

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-017 Date Received: 3-2-16
Application Accepted by: JB + MM Fee: \$880
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341
Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 136 Parsons Avenue Zip: 43215

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-040376, 010-053476 & 010-056881

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): ARLD (Pending application to be rezoned CPD)

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request:

To allow handicap accessible first-floor residential units.

Acreage: +/- 1.0812 acres

APPLICANT:

Name: Parsons Parc II LLC Phone Number: 614.255.4374 Ext.: _____

Address: 1480 Dublin Road City/State: Columbus, Ohio Zip: 43215

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Parsons Parc II LLC Phone Number: 614.255.4374 Ext.: _____

Address: 1480 Dublin Road City/State: Columbus, Ohio Zip: 43215

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: David Hodge, Esq. Phone Number: 614.335.9324 Ext.: _____

Address: Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@underhillyaross.com Fax Number: 614.335.9329

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Parsons Parc II LLC By: David Hodge

PROPERTY OWNER SIGNATURE Parsons Parc II LLC By: David Hodge

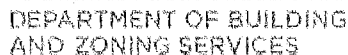
ATTORNEY / AGENT SIGNATURE David Hodge

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 checks payable to the Columbus City Treasurer



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CV16-017

Chapter 3307 of the Columbus Zoning Code

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:

Please see attached Statement of Hardship.

Signature of Applicant _____ **Date** _____

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Statement of Hardship

136 Parsons Avenue

The applicant requests this council variance in conjunction with a rezoning of the property from its current apartment residential classification – ARLD, to the CPD, Commercial Planned Development District. The variance requested is to allow first floor residential uses in the CPD district. The applicant proposes to have a total of four (4) handicap accessible first floor residential uses located on either side of the centrally located retail uses in the building.

The following variance is requested:

C.C. 3361.02 Permitted uses.

This section allows the residential uses of the C-1, C-2, C-3, C-4 and C-5 districts of the zoning code, which with the exception of the C-5 district, allow dwelling units above certain first floor commercial uses. Here the applicant requests a variance to allow four (4) handicapped accessible first floor dwelling units.

Allowing this limited first floor residential use as a part of this mixed-use redevelopment of the property will not adversely affect the surrounding property or surrounding neighborhood. These first floor residential uses will provide for handicap accessible units in the building which will not impair an adequate supply of light and air to any adjacent property, nor will they unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

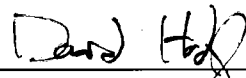
This variance request is warranted, provides a useable and necessary accommodation, and should be supported in conjunction with the companion rezoning request.

The applicant respectfully requests that the variance be granted.

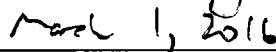
Parsons Parc II, LLC

By:

Signature of Applicant:



Date:



Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV16-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge, Esq.
of (1) MAILING ADDRESS Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 136 Parsons Avenue, Columbus, Ohio 43215
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) March 2, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Parsons Parc II LLC
614.255.4374

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Near East Area Commission
Annie Ross-Womack
874 Oakwood Avenue
Columbus, Ohio 43206

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on
the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property**
within 125 feet of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property (7)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

David Hodge

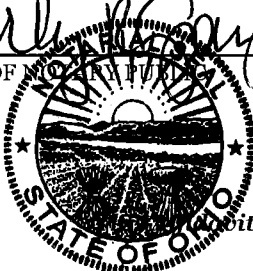
Sworn to before me and signed in my presence this 1st day of March, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson

January 11, 2021
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

My Commission Expires six (6) months after the date of notarization.

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PROPERTY OWNER:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

CV16-017

APPLICANT:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

ATTORNEY:

David Hodge, Esq.
Underhill Yaross & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Near East Area Commission
Annie Ross-Womack
874 Oakwood Avenue
Columbus, Ohio 43206

SURROUNDING PROPERTY OWNERS:

Mahmood Khoder
731 Franklin Avenue
Columbus, Ohio 43205

Roman Holowinsky
725 Franklin Avenue
Columbus, Ohio 43205

LaTonya Brown
721 Franklin Avenue
Columbus, Ohio 43205

Daniel Andrews
713 Franklin Avenue
Columbus, Ohio 43205

Cindy Royce and Barbara Gingras
709 Franklin Avenue
Columbus, Ohio 43205

James and Leona Williams
703 Franklin Avenue
Columbus, Ohio 43205

Henry and Candis Schwarz
64 Parsons Avenue
Columbus, Ohio 43215

Bryden Road Properties, Inc.
150 East Broad Street, Suite 305
Columbus, Ohio 43215

Michael Ross
143 South Garfield Avenue
Columbus, Ohio 43205

Jane and Ann Heffernan
137 South Garfield Avenue
Columbus, Ohio 43205

Carl and Stacy Woodford
135 South Garfield Avenue
Columbus, Ohio 43205

James Washington
P.O. Box 83515
Columbus, Ohio 43203-0515

Paul E. T. Co., Inc.
123 Parsons Avenue
Columbus, Ohio 43215

David Courter and Joy Kollmer
741 Franklin Avenue
Columbus, Ohio 43205

David C. Fleisher
747 Franklin Avenue
Columbus, Ohio 43205

Celso Castellanos, Tr., and
Berta Castellanos, Tr.
737 Franklin Avenue
Columbus, Ohio 43205

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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.

APPLICATION # CV16-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Parsons Parc II LLC 1480 Dublin Road Columbus, Ohio 43215	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this 15th day of March, in the year 2016

Kimberly R. Grayson
SIGNATURE OF NOTARY PUBLIC

January 11, 2021
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

This Project Disclosure expires six (6) months after the date of this application.

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Legal Description

CV16-017

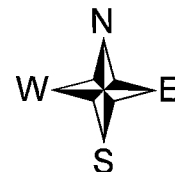
Situated in the State of Ohio, County of Franklin and City of Columbus and bounded and described as follows:

Being Lots Numbers Forty-Nine (49), Fifty (50), Fifty-One (51), Fifty-Two (52), Fifty-Three (53), and Fifty Four (54) in Benjamin Monett's Bryden Road Subdivision of part of Lot No. Two (2) of James Bryden and et al Subdivision of part of Half Section Twenty Four (240, Township 5, Range 22, Refugee Lands, as said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Pages 92 and 93, Recorder's Office, Franklin County, Ohio, and being all of Grantor's right, title and interest in and to that certain alley lying East of the East lines of the said Lots Numbers 51, 52, 53, and 54, and West of the west line of said Lot No. 50, and extending from the South line of Bustavus Lane in a Southerly direction to the North line of the first alley South of the Gustavus Lane. The alley described herein and conveyed hereby was vacated by Ordinance No. 776-50 of the City of Columbus, Ohio passed September 5, 1950.



City of Columbus Zoning Plat

CV16-017



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010053476, 010040376, 010056881

Zoning Number: 136

Street Name: PARSONS AVE

Lot Number: 49-54

Subdivision: MONETTS BRYDEN RD

Requested By: BREXTON CONSTRUCTION LLC (TIMOTHY P GALVIN II)

Issued By: _____

James P Reagan

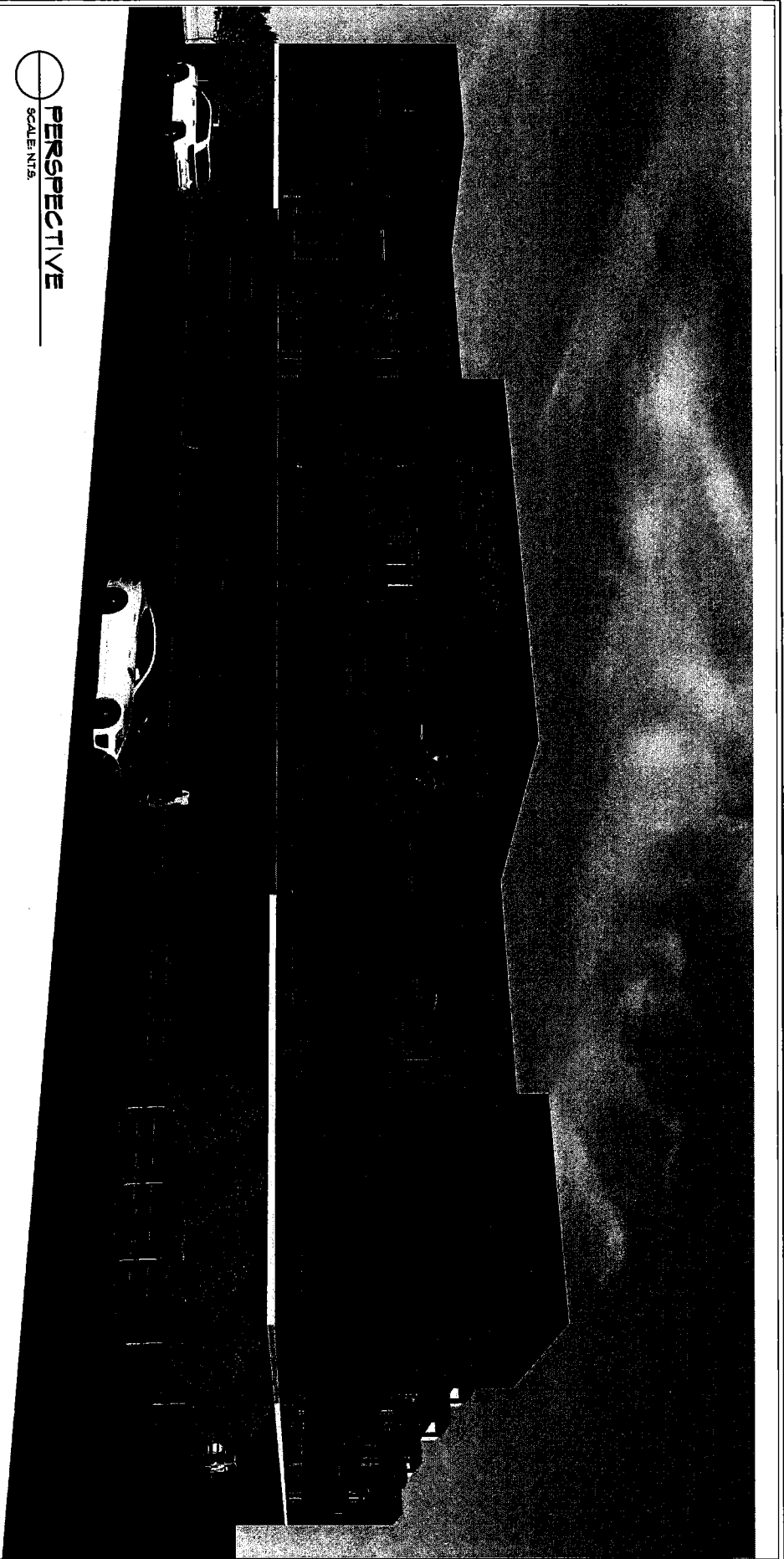
Date: 11/25/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 16420



PERSPECTIVE
SCALE: N.T.S.

METROPOLITAN
HOLDINGS

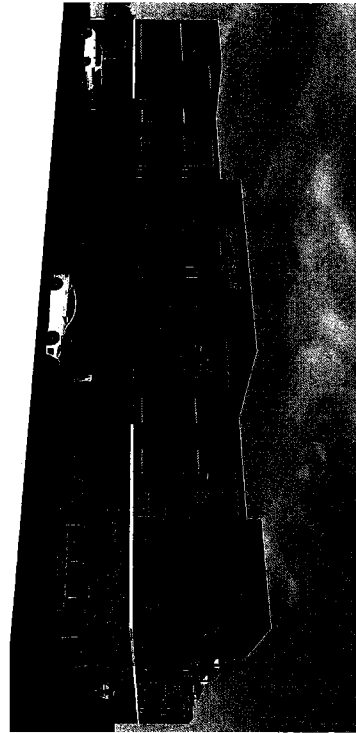


24 FEBRUARY 2016

A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

JLB
J.L. BERGER, INC. ARCHITECTS AND PLANNERS A.L.A.
1000 N. HIGHWAY 100, SUITE 100
P.O. BOX 100, COLUMBUS, OHIO 43215
PH: 614.462.5714 FAX: 614.462.7225 Email: info@jlb-berger.com

JLB #: 16003



PERSPECTIVE RENDERING
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



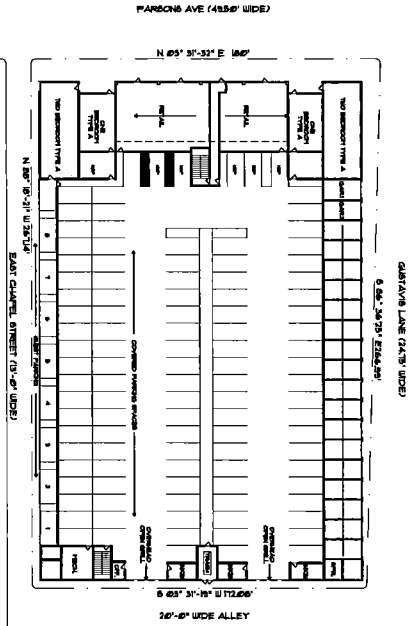
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

Development and Site Tabulations

Site Address: 122 South Parsons Avenue
 Site Area: 1.079 acres
 Site Boundaries:
 West: Parsons Avenue
 North: Gustavus Lane
 East: 20' wide alley
 South: East Chapel Street

Proposed Structure - One Building
 Site Coverage: 95%
 Number of Stories: Three
 Building Uses: Retail/Residential/Parking
 Maximum Height: 42'-0"
 1st Floor Area: 44,720 sq. ft.
 2nd Floor Area: 29,600 sq. ft.
 3rd Floor Area: 29,600 sq. ft.

Residential Units:
 Type A 1 BR - 2
 Type A 2BR - 2
 One BR Flat - 48
 Two BR Flat - 26
 Total Units: 78
 Total Retail: 3,260 sq. ft.

Parking
 Accessible - 5 spaces
 Enclosed Garage - 101 spaces

Enclosed Individual Garages: 20 one car
 Outdoor Covered Guest Spaces: 9 spaces
 Total Parking Provided: 135 spaces
 Total Required Parking: 117 spaces



A MIXED USE FACILITY AT
 122 PARSONS AVE
 COLUMBUS, OHIO 43215

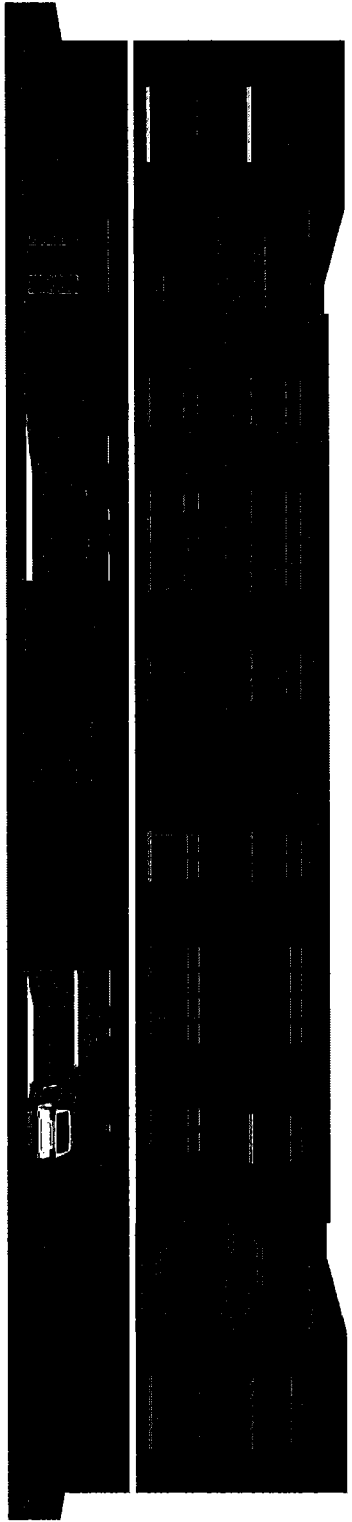


DATE: 29 FEBRUARY 2016
 DRAWING: SITE PLAN, RENDER & ELEVATIONS
 PROJECT: A1-1
 JLB PROJECT #10003

WEST ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.



METROPOLITAN
HOLDINGS



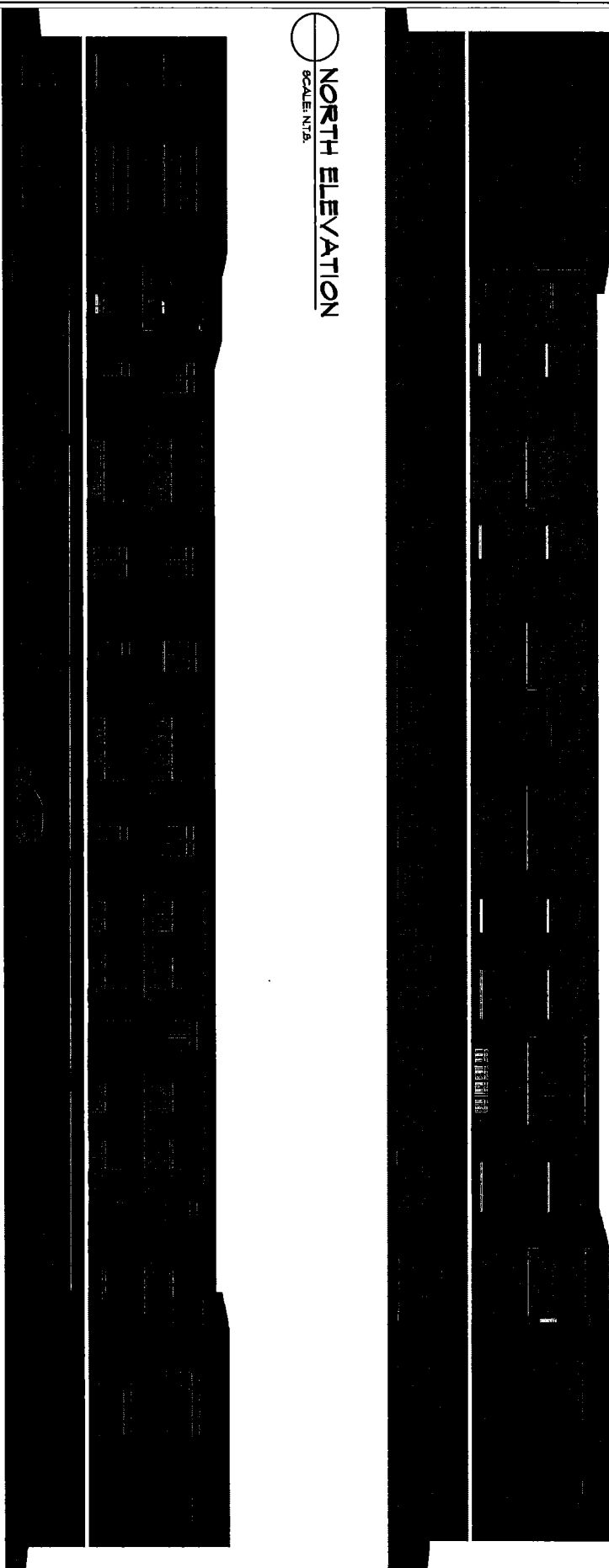
24 FEBRUARY 2016

A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

JLB
JLB DESIGN, INC. ARCHITECTS AND PLANNERS AIA
300 Riverside Drive, Suite 100, Columbus, Ohio 43201
PH: 614.463.8114 FAX: 614.463.8125 Email: jlb@jlbdesign.com
JLB #: 16003

NORTH ELEVATION

SCALE: NTA



SOUTH ELEVATION

SCALE: NTA

METROPOLITAN
HOLDINGS

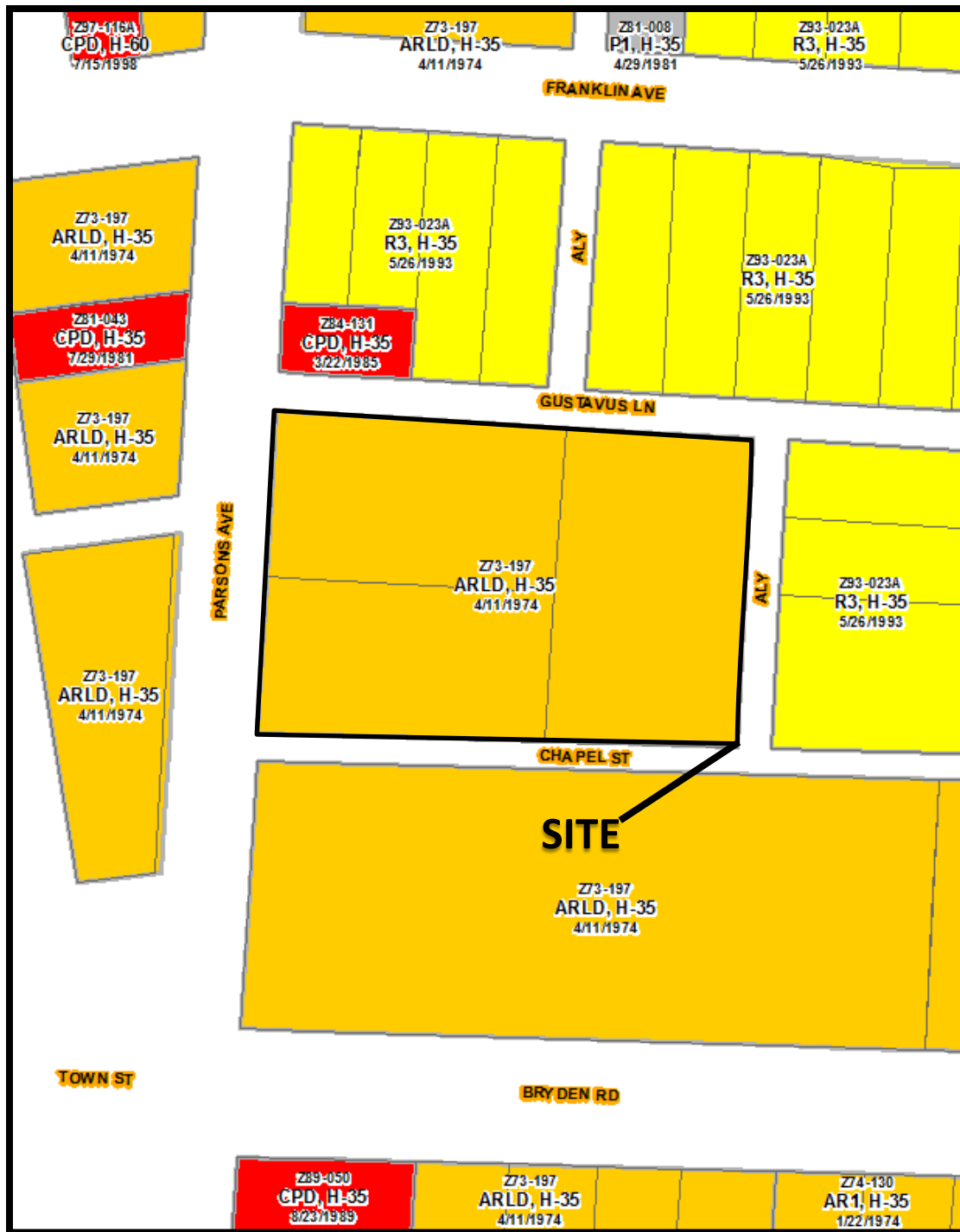


24 FEBRUARY 2016

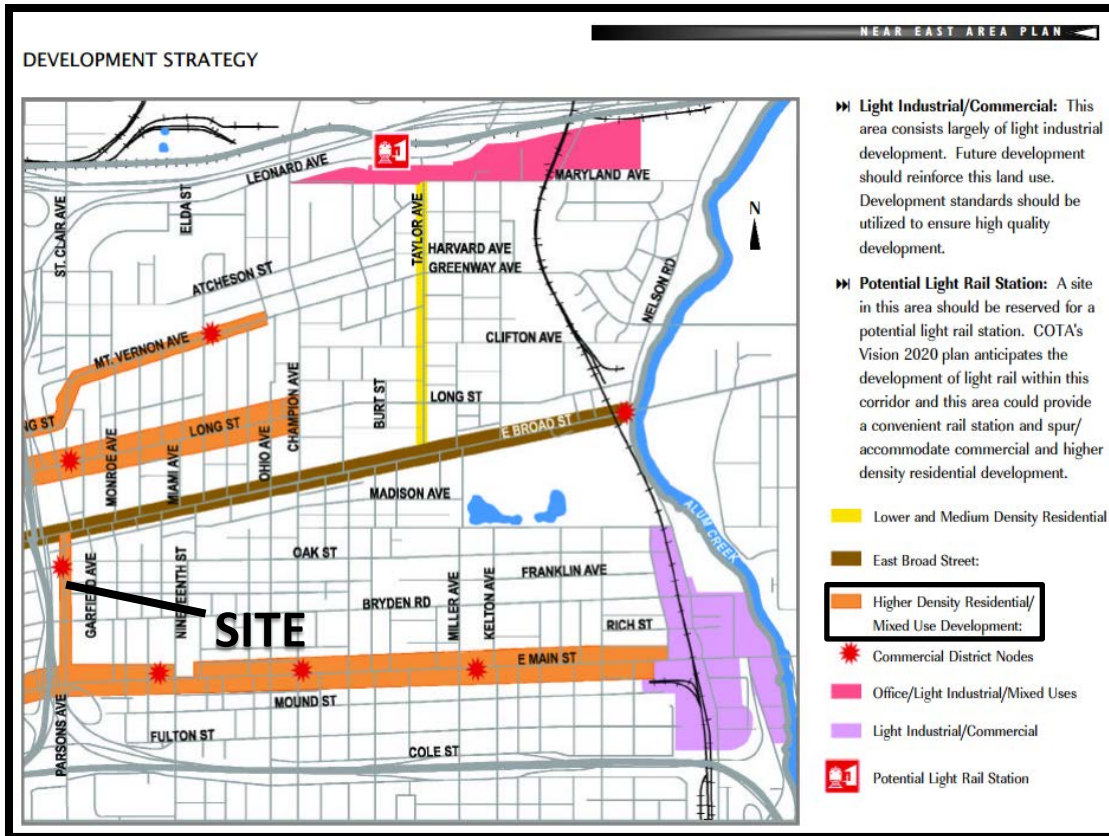
A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

JLB
JLB DESIGN INC.
3040 Riverside Drive, Suite 100, Columbus, Ohio 43221
PH: 614.261.1234 FAX: 614.261.1235 Email: info@jlbdesigninc.com

JLB #: 16003



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136 Parsons Avenue
Approximately 1.08 acres



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 136 Parsons Avenue
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Approximately 1.08 acres