

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CV16-017 A (CV17-026) Date Received: 4/20/2017
Application Accepted by: SP & MM Fee: \$880
Assigned Planner: Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 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: 010-056881

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

Current Zoning District(s): CPD

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request:
To amend Ordinance 1886-2016 to reduce the number of first floor residential uses.

Acreage: +/- 1.09

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 Phone Number: 614.335.9320 Ext.: _____

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

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

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

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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

Statement of Hardship

136 Parsons Avenue

The Applicant requests this Council Variance to amend the approved Council Variance, Ordinance 1885-2016, and in conjunction with a request to amend the approved rezoning to the CPD, Ordinance 1186-2016, to modify the approved architecture and building height. The variance requested is to allow first floor residential uses in the CPD district. The applicant requests two (2) handicap accessible first floor residential uses which will be centrally located on the first floor of the building.

The following variance is requested:

C.C. 3361.02 Permitted Uses in CPD

C.C. 3356.03 Permitted Uses in C-4 district

These sections allow for 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 two (2) handicap accessible first floor dwelling units. The previously approved Council Variance, 1185-2016, allowed four (4) handicap 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.

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

The applicant respectfully requests that the variance be granted.

Parsons Parc II, LLC

By:



Signature of Applicant: Attorney for the Applicant / Property Owner

Date: April 20, 2017

CV16-017A/
CV17-026

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-024 / CV16-017A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & 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) 9/30/17

(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)

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 20th day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Lindsay H. Hodge

My Commission Expires N/A

Notary Seal Here



Lindsay H. Hodge

Attorney At Law

Notary Public, State of Ohio

This Affidavit expires six (6) months after the date of notarization.

My commission expires
Sec. 147.03 R.C.

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Please make checks payable to the Columbus City Treasurer

PROPERTY OWNER:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

APPLICANT:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

ATTORNEY:

David Hodge
Underhill & 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:

Annette and Elliot Hilaman
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

State of Ohio Department
of Transportation
400 East William Street
Delaware, Ohio 43015

CV16-017A/
CV17-026

738 Bryden Road LLC
150 East Broad Street, Suite 305
Columbus, Ohio 43215

CV10-017A
CV17-0210

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

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 # CV17-024 / CV16-017A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & 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

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

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 20th day of April, in the year 2017

Lindsay Hodge
SIGNATURE OF NOTARY PUBLIC

N/A Notary Seal Here
My Commission Expires



Lindsay H. Hodge
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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Legal Description

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.

CV16-017A/
CV17-026



City of Columbus Zoning Plat



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

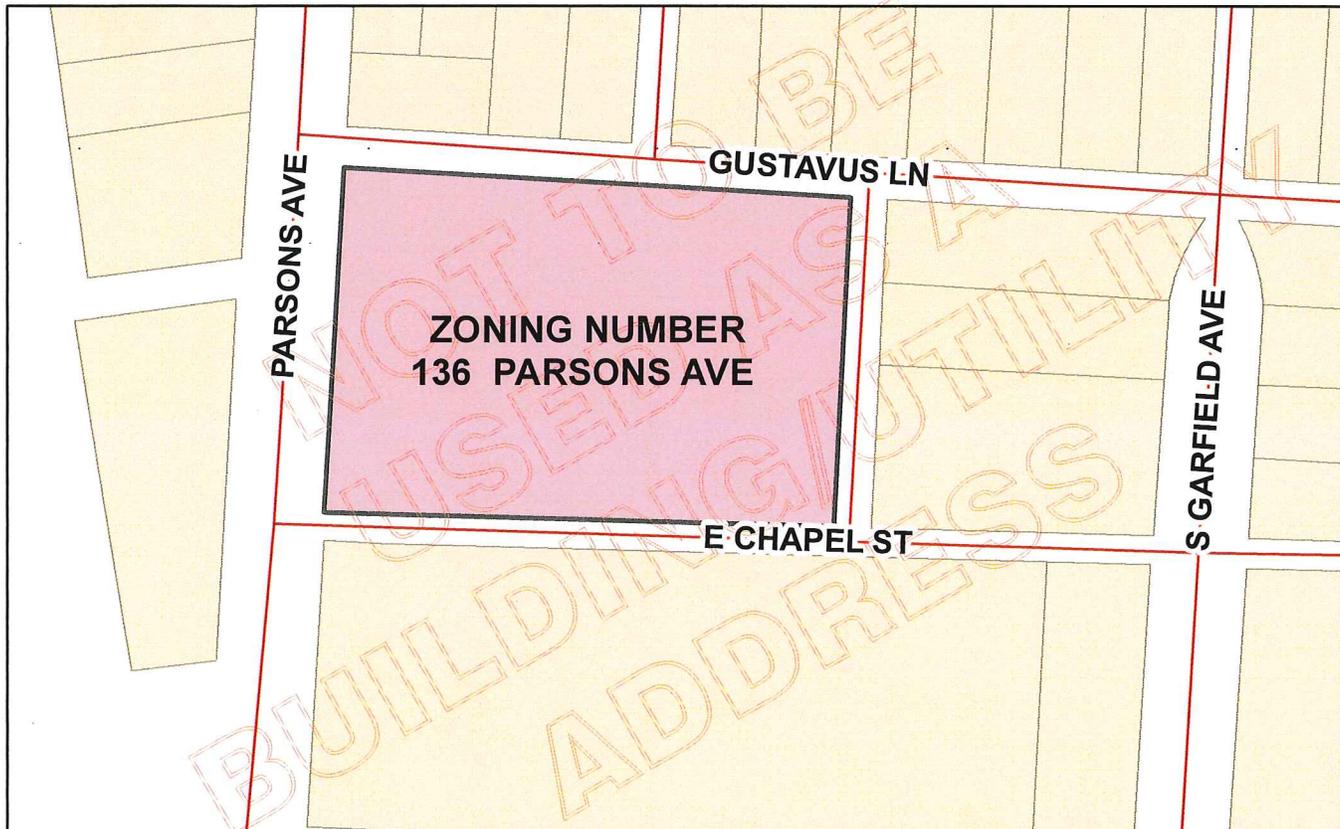
Subdivision: MONETTS BRYDEN RD

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

Issued By: _____

James P Reagan

Date: 11/25/2013



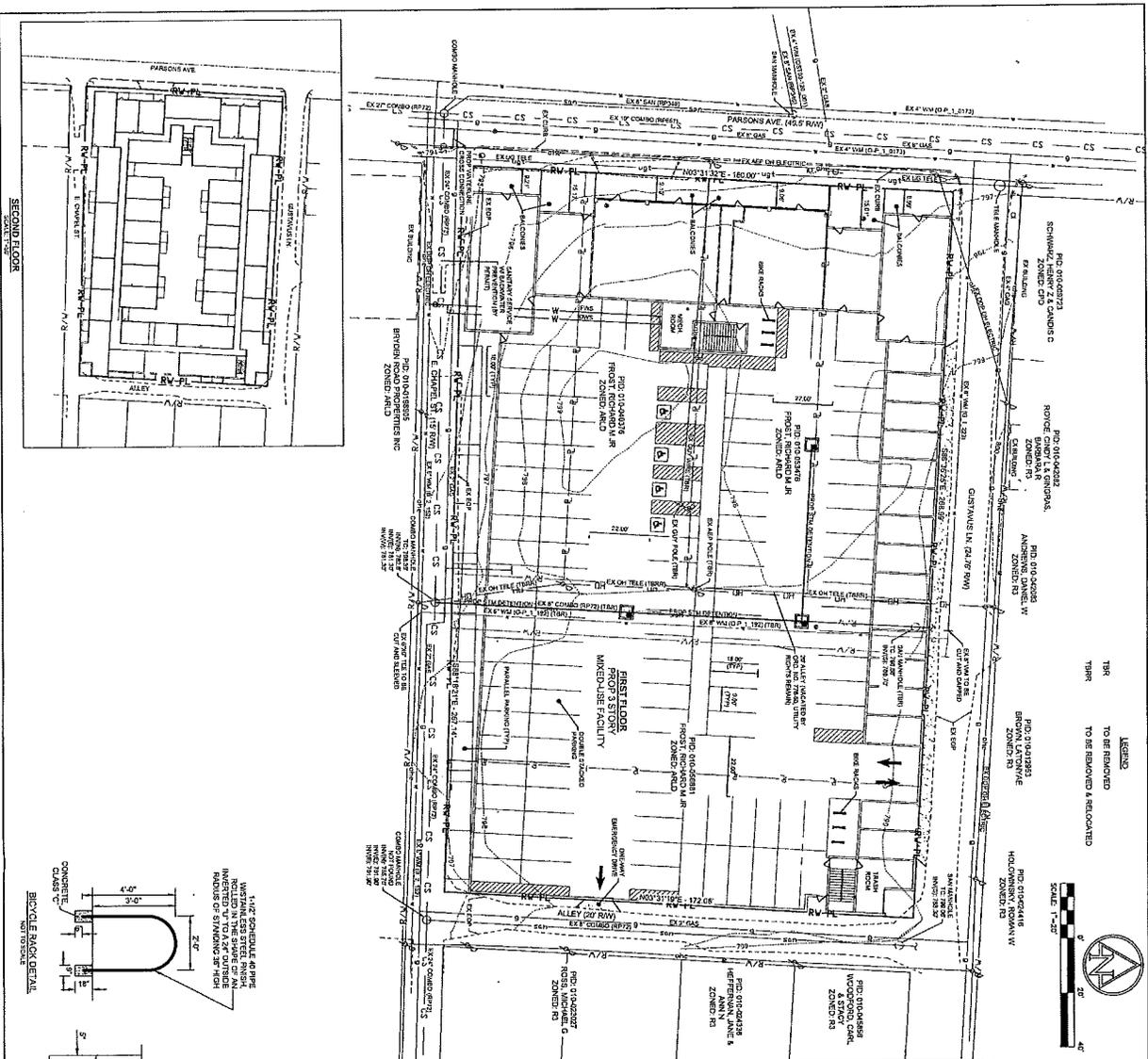
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

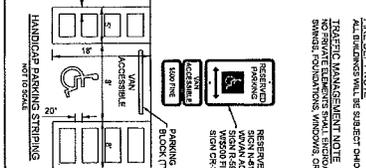
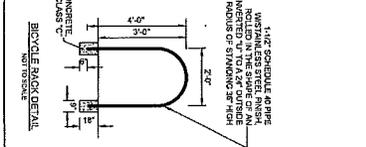
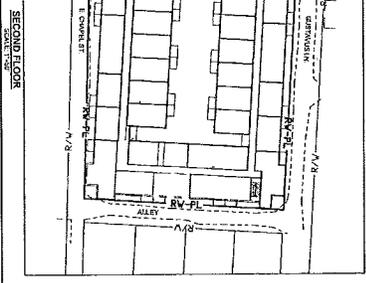
GIS FILE NUMBER: 16420

CV16-017A / CV17-02U

EXISTING

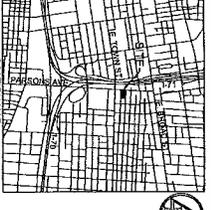


LEGEND
 TRM TO BE REMOVED
 TRM TO BE REMOVED & RECOATED



SITE DATA

SITE AREA	1.071 ACRES
POST DEVELOPED IMPERVIOUS AREA	0.071 ACRES
POST DEVELOPED PERVIOUS AREA	0.000 ACRES
ZONING CODE NUMBER	01-03-0000
TAX PARCEL ID	01-03-0000
PLANNING PANEL & ZONE	01-03-0000
TOTAL GROSS FLOOR AREA	140,000 SF
TOTAL GROSS FLOOR AREA	140,000 SF
MAX BUILDING HEIGHT	4-35
PARKING REQUIRED	117 SPACES
75 SPACES (MIN)	117 SPACES
177 SPACES (MAX)	117 SPACES
TOTAL PROVIDED	117 SPACES
BI-CYCLE PARKING REQUIRED	8 SPACES
ADDITIONAL BI-CYCLE PARKING	8 SPACES
BI-CYCLE PARKING PROVIDED	8 SPACES
REFLECTOR LIGHTING REQUIRED	8 SPACES
REFLECTOR LIGHTING PROVIDED	8 SPACES

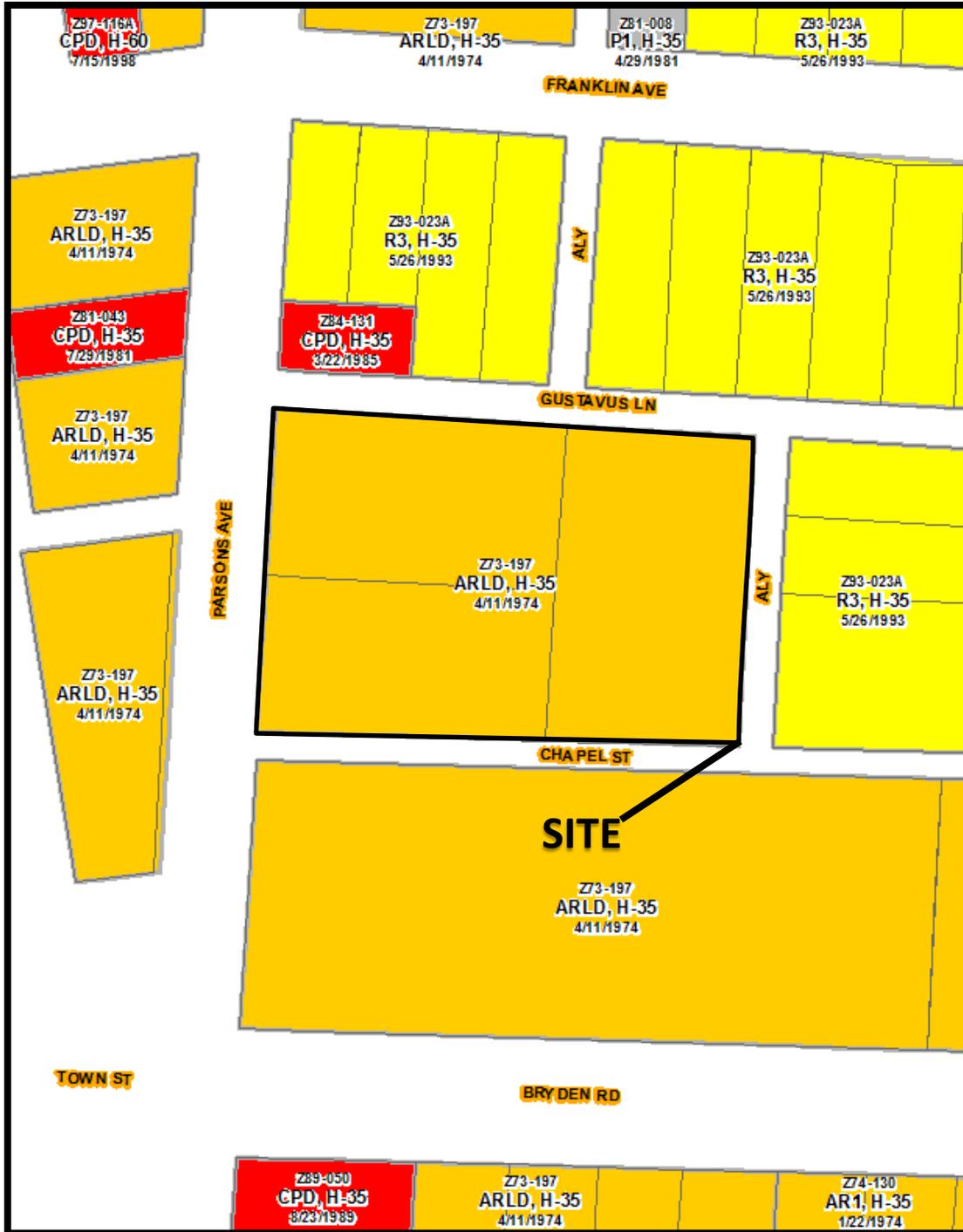


DEVELOPER
 PARSONS ARCHITECTURE
 1480 DELAWARE ROAD, COLUMBUS, OH 43215
 PH: 614-252-4214
 FAX: 614-252-4214
 EMAIL: INFO@PARSONSARCH.COM

PRELIMINARY SITE COMPLIANCE PLAN
 FOR
138 PARSONS AVE.
COLUMBUS, OHIO

CERTIFIED BY	
ISSUANCE INDEX	
DATE CERTIFIED	
REVISION SCHEDULE	
NO. DESCRIPTION DATE	
Project Number	2016.00261
C001	

CV16-017A
 CV17-020

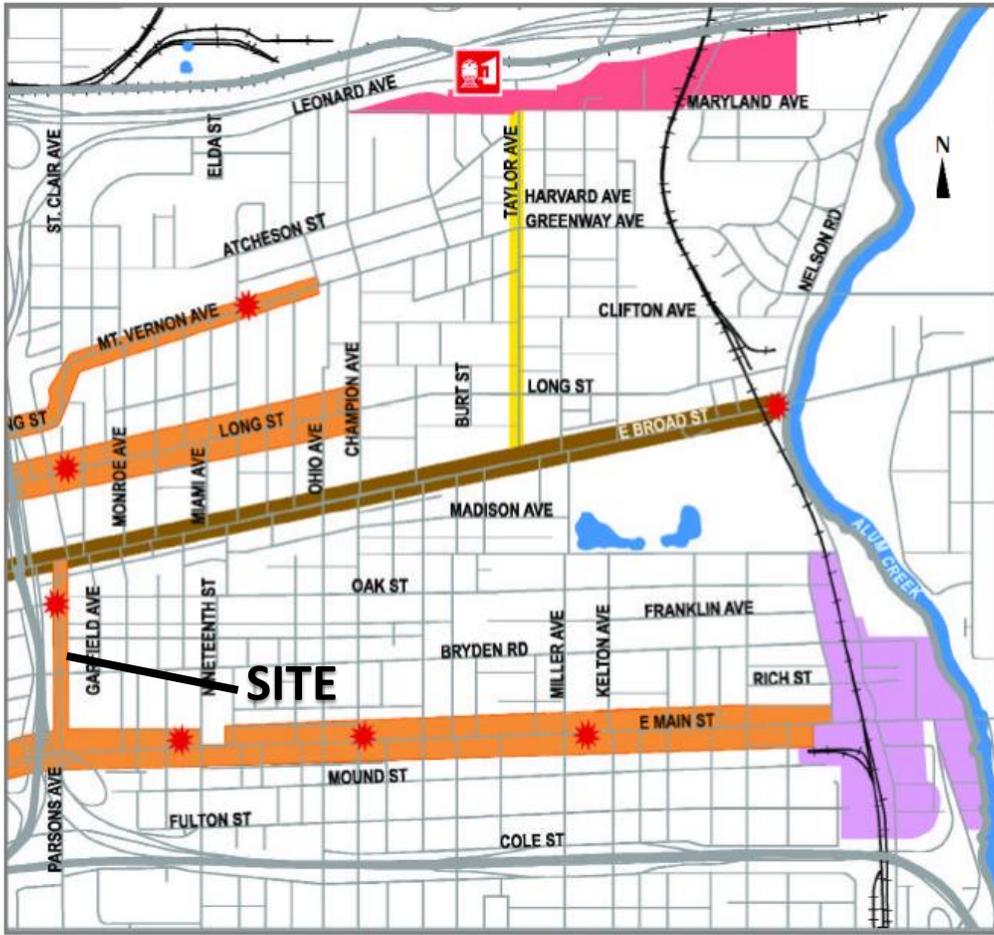


CV16-017A
 136 Parsons Avenue
 Approximately 1.08 acres



CV16-017A
136 Parsons Avenue
Approximately 1.09 acres

DEVELOPMENT STRATEGY



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

CV16-017A
 136 Parsons Avenue
 Approximately 1.08 acres