



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 14310-00000-00237  
Date Received: 14 April 2014  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JF 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.

Renovation of existing building & addition of parking lot  
3372.604B, 3372.605B, 3372.605D, 3372.605E.3  
3372.607.A.2, 3372.609.B.1, 3372.21.D.1, 3372.49  
From 18 to 8 spaces

## LOCATION

1. Certified Address Number and Street Name 703 Parsons Avenue  
City Columbus State Ohio Zip 43206  
Parcel Number (only one required) 010-030700

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Amy Lauerhass  
Address 753 Francis Ave. City/State Bexley Zip 43209  
Phone # 614-371-3523 Fax # \_\_\_\_\_ Email amy@LauerhassArchitecture.com

## PROPERTY OWNER(S):

Name Jimmy Dragich  
Address 1165 Arova Ct. City/State New Albany Zip 43054  
Phone # 614-863-0555 Fax # \_\_\_\_\_ Email dragichman@yahoo.com  
☐ 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 Amy Lauerhass  
PROPERTY OWNER SIGNATURE Jimmy Dragich  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer

14310-00000-00237  
703 PARSONS AVENUE



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Thu May 1 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 701 PARSONS AVE COLUMBUS, OH

**Mailing Address:** 1165 AROYA CT

NEWALBANY OH 43054

**Owner:** DRAGICH JIMMY

**Parcel Number:** 010030700

### ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4

effective 2/27/1928, Height District H-60

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** PARSONS AVENUE UCO

**Graphic Commission:** N/A

**Area Commission:** Columbus Southside 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

14310-00000-00237

703 PARSONS AVENUE

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Amy Lauerhass  
of (1) MAILING ADDRESS 753 Francis Ave. Bexley Ohio 43209  
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  
(2) per ADDRESS CARD FOR PROPERTY 703 Parsons Ave. Columbus Oh 43206  
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) Jimmy Dragich  
1165 Aroya Ct.  
New Albany, Ohio 43054

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

Amy Lauerhass  
614. 371.3523

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

(5) Columbus Southside Area  
Curtis Davis  
PO Box 7846 Cols 43207

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

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

SIGNATURE OF AFFIANT

(8) Amy Lauerhass

Subscribed to me in my presence and before me this 11<sup>th</sup> day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Cherisse Rader  
3-5-18

My Commission Expires \_\_\_\_\_

Notary Seal Here



Cherisse N. Rader  
Notary Public, State of Ohio  
My Commission Expires 03-05-18

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### STATEMENT OF HARDSHIP

14310-00000-00237

703 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 This is an existing building, not new construction, which is what the Urban Overlay is designed for.

② The property owner bought the property in it's current condition.

③ Area is Zoned C-4, but need parking to create viable business. Other area businesses have parking.

④ Building has been abandoned & boarded up for years. Renovation will improve neighborhood.

Signature of Applicant

*Amy M. Lauer*

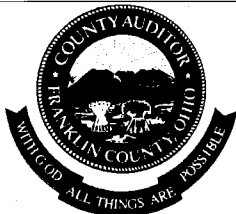
Date

4.11.14

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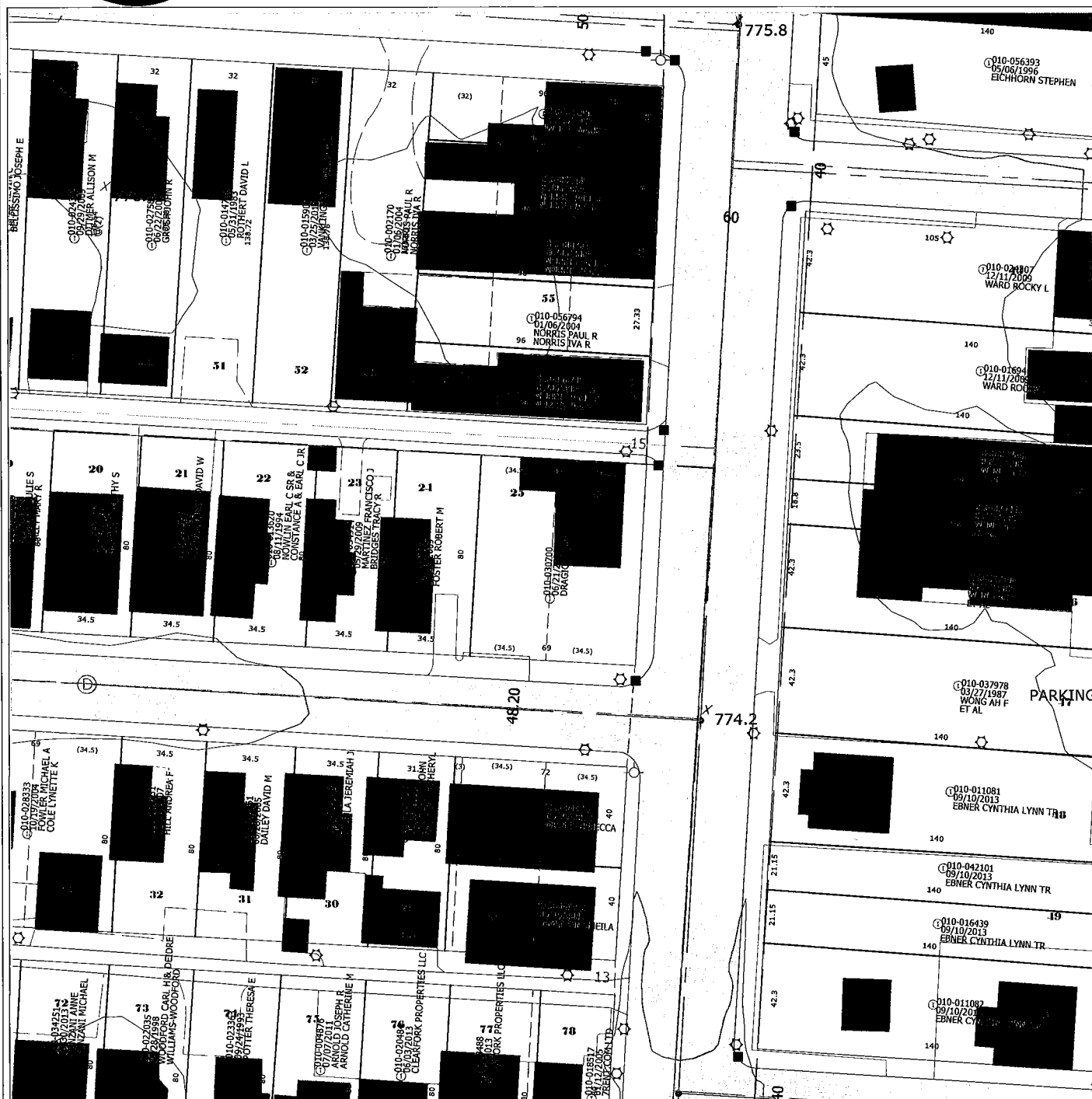
Please make all checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/14



Disclaimer

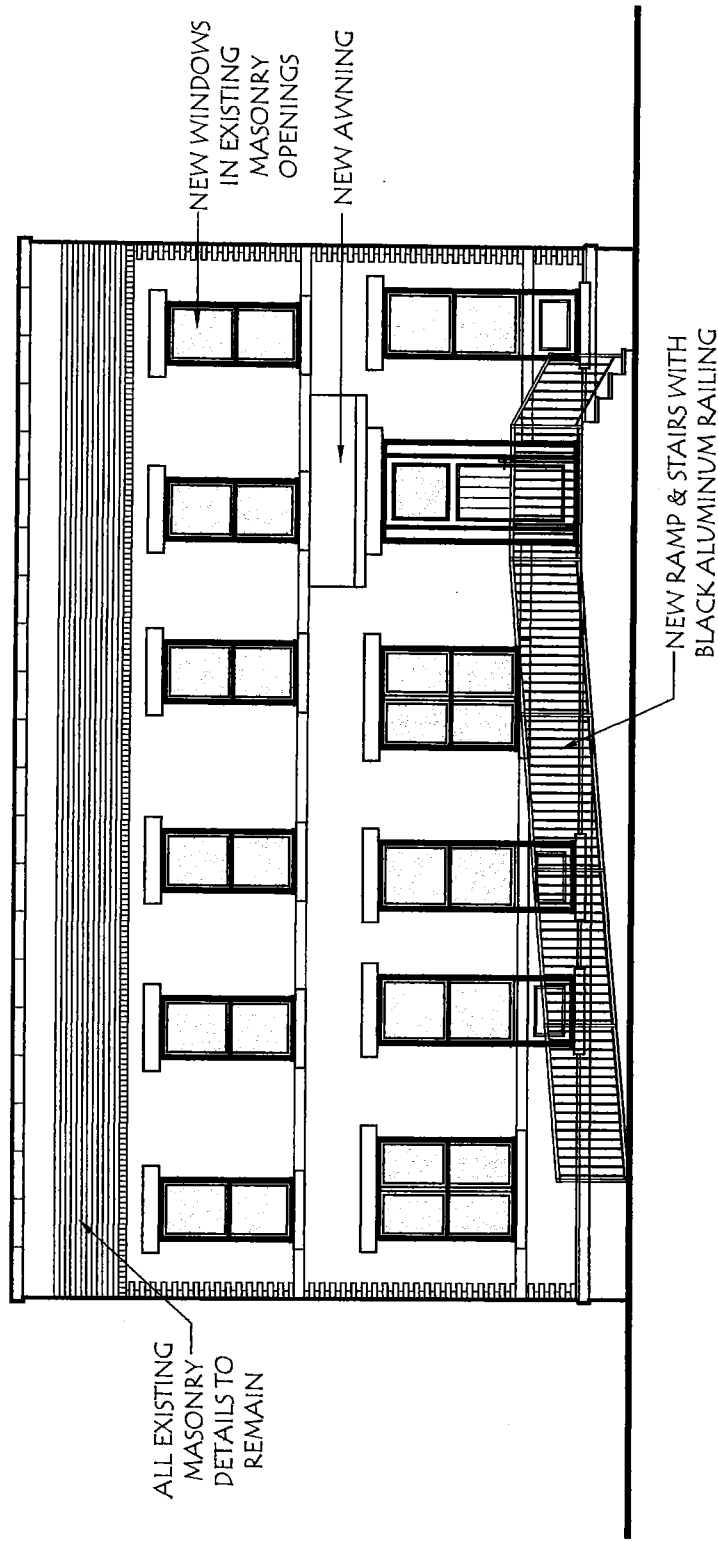
This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify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

Scale = 60



**14310-00000-00237**  
**703 PARSONS AVENUE**

Real Estate / GIS Department



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703 PARSONS AVENUE

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LAUERHASS ARCHITECTURE, LLC  
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK  
ARE FOR USE SOLELY ON THIS PROJECT.  
THE ARCHITECT IS THE AUTHOR, AND RESERVES  
ALL RIGHTS. INFORMATION CONTAINED HEREIN  
SHALL NOT BE USED WITHOUT THE EXPRESS  
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:  
4/14/14

Project Number:  
14-009

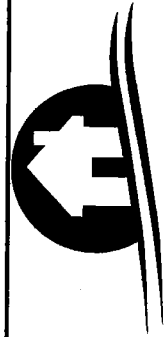
Drawing Title:

**Front Elevation**

Project Name:  
703 Parsons Ave.

Scale:  
1/8" = 1'-0"

Sheet Number:  
3 of 3



**Lauerhass Architecture**

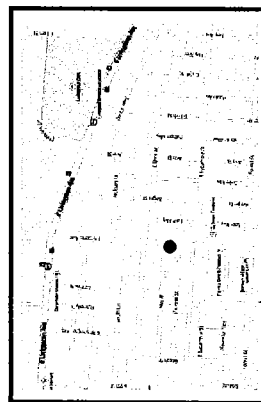
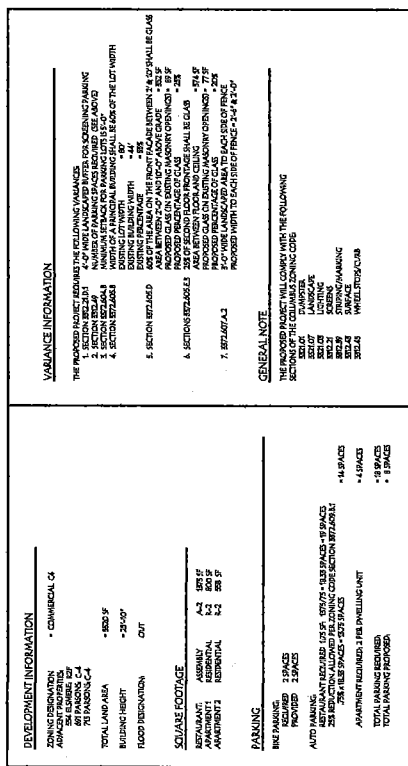
RENOVATION - ADDITION - NEW HOME

**RENOVATION FOR:**

**JIMMY DRAGICH**  
697-703 PARSONS AVENUE  
COLUMBUS, OHIO 43206

DRAGICH - PARSONS  
4-009 APRIL 11, 2014

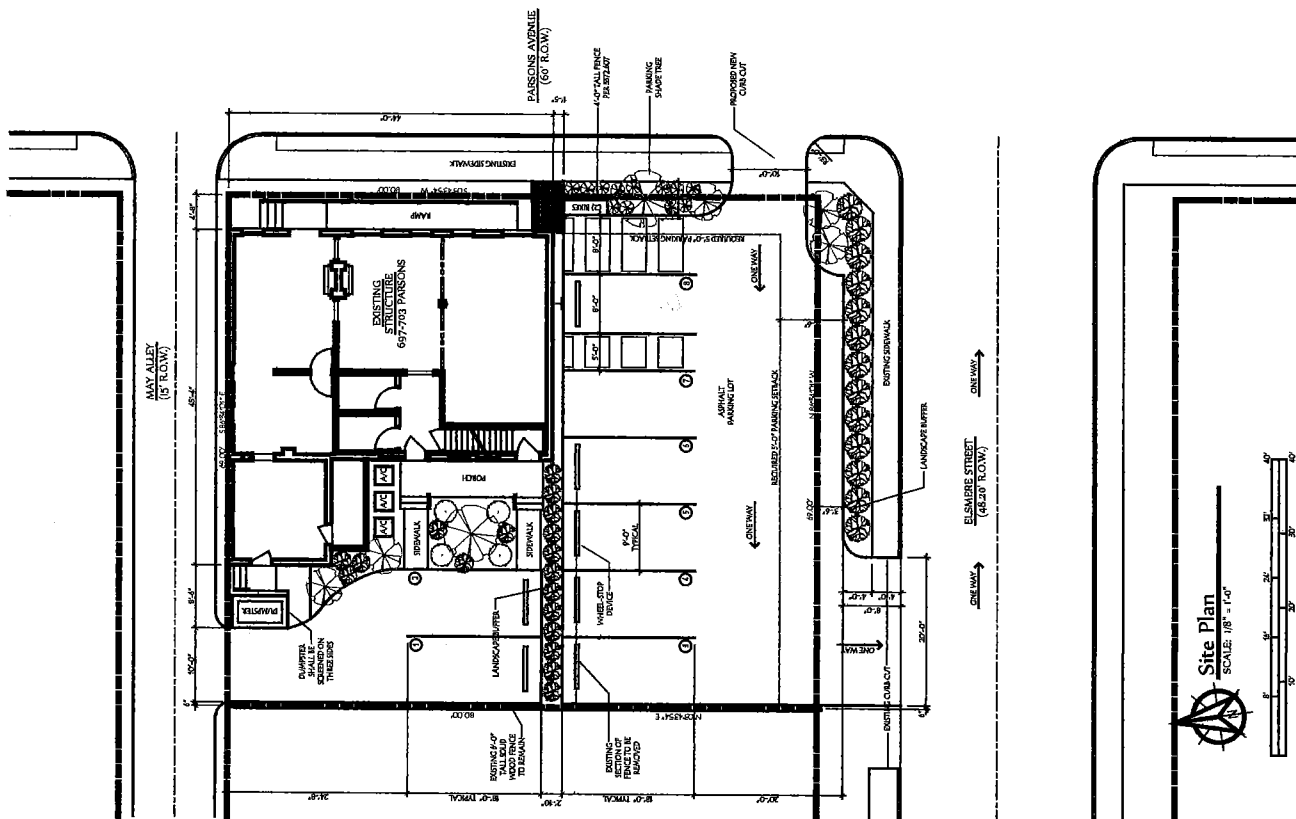
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**Site Location Map**  
SCALE: NOT TO SCALE



**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME



**Site Plan**  
SCALE: 1/8" = 1'-0"

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



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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 #

**14310-00000-00237**

**703 PARSONS AVENUE**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Amy Lauerhass

of (COMPLETE ADDRESS)

753 Francis Ave Bexley Ohio 43209

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

Jimmy Dragich

1165 Aroya Ct. New Albany OH 43054

SIGNATURE OF AFFIANT

Amy Lauerhass

Subscribed to me in my presence and before me this

11<sup>th</sup>

day of

April

, in the year 2014

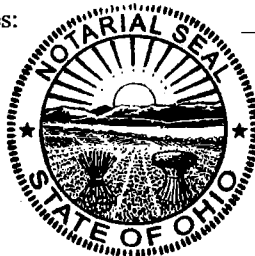
SIGNATURE OF NOTARY PUBLIC

Cherisse Rader

My Commission Expires:

3-5-18

Notary Seal Here



Cherisse N. Rader  
Notary Public, State of Ohio  
My Commission Expires 03-05-18

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