



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: #13310-00000-00863
Date Received: 2 Dec. 2013
Commission/Civic: NEAR EAST AC
Existing Zoning: _____ Application Accepted by: JE Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

See attached list.

LOCATION

1. Certified Address Number and Street Name 122 Parsons Avenue, 725 Gustavus Lane
City Columbus State OH Zip 43215
Parcel Number (only one required) 010-053476, 010-040376, 010-056881

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Woods Development Group (Michael Woods)
Address 4200 Regent Street, Suite 200 City/State Columbus, OH Zip 43219
Phone # 614-404-2108 Fax # 614-453-8155 Email mwoods@woodsdevelopmentgroup.com

PROPERTY OWNER(S):

Name Richard Frost, Jr. Timothy Galvin - 774-7242 tim.galvin@brextonllc.com
Address 6500 Huntley Road City/State Columbus, OH Zip 43229
Phone # 614-224-5024 Fax # N/A Email N/A
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael Woods
PROPERTY OWNER SIGNATURE Richard M. Frost Jr.
ATTORNEY / AGENT SIGNATURE _____

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00863
122 PARSONS AVENUE

One Stop Shop Zoning Report Date: Tue Dec 17 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 122 PARSONS AVE COLUMBUS, OH

Mailing Address: 6500 HUNTLEY RD

COLUMBUS OH 43229

Owner: FROST RICHARD M JR

Parcel Number: 010053476

ZONING INFORMATION

Zoning: Z73-197, Multi-family, ARLD

effective 4/11/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: PARSONS AVE/ OLDE TOWNE QUARTER UCO

Graphic Commission: N/A

Area Commission: Near East Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00863
122 PARSONS AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian Higgins
of (1) MAILING ADDRESS 1349 Dennison Avenue, Columbus, OH 43201
deposed 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 122 Parsons Avenue &
(2) per ADDRESS CARD FOR PROPERTY 725 Gustavus Lane
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Robert Frost, Jr.
6500 Huntley Road
Columbus, OH 43229
Michael Woods
614-404-2108

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

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, OH 43206

and that the following 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:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Daniel Andrews	713 Franklin Ave	713 Franklin Avenue, Columbus, OH 43205
Latonya Brown	721-723 Franklin Ave	721 Franklin Avenue Columbus, OH 43205
Bryden Road Properties	700 Bryden Rd	PO Box 6209, Columbus, OH 43202
Celso & Berta Castellanos	737 Franklin Ave	89 N Monroe Avenue, Columbus, OH 43203
David Fleisher	747 Franklin Ave	747 Franklin Avenue, Columbus, OH 43205

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

SIGNATURE OF AFFIANT

(8) Michael Woods

Subscribed to me in my presence and before me this 11 day of Nov., in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) John C. Trull

My Commission Expires:

John C. Trull
Notary Public, State of Ohio
My Commission Expires 09-12-2017

Notary Seal Here

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STATEMENT OF HARDSHIP

13310-00000-00863
122 PARSONS AVENUE

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. The majority of structures in the district pre-date the implementation of the zoning code and are, by definition, out of compliance. All requested variances are required to maintain consistency with the established development pattern.
2. The current conditions are not the result of any action by the applicant.
3. The setbacks, height, scale, density, etc. of the proposed building are all indicative of current conditions found in the district. The applicant wishes to replicate these conditions.
4. This project will convert a property that has been vacant for decades into a vibrant series of residences that respect the character of the community that will positively affect property values of the nearby real estate.

Signature of Applicant

Michael Woods

Date

11-11-13

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VARIANCE LIST

3309.14 Height

To increase the permitted height of a building from 35' to 70'.

3312.21 Landscaping

To reduce the required number of parking lot shade trees from (1 tree for each ten spaces) to 0.

3312.25 Maneuvering

To reduce the required maneuvering distance for the eastern parking lot spaces utilizing the public alley from 20' to 15'.

3321.05(B)(2) Vision clearance

To permit the obstruction of the alley / street vision clearance requirement.

3333.11 ARLD area district requirements

To reduce the required lot area per dwelling unit from 2500 sq. ft. per unit to 1200 square feet per unit.

3333.15(c) Basis of computing area

To increase the building lot area coverage from 50% to 56%.

3333.16 Fronting

To permit buildings to not front on a public street.

3333.255 Perimeter yard

To reduce the required perimeter yard width from 18' (10% of the lot width) to 0'.



CLARENCE E M FRANKLIN COUNTY

13310-00000-00863
122 PARSONS AVENUE

MAP ID: S

DATE: 12/2/13



Disclaimer

Scale = 100

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



49.50° W10

A diagram showing a circle with a horizontal radius extending from the center to the right edge, labeled with the letter z .

PARKING

TOTAL PARKING PROVIDED- 60 SPACES



ARCH CITY
DEVELOPMENT

REXTON

General Notes

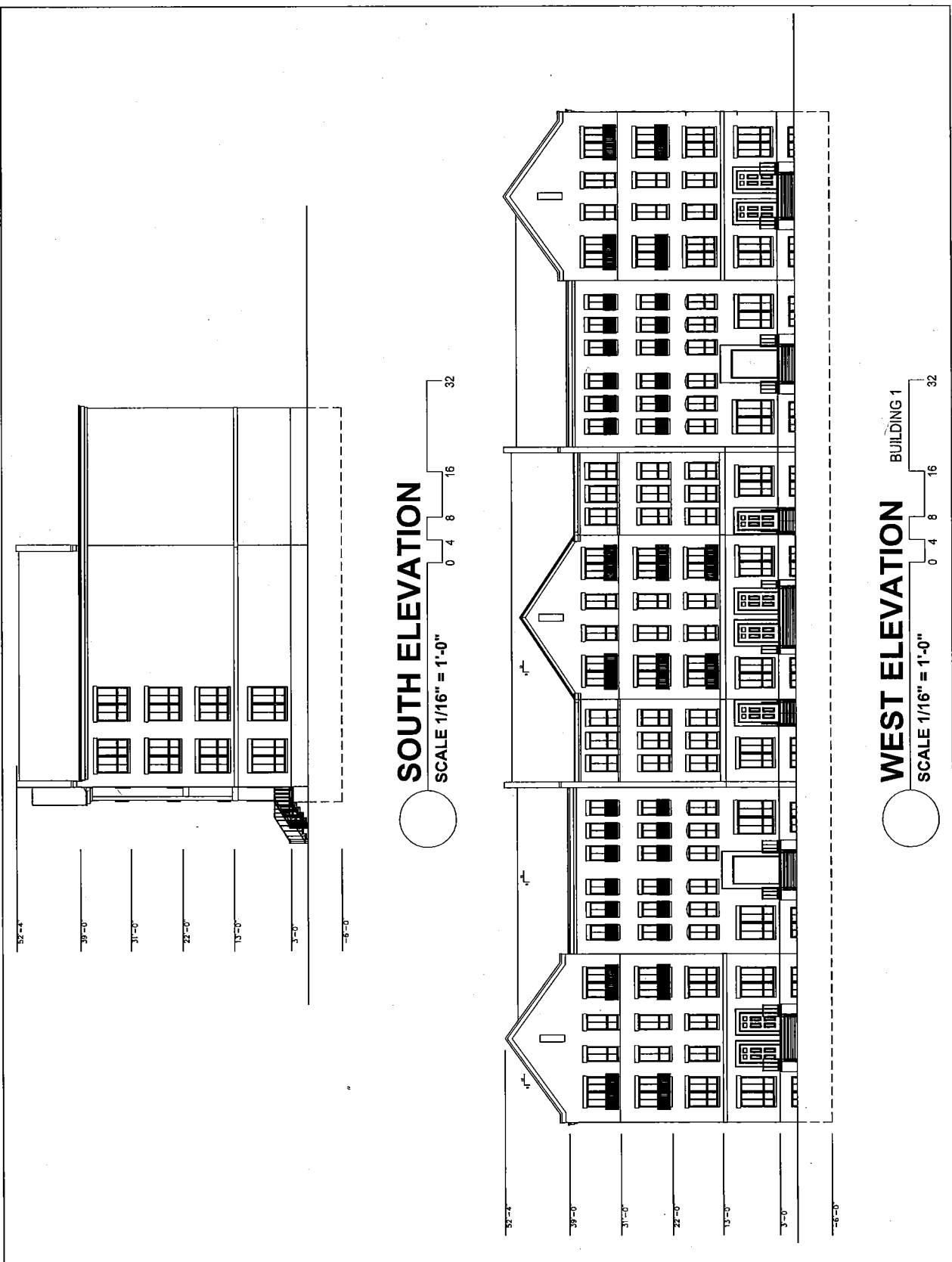
122 Olde Town East, LLC.

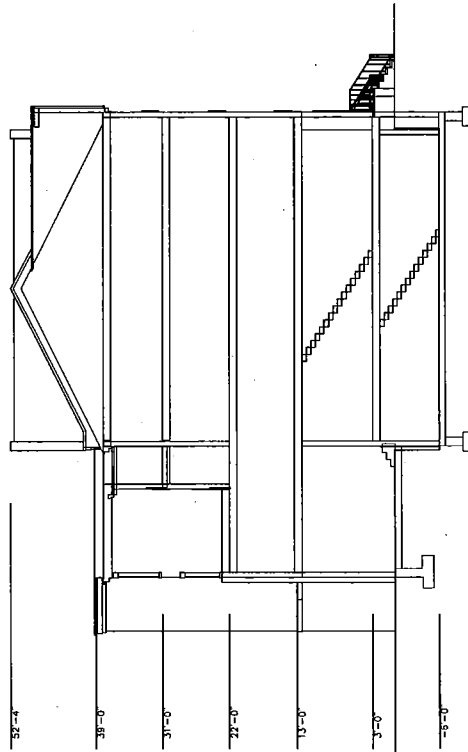
Woods development group, LLC
4200 REGENT ST
SUITE 200
COLUMBIA, OHIO 43218
Phone (614) 844-6750
Fax: (614) 844-8193


Dep. Comd:	Tech. Comd:
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PLEASE COMPLY

1-3






 SCALE 1/16" = 1'-0"
 0 4 8 16 32

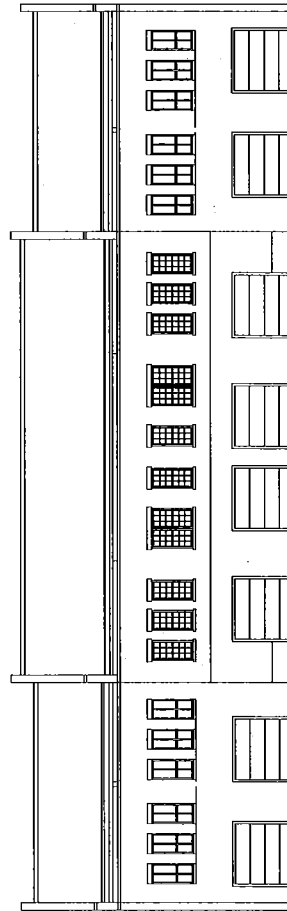
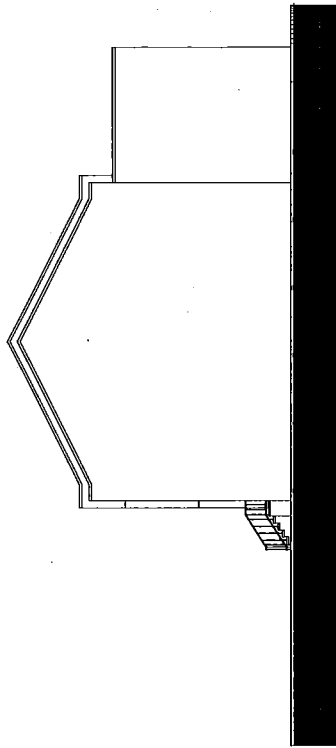
13310-00000-00863
122 PARSONS AVENUE



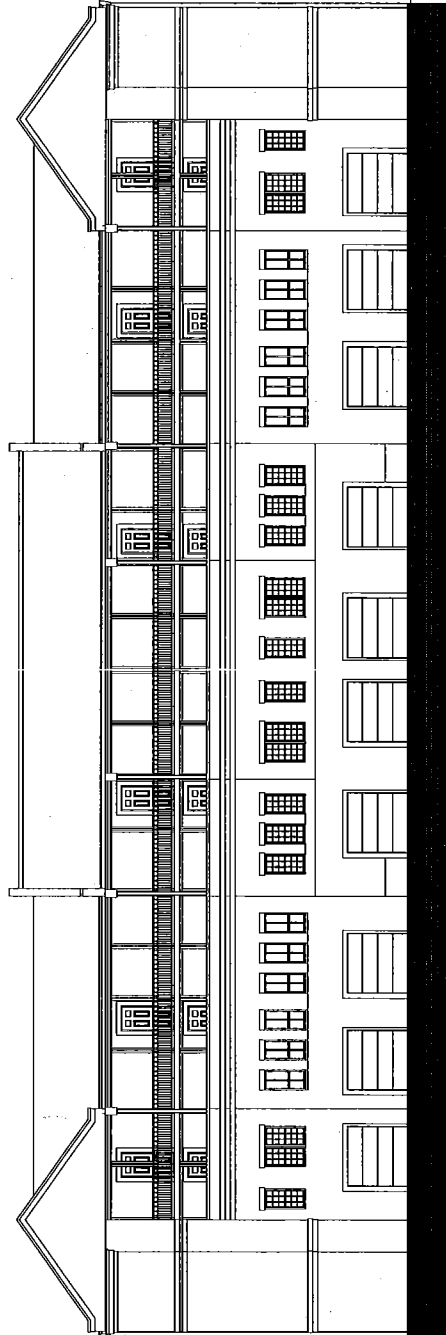
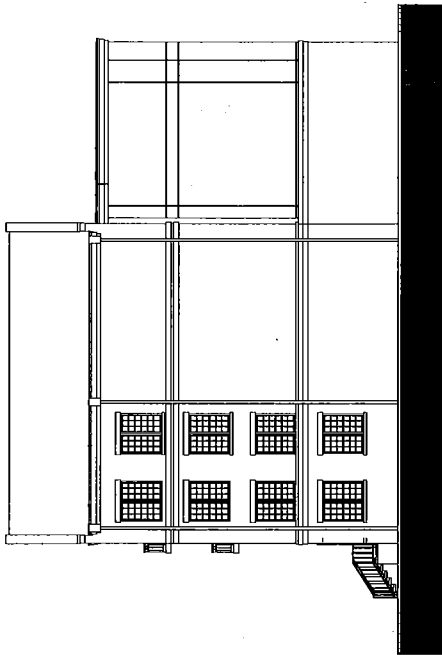
NORTH ELEVATION
 SCALE 1/16" = 1'-0"
 0 4 8 16 32

BUILDING 2

13310-00000-00863
122 PARSONS AVENUE



13310-00000-00863
122 PARSONS AVENUE



scale 1=1/16



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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 # **13310-00000-00863**
122 PARSONS AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Woods

of (COMPLETE ADDRESS) 4200 Regent Street, Suite 4200, Columbus, OH 43219

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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Dunder Mifflin, LTD

815 Grandview Avenue, Columbus, OH 43212

Woods 122OTE, LLC

4200 Regent Street, Suite 200, Columbus, OH 43219

ACD 122 Parsons, LLC

1349 Dennison Avenue, Columbus, OH 43201

SIGNATURE OF AFFIANT

Michael Woods

Subscribed to me in my presence and before me this 11 day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

John C. Truitt

John C. Truitt

Notary Public, State of Ohio

My Commission Expires:

My Commission Expires 09-12-2017

Notary Seal Here

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