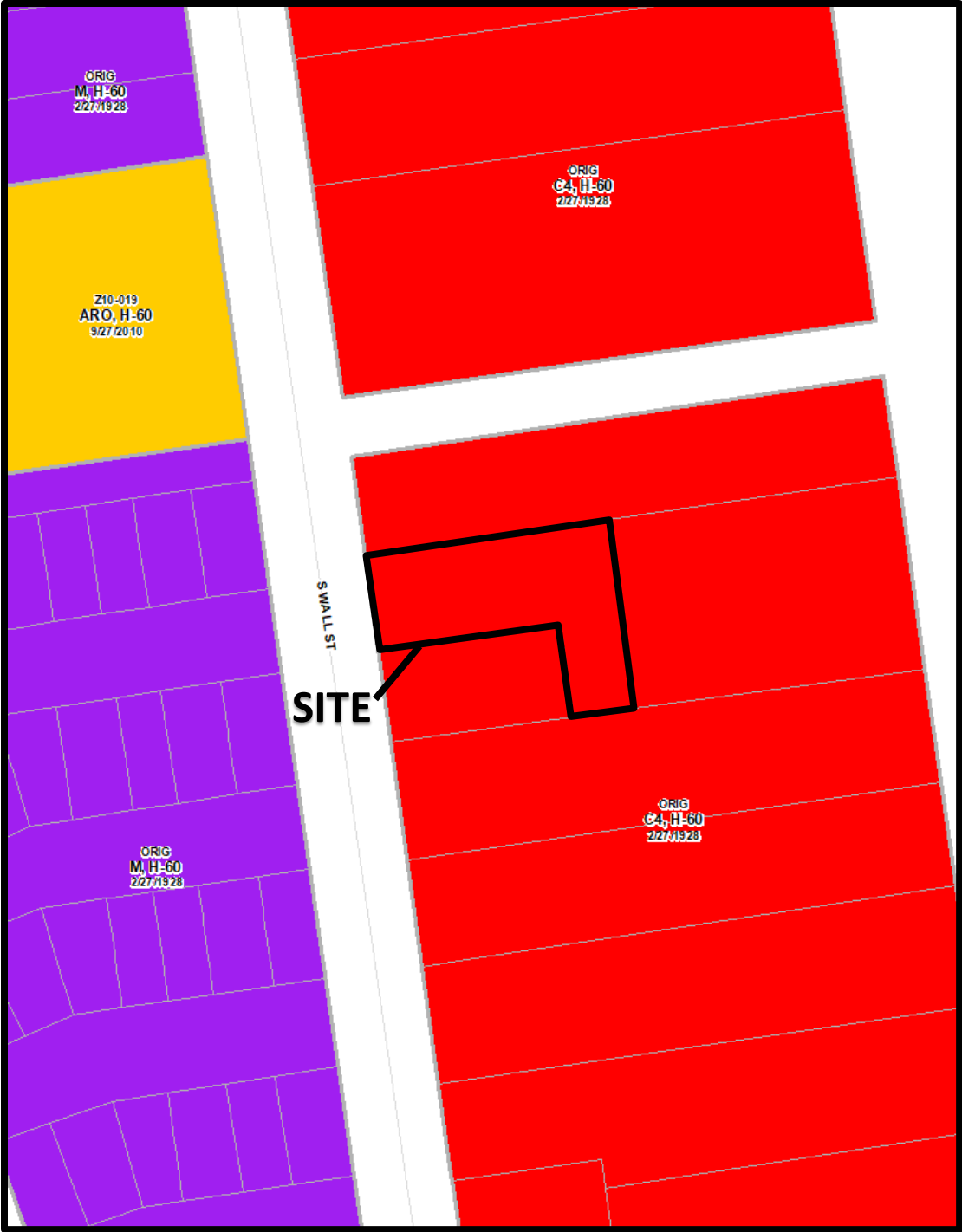
This application seeks a variance from section 3356.03 of the Columbus city code to allow for residential use and a variance to 3312.49 to reduce the number of required parking spaces from 4 required spaces to 2 provided spaces.

Although 992-994 S. Wall Street, Columbus, OH 43206 is currently zoned commercial, the property's current use is as a two-unit residence, which is consistent with other structures in the area. The building was constructed as a residential structure at the same time as 996-998 S. Wall Street which is directly next door. The two buildings are nearly identical and 996-998 is currently zoned for residential use. Additionally, the condominium complex directly across the street is exclusively zoned for residential use. Please photos of these neighboring properties attached.

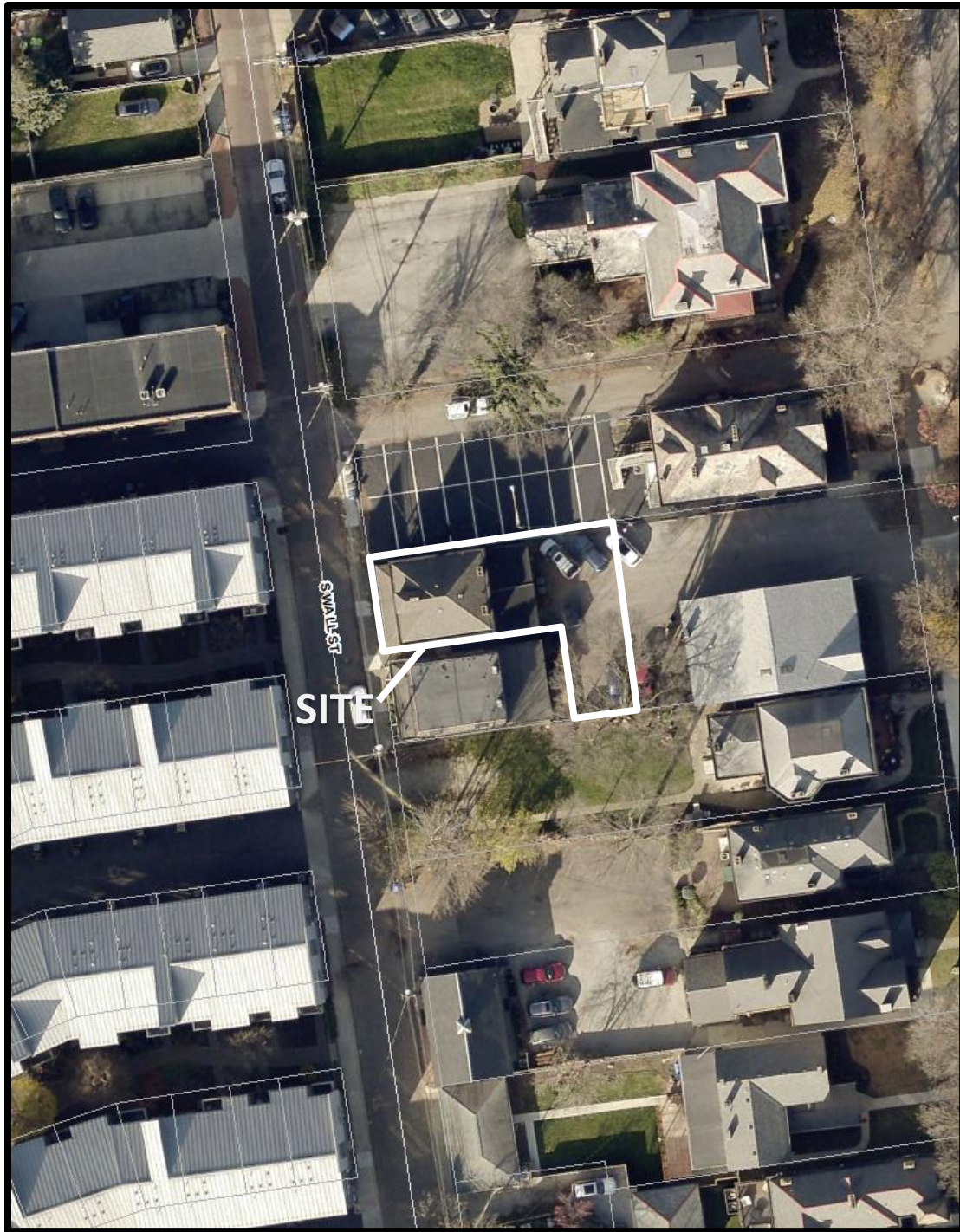
The property owner listed the property for sale in 2022 and experienced issues with prospective buyers being able to qualify for residential loans on a property that is zoned commercial without a variance. Applicant does not believe this variance will negatively affect any nearby properties of the general welfare, as the immediate vicinity is primarily residential.

Sincerely,

Tyler Thompson
Manager
South Wall Properties, LLC
2030 W. Baseline Rd. #1828667
Phoenix, AZ 85041



CV23-013
992-994 S. Wall St.
Approximately 0.08 acres



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992-994 S. Wall St.
Approximately 0.08 acres

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 992-994 S. Wall St

APPLICANT'S NAME: Tyler Thompson

APPLICATION NO.: BD-23-04-001

MEETING APPROVED DATE: 4-6-2023

EXPIRATION: 4-6-2024

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application BDC-23-04-001, 992-994 S. Wall St, as submitted.

Variance Recommendation Request

3356.03: C-4 permitted uses – To allow residential use within a C-4 Commercial District.

3312.49: Minimum numbers of parking spaces required - To reduce the number of required parking spaces from 4 required spaces to 2 provided spaces.

MOTION: Berardi/Puranik (4-0-0) RECOMMENDED.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer

SV

Date Issued: 4/12/2023



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-013

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) Tyler Thompson
of (COMPLETE ADDRESS) 2030 W. Baseline Rd. #1828667, Phoenix, AZ 85041
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. South Wall Properties, LLC c/o Tyler Thompson 2030 W. Baseline Rd. #1828667 Phoenix, AZ 85041	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14 day of February, in the year 2023

SIGNATURE OF NOTARY PUBLIC

03/11/2024 Notary Seal Here
My Commission Expires

**SEE ATTACHED CA
NOTARY CERTIFICATE**

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

