

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-058 Date Received: 9/26/16  
Application Accepted by: SP & TD Fee: \$1600  
Comments: Assigned to Shannon Pine; 614-645-2208; spne@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 691 S. Parsons Ave, Columbus, Ohio Zip: 43206

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: 010-056798-00 + 010-011460-00

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

Current Zoning District(s): C-4 & L-C-4

Area Commission or Civic Association: Southside Area Commission and Schumacher Place Civic Association

Proposed Use or reason for Council Variance request:  
Allow Restaurant-use for the L-C-4 zoned parcel

Acreage: .244 - .41

#### APPLICANT:

Name: Sidestreet Development LLC - Brianne DeRolph Phone Number: 740-438-4535 Ext.: \_\_\_\_\_

Address: 754 Bank Street City/State: Columbus, Ohio Zip: 43206

Email Address: bri@sidestreetdev.com Fax Number: \_\_\_\_\_

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

Name: Sidestreet Development LLC - Brianne DeRolph Phone Number: 614-296-5784 Ext.: \_\_\_\_\_

Address: 754 Bank Street City/State: Columbus, Ohio Zip: 43206

Email Address: bri@sidestreetdev.com Fax Number: \_\_\_\_\_

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

Name: Amanda Dunfield, AIA Phone Number: 614-461-3126 Ext.: \_\_\_\_\_

Address: 3126 Derby Road City/State: Columbus, Ohio Zip: 43221

Email Address: amanda@adunfielddesign.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE Brianne DeRolph

PROPERTY OWNER SIGNATURE Brianne DeRolph

ATTORNEY / AGENT SIGNATURE Amanda Dunfield

*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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#### **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:**

See attached.

Signature of Applicant



Date

9/26/16

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Statement of Hardship for 691 S. Parsons Avenue, Columbus, Ohio 43206:

The subject property is currently zoned C-4 and L-C-4. All of the tracts located on S. Parsons Ave are zoned C-4 while the tract that is to the west of those other tracts, oriented lengthwise N-S with its north edge on Beck Street and its south edge on May Alley, is zoned L-C-4 (Z87-1742). Originally separate parcels, all but one of the tracts are now unified into one parcel, 010-056798-00. The property encompassed by parcel 010-011460-00 is being purchased by the applicant, and will be combined with the larger parcel. The intent of this Council Variance is to align the zoning of these tracts to be consistent throughout the parcel.

The above described parcels consist of five (5) buildings, four on parcel 010-056798-00 and one on parcel 010-011460-00. Starting at the northern most building; 677 S. Parsons Ave (010-011460-00) is a two-story brick structure built in 1927, but renovated multiple times since its initial construction; 681 S. Parsons Ave. is a concrete masonry unit (CMU) single story garage structure built in 1954; a larger CMU single-story garage built in 1963 at 685 S. Parsons Ave. connects to the 1954 garage to make the appearance of one structure from Parsons Ave; 691 S. Parsons Ave is a two-story wood framed building built in 1920 that has had a series of modifications and additions to the original structure made over the past century, which have incorporated brick, asphalt siding and CMU. The most current use of these buildings has been an "Adult Bookstore", misc. storage, a workshop and a church. All of the structures on the property are in disrepair and a significant investment needs to be made to renovate them into once-again functioning buildings. Sidestreet Development LLC, who purchased the property in October 2015, envision a new life for all of these buildings and the block as a whole.

As shown on the attached site plan (Appendix I), all buildings that front S. Parsons Ave are on a zero lot line, which is consistent with the underlying Urban Commercial Overlay that the C-4 property is subject to. As typical of buildings in a neighborhood of this age, the subject property does not have full surface parking spaces or loading parking spaces. No parking will be provided on site. All other parking will be provided off-site across the street at 646 South Parsons Ave. The applicant is requesting this Council Variance in order to allow for the buildings to be renovated into potential eating and drinking establishments, offices, or residences depending on market demand and existing resources. The applicant is requesting to turn a majority of the existing yard into courtyard and patio seating/event space area. The vision for the property is to provide spaces for businesses that both serve the needs of the community and infuse the area with a vibrant cultural hub, active both day and evening. Office and shared work space uses will bring professionals into the neighborhood and provide additional jobs in the area. Brewery and restaurant businesses, tied with the outdoor space, will provide a place for neighbors and medical professionals to commune, along with healthy food options and growing space, much needed on the South Side. The buildings are currently vacant and in substantial need of rehabilitation. This redevelopment will not only improve the aesthetic appeal of the Parsons corridor, but also assist in bringing more economy and expansion to the area. The outdoor space creates a unique opportunity to host community-focused events: farmer's markets, local arts and crafts events, and a chance to partner with other local businesses like Local Matters to offer classes to the surrounding community (plant-based cooking, growing food, etc).

In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

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1. Variance from Section 3370.05 to permit a full-service eating and drinking establishment to be operated on the property in the L-C-4 district, which currently limits certain types of restaurants.
2. Variance from Section 3321.01 to permit the dumpster to be located in the front setback as shown in the site plan.
3. Variance from Section 3321.05(B)(1) to maintain the existing building, which encroaches into the clear vision triangle at the intersection of May Alley and South Parsons Avenue.
4. Variance from Section 3312.49 to permit on-site parking to be at zero spaces with off-site parking being provided (add info from site plan about # of spaces).
5. Variance from Section 3312.51 to not provide a loading space.
6. Variance from Section 3363.19 - Location requirements. Allow a brewery to be located within less than 600 feet from the boundaries of a residential district.
7. Variance from Section 3356.03 – Use Variance. To allow a brewery with off-site distribution, which is not a permitted use in the C-4 zoning designation (permitted in M, Manufacturing District per Section 3363.14).

The applicant requests the above variances to both remediate existing non-compliant conditions and to allow the building owners the flexibility to use the buildings and spaces for restaurant, brewery and office uses across any of the buildings and their associated tracts. By approving this Council Variance, this site will become a vibrant, contributing member to the Parsons Ave corridor and its surrounding neighborhood.

The proposed variances will not have any significant impact on the existing conditions of the site. The proposed variances will not be injurious to neighboring properties or contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, endanger the public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.



**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-058

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Amanda Dunfield, AIA

of (1) MAILING ADDRESS 3126 Derby Road, Columbus, Ohio 43221

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 691 South Parsons Ave, Columbus, Ohio 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 9/26/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Sidestreet Development LLC

754 Bank Street

Columbus, Ohio 43206

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

Sidestreet Development LLC, Brianne DeRolph, 740-438-4535

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

(5) Southside Area Commission

Curtis Davis : 614-332-3355

584 E. Moler St, Columbus, Ohio 43297

Schumacher Place Civic

Commission: Kathy Green

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

Sworn to before me and signed in my presence this 26 day of Sept, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

7/9/2017  
My Commission Expires

Notary Seal Here



LINDA JACKSON

Notary Public, My Comm. Expires **six (6) months after the date of notarization.**  
My Comm. Expires July 9, 2017

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**Please make checks payable to the Columbus City Treasurer**

Applicant

Sidestreet Development LLC  
754 Bank Street  
Columbus, Ohio 43206

Property Owner

Sidestreet Development LLC  
754 Bank Street  
Columbus, Ohio 43206

Agent

Amanda Dunfield, AIA  
3126 Derby Road  
Columbus, Ohio 43221

Area Commission

South Side Area Commission  
Curtis Davis  
584 E. Molar Street  
Columbus, Ohio 43207

Civic Association

Schumacher Place Civic Association  
Kathy Green  
XXXX  
Columbus, Ohio 43206

Surrounding Property Owners

VANDERHORST, DAVID W  
570 S EUREKA AVE  
COLUMBUS OH 43204

SHAFER, TIMOTHY S  
538- 540 ELSMERE ST  
COLUMBUS OH 43206

ROTHERT, DAVID L  
551 BECK ST  
COLUMBUS OH 43206

WONG, AH F  
386 GLEN COVE AVE #A  
GLEN HEAD NY 11545

SECOND ROW LLC  
1733 ESSEX RD  
COLS OH 43221

665 PARSON INC  
665 PARSONS AVE  
COLUMBUS OH 43206

NOWLIN, CONSTANCE ANITA  
3624 GRAYBECK DR  
COLUMBUS OH 43204

BOYD, JAMES R  
740 N HAMILTON RD  
GAHANNA OH 43230

SMITH, WILLIE C TOD  
1740 CORONET DR  
COLUMBUS OH 43224

GREENLAND INVESTMENTS LTD  
666 S PARSONS AVE  
COLUMBUS OH 43206

SHAFER, TIMOTHY S TR  
496 MARSHALL AVE  
ST PAUL MN 55102

WARD, ROCKY L  
1038 RUMSEY RD  
COLUMBUS OH 43207

EICHHORN, STEPHEN  
680 S PARSONS AV  
COLUMBUS OH 43206

FOSTER, ROBERT M  
554 ELSMERE ST  
COLUMBUS OH 43206

BROWN, WALTER R  
PANESCU, JENNY C  
560 E BECK ST  
COLUMBUS OH 43206

DITMER, ALLISON M  
541 E BECK ST  
COLUMBUS OH 43206

GROSH, JOHN R  
549 E BECK ST  
COLUMBUS OH 43206

MARTINEZ, FRANCISCO J  
BRIDGES, TRACY R  
550 ELSMERE ST  
COLUMBUS OH 43206

CUL6-058

VERHOFF, JULIE S  
LALLY, MARY R  
532-34 ELSMERE ST  
COLUMBUS OH 43206

DRAGICH, JIMMY  
1165 AROYA CT  
NEW ALBANY OH 43054

ROTHERT, DAVID L  
2754 SHREWSBURY RD  
COLUMBUS OH 43221

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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 # CV16-058

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amanda Dunfield, AIA

of (COMPLETE ADDRESS) 3126 Derby Road, Columbus, Ohio 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 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. Sidestreet Development LLC Brianne DeRolph, Killian McIlroy, Blake Compton 754 Bank Street Columbus, Ohio 43206 740-438-4535	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26<sup>th</sup> day of Sept, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



LINDA JACKSON  
Notary Public, State of Ohio  
My Comm. Expires July 9, 2017

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Parcel No: 010-056798-00

691 South Parsons Avenue, Columbus, Ohio 43206, being .41+/- acres located at the southwest block of South Parsons Avenue and Beck Street.

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

**Parcel 1**

Being Lot Number 54, 55 and 56 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio, and more particularly bounded and described as follows:

Beginning at a point in the east line of said Lot No. 56, 27.47 feet north from the southeast corner of said Lot: thence north on the west line of Parsons Avenue, 27.33 feet to a point; thence east across said Lot Nos. 54, 55 and 56, 96 feet to the place of beginning. (Also known as 687 Parsons Avenue).

**Parcel 2**

Being Lot Number 54, 55 and 56 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio, and more particularly bounded and described as follows:

Beginning at a point in the east line of said Lot No. 56, 28 feet distant from the northeast corner of said Lot; thence south on the west line of Parsons Avenue, thirty (30) feet to a point; thence west ninety-six (96) feet to a point in the east line of Lot No. 53; thence north on said east line thirty (30) feet to a point; thence east across said Lot Nos. 54, 55 and 56, ninety-six (96) feet to the place of beginning.

**Parcel 3**

Being Lot Number 56 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio, and more particularly bounded and described as follows:

Beginning at point in the east line of Lot 56, 58 feet south of the northeast corner of said Lot No. 56; thence southerly along the west line of Parsons Avenue, 26 feet to a point; thence westerly in a line parallel to the south line of Beck Street across Lots 56, 55 and 54; a distance of 96 feet to a point in said Lot 54; thence northerly parallel to the west line of Parsons Avenue, 26 feet to a point; thence easterly parallel to the south line of Beck Street, 96 feet to the place of beginning.

**Parcel 4**

Being twenty-seven and forty-seven hundredths (27.47) feet in width from north to south by the width of the lots from east to west off the south end of Lots 54, 55 and 56 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the

CUL6-058

lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio.

**Parcel 5**

Being of Lot Number 53 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio.

**Parcel 6 (677 Parsons Ave) Parcel No: 010-011460-00**

Being Twenty-Eight (28) feet off of the north end of Lots Numbered 54, 55 and 56 of DUNHAM, RANKIN & STEWART'S SUBDIVISION of lot Nos. 1, 2, 7 and 8 of James Bryden's Second Addition to the City of Columbus, as the lots are designated and delineated on the plat of said subdivision, of record in Plat Book No. 4, page 79, in the Office of the Recorder of Franklin County, Ohio.

CV16-058

# COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE J-016

DATE 5/18/16

I, Brianne DeRolph as the ☒ owner, owner's representative do hereby authorize ☒ request the Franklin County Auditor to combine the following parcels located in the taxing district of (010) City of Columbus.

## PARCEL NUMBERS:

010-056798-00  
010-002169-00  
010-007451-00  
010-007170-00  
010-056794-00

Buildings: ☒ Yes ☐ No

\* Current Owner SIDE STREET DEVELOPMENT

## REASON FOR COMBINATION REQUEST:

Planning Commission Requirement

☒ Building Permit

Personal Convenience

Other \_\_\_\_\_

\* I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.

Signed Brianne DeRolph

Phone # 740.438.4535

\*\* Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

\*\*\* Once combination form has been filed, you must seek Planning Commission approval to split properties.

## AUDITOR'S COMMENTS

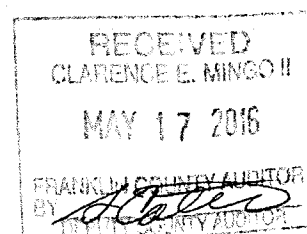
GIS MAP VERIFIED:

OWNERSHIP VERIFIED:

PARCEL SHEET VERIFIED:

PARCEL NUMBER RETAINED: 010-056798

DEPUTY AUDITOR: S.C.



C016-058

## LETTER OF INTENT TO LEASE

Lessor and Lessee acknowledge that this letter is not a lease or offer, but only an expression of intent. The letter will not be binding on either party but will be the basis for the preparation of lease. The proposed Lease would constitute a Lease for the premises only after approval, execution, and delivery by the Parties.

Aetna Integrated Services has agreed to lease parking spaces to Sidestreet Development, LLC for their proposed project located at 683 - 691 Parsons Avenue. The agreement includes 18 all-hour access parking spots and 27 limited access spots for Lessee use. This parking spot count is not final but representative of the agreement currently being worked on between the Parties.

The parking spots are located beside and directly behind Aetna Integrated services at 646 Parsons Avenue.

Agreed and Accepted by:

Lessor: AETNA INTEGRATED SERVICES


LESSOR NAME: NEIL MATTISON, DIRECTOR - FACILITIES

  
sign

4/22/16  
date

Lessee:

<sup>LLC</sup>  
LESSOR NAME: SIDESTREET DEVELOPMENT, LLC

  
sign

BRIENNE DEROLPH, PARTNER

4/25/16  
date

CU16-058

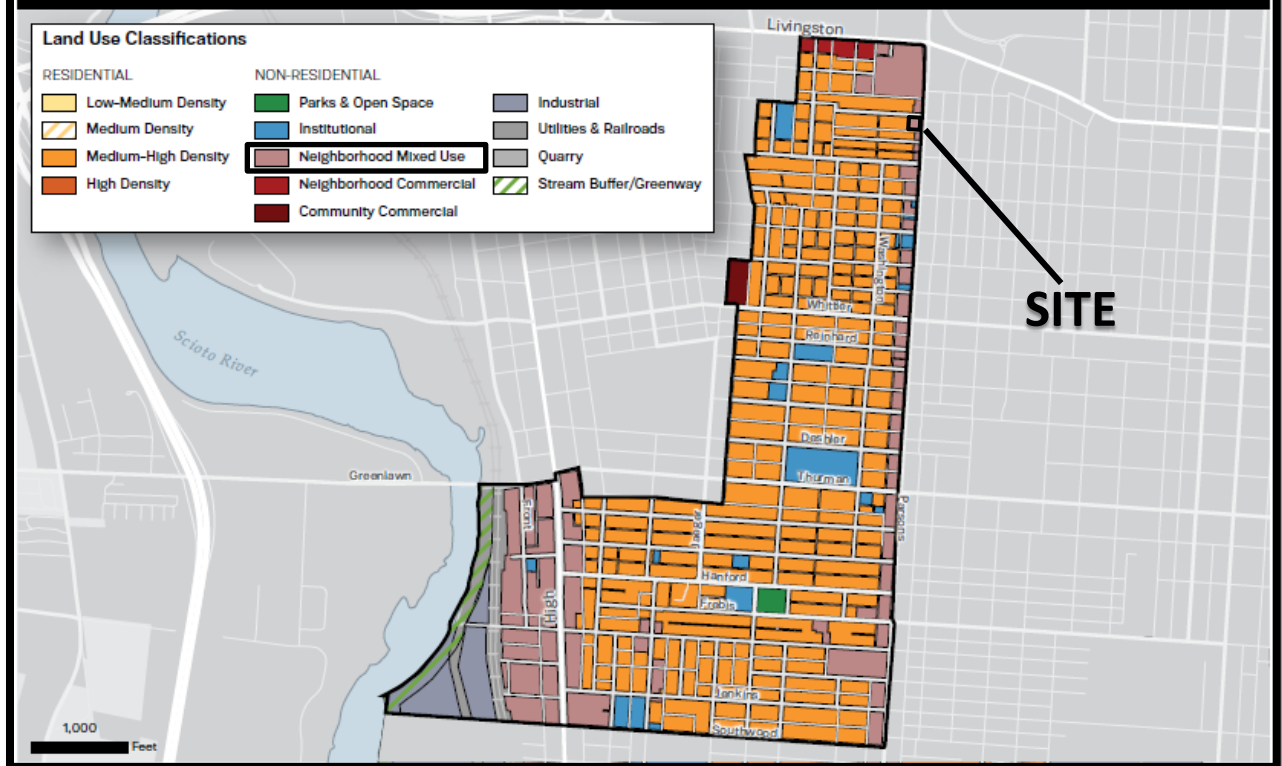






CV16-058  
691 South Parsons Avenue  
Approximately 0.41 acres

**FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1**



CV16-058  
691 South Parsons Avenue  
Approximately 0.41 acres



CV16-058  
691 South Parsons Avenue  
Approximately 0.41 acres