

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application #: 215-005
Date Received: 3/2/15
Application Accepted By: ect Fee: \$3200
Comments: Assigned to Eliza Thrush 645-1341 ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 76 Parsons Avenue Zip 43215
Is this application being annexed into the City of Columbus Yes No (circle one)
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 010011303
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) ARLD Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: NEAC

Proposed Use or reason for rezoning request: relocation of CARBAR 115 Parsons being purchased by state of ohio (70-71 project) to site (continue on separate page if necessary)

Proposed Height District: 35' Acreage 0.276 A
[Columbus City Code Section 3309.14]

APPLICANT:

Name Henry Schwarz
Address 64 Parsons Avenue City/State Columbus OH Zip 43215
Phone # 614 402 1444 Fax # _____ Email henry@beol.net

PROPERTY OWNER(S):

Name Henry and Candis Schwarz
Address 1454 Sherbrooke Place City/State Columbus OH Zip 43209
Phone # 614 402 1444 Fax # _____ Email henry@beol.net
 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 Henry Schwarz
PROPERTY OWNER SIGNATURE Henry Schwarz Candis Schwarz
ATTORNEY / AGENT 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 all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Henry Z Schwarz
of (1) MAILING ADDRESS 64 Parsons Avenue Columbus Ohio 43215

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 76 Parsons Avenue
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
 Check here if listing additional property owners
on a separate page.

(4) Henry and Condis Schwarz
1454 SPADROCK PLACE
COLUMBUS OHIO 43209

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

Henry Schwarz
614 402 1414

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

(5) NEAR EAST AREA COMMISSION (NEAC)
MS. ANNE TOSS-WOMACK (VICE CHAIR)
874 DALLARD 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)

SIGNATURE OF AFFIANT

(8) Henry Schwarz

Subscribed to me in my presence and before me this 28th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Stuart Cole

My Commission Expires: no expiration

This Affidavit expires six months after date of notarization.

Notary Seal Here
STUART A. COLE
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 & C.

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AVERY® 5260™

Easy Peel® Labels
Use Avery® Template 5160®

Henry Z Schwarz & Candis C Schwarz
64 Parsons Avenue
Columbus, Ohio 43215

Feed Paper Bend along line to
expose Pop-Up Edge™

Frederick M Gittes
723 Oak Street
Columbus, Ohio 43205

Near East Side Area Commission
c/o Ms. Annie Ross-Womack
874 Oakwood
Columbus, Ohio 43206

Beth S. Burk
741 Oak Street
Columbus, Ohio 43205

David Brock
737 ½ Oak Street
Columbus, Ohio 43205

Lilian Shaughnesey and Realph Kenny
743 Oak Street
Columbus, Ohio 43205

C & W Investment Co 1 LLC
1020 Dennison Ave Ste 102
Columbus, Ohio 43201

49 Parsons LLC
49 Parsons Avenue
Columbus, Ohio 43215

City Of Columbus Ohio
Real Estate Management
90 W Broad Street RM 425
Columbus, Ohio 43215

Kona M Kirkbride
726 Franklin
Columbus, Ohio 43205

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

Sparky LLC
4901 Ebright Road
Canal Winchester, Ohio 43110

728 Franklin LLC
1168 Cloverknoll Ct
Columbus, Ohio 43235

Richard A. Stevens
1434 Sedgfield Drive
New Albany, Ohio 43054

Repliez à la hachure afin de

www.avery.com
1-800-GO-AVERY



COUNCIL VARIANCE APPLICATION

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

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Henry Z Schwarz

Of [COMPLETE ADDRESS] 64 Parsons Avenue Columbus Ohio 43215

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 formats

- 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. Mr Henry Z Schwarz Mrs Condit C Schwarz 64 PARSONS AVE COLUMBUS OHIO 43215	2.
3. 614 402 1444	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: no expiration

Notary Seal Here

STUART A. COLE
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R. C.

This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

CPD TEXT

EXISTING DISTRICT: ARLD, Apartment Residential District

PROPOSED DISTRICT: CPD - Commercial Planned Development

OWNER: Henry Schwartz and Candis Schwartz

APPLICANT: Henry Schwartz

DATE OF TEXT: 2/25/15

APPLICATION NUMBER: Z15-005

The subject site is along Parsons Avenue South of Oak Street and North of Franklin Avenue. The site lies within the boundaries of the Near Eastside Area Commission and the Parson Avenue / Olde Towne Quarter urban Commercial Overlay

The site is occupied by 1 building 76-80 Parsons Avenue and is currently zoned under ARLD, Apartment Residential District, the site has zero setbacks, access is by pedestrian sidewalk and curbs drop-off. This CPD, Commercial Planned Development District text is being submitted to rezone the site from ARLD, Apartment Residential District.

2. PERMITTED USES:

(C.C.C. 3351.03) uses shall be permitted for the site, except for eating and drinking establishments, which may occupy more than C-1 limitation of 2,000 square feet.

3. DEVELOPMENT STANDARDS:

Except as specified herein, the applicable development standards shall be specified in Chapter 3351, C-1 Community Commercial District.

A .Density, Height Lot and Setback Commitments:

1. Maintain existing zero setbacks on all sides, and existing height district of 35 feet.

B. Access, loading parking and/or other traffic related commitments: N/A

C. Buffering, Landscaping, Open Space and or screening commitments: N/A

D. Building design and/or exterior treatment commitments: N/A

E. Dumpsters, Lighting and/or other environmental commitments: N/A

F. Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Article XV, title 33, of the Columbus City Code as it applies to the applicable Overlay. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

A. SITE PLAN

1. The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

B. CPD CRITERIA

1. Natural Environment: The site is developed as 11,432 square foot one story brick building with 8,849 being commercial warehouse space, and 2,498 square feet retail space in front of building.

2. Existing Land Use. The building currently houses an accountant occupying approximately 2,245 square feet, a clothing retail and design production operation, occupying 8,437 square feet and a Tattoo shop occupying 750 square feet.

3. Transportation and Circulation: the site access will remain as currently situated. There is no onsite parking

4. Visual Form of the Environment: The existing uses of the surrounding properties are:

South: Apartments

North: Parking Lot, commercial and retail use

East: Commercial and retail

West: Residential

5. View and Visibility: Existing Structures

6. Proposed development: An eating drinking establishment use of up to 4,000 square feet.

7. Behavior Patterns: Existing traffic flows will be maintained until such time as the I-71 interchange modifications are accomplished to the East of the site.

8. Emissions: No change to character or level of emissions to the site.

Variances Requested:

1. Section 3312.49 Minimum Number of Parking Spaces Required:

Current uses of the site calculate at:

Retail use, 11, 432 square ft. x 1 space per 250 sq.ft.....46
 25% UCO reduction (11)
 Total Current 35

Proposed CPD uses under maximum allowable eating and drinking establishment use:

Retail use 7,432 sq.ft. x. 1 space per 250 sq.ft.....30
 Eating and drinking use 4,000 sq.ft. x. 1 space per 75 sq ft.....54
 Total by sq.ft 84
 25% UCO reduction (19)
 Total Proposed 63

Variance requested for 28 parking spaces.

The undersigned, being the owners of the subject property, and the applicant and or other authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors, and assigns, to abide by above restrictions, conditions, and commitments regarding the development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of Columbus City Code.

Henry S. Lwiza

Name

2/28/15

Date

Legal Description

Z15-005

Lot 4, 5 of Deshler and Sinks Subdivision in the City of Columbus, as the same are numbered and delineated upon the recorded plat and thereof, of record in Plat Book 3 page 423' recorder office, Franklin County Ohio.

76 PARSONS AVENUE
SITE PLAN
76 PARSONS, COLUMBUS, OH 43215

DRAWN BY: CML
CHECKED BY: CML

CRAIG W. LITTLE
ARCHITECT
17401 438 5176
www.craigwittle.com
17401 438 5176
www.craigwittle.com

DATE ISSUED: 02/20/15

DRAWING NUMBER: **C-1**

BUILDING DEPT. DATA

ZONING EXISTING CONDITIONS

CURRENT ZONING: MULTI-FAMILY WITH COMMERCIAL OVERLAY (Z73-197 [4/11/1974], ARLD.)

PARCEL NUMBERS: 010011303
76 - 80 PARSONS BUILDING: 010019248
ADJACENT PARKING LOT:

FLOOD ZONE: NOT IN FLOOD ZONE

LOT AREA: 12,150 S.F.
FRONT YARD SETBACK: 0.0'
SIDE YARD SETBACK: 0.0'
REAR YARD AREA: ±125 SF = 0.01%

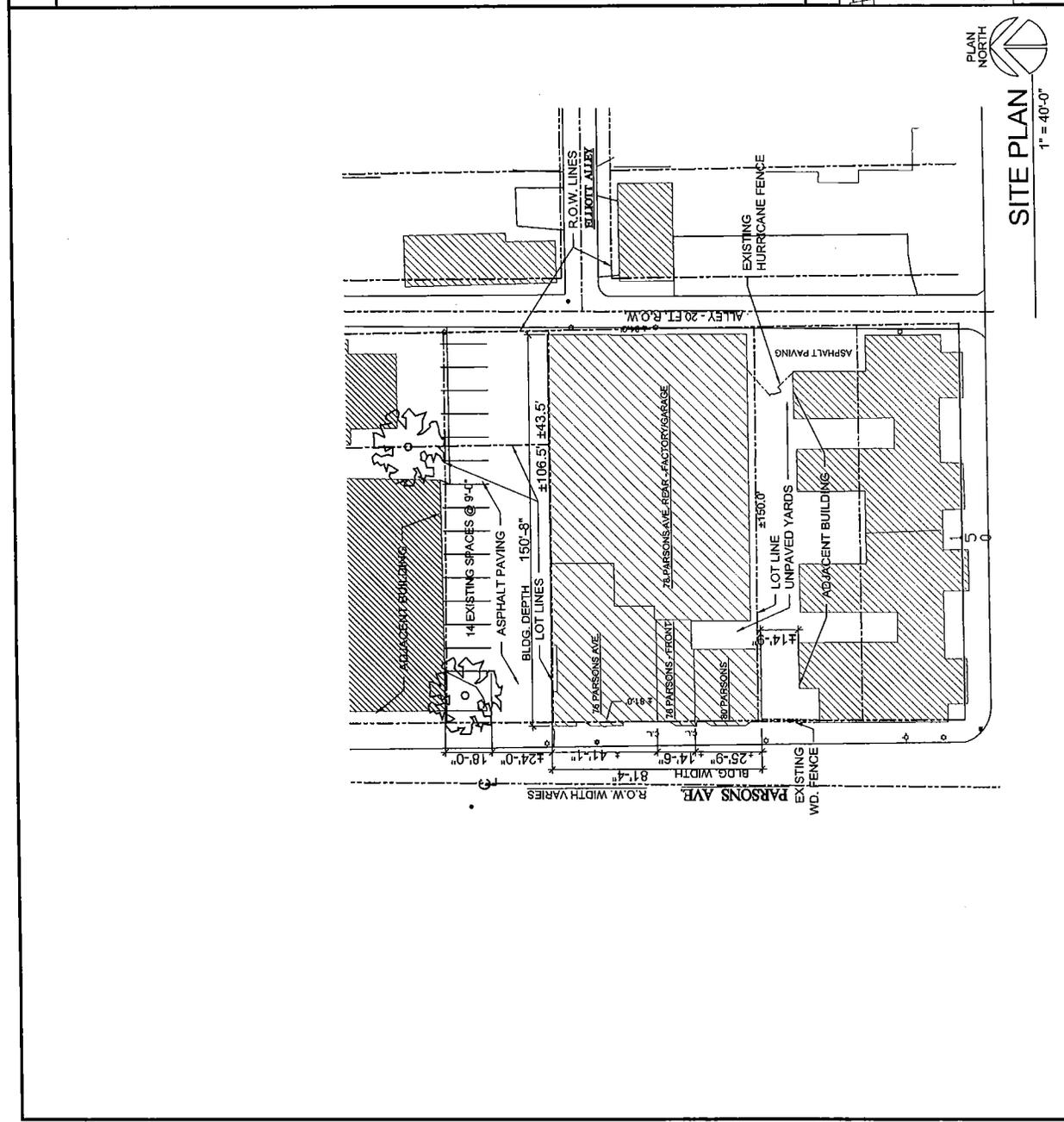
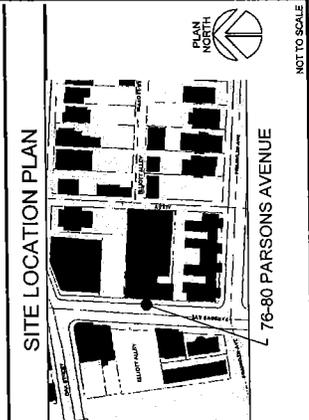
HEIGHT LIMITATIONS:
DISTRICT H35: 35'-0" MAX HEIGHT
EXISTING HEIGHT: 21'-0"

STORIES: ONE STORY BUILDING

BUILDING AREAS:

76 PARSONS: 2,245 S.F.
78 PARSONS: 567 S.F.
PUBLIC SPACE (FRONT): 7,870 S.F.
NON-PUBLIC SPACE (REAR): 8,437 S.F.
SUBTOTAL: 750 S.F.
80 PARSONS: 11,432 S.F.

TOTAL BUILDING AREA: 11,432 S.F.





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: 010011303

Zoning Number: 76

Street Name: PARSONS AVE

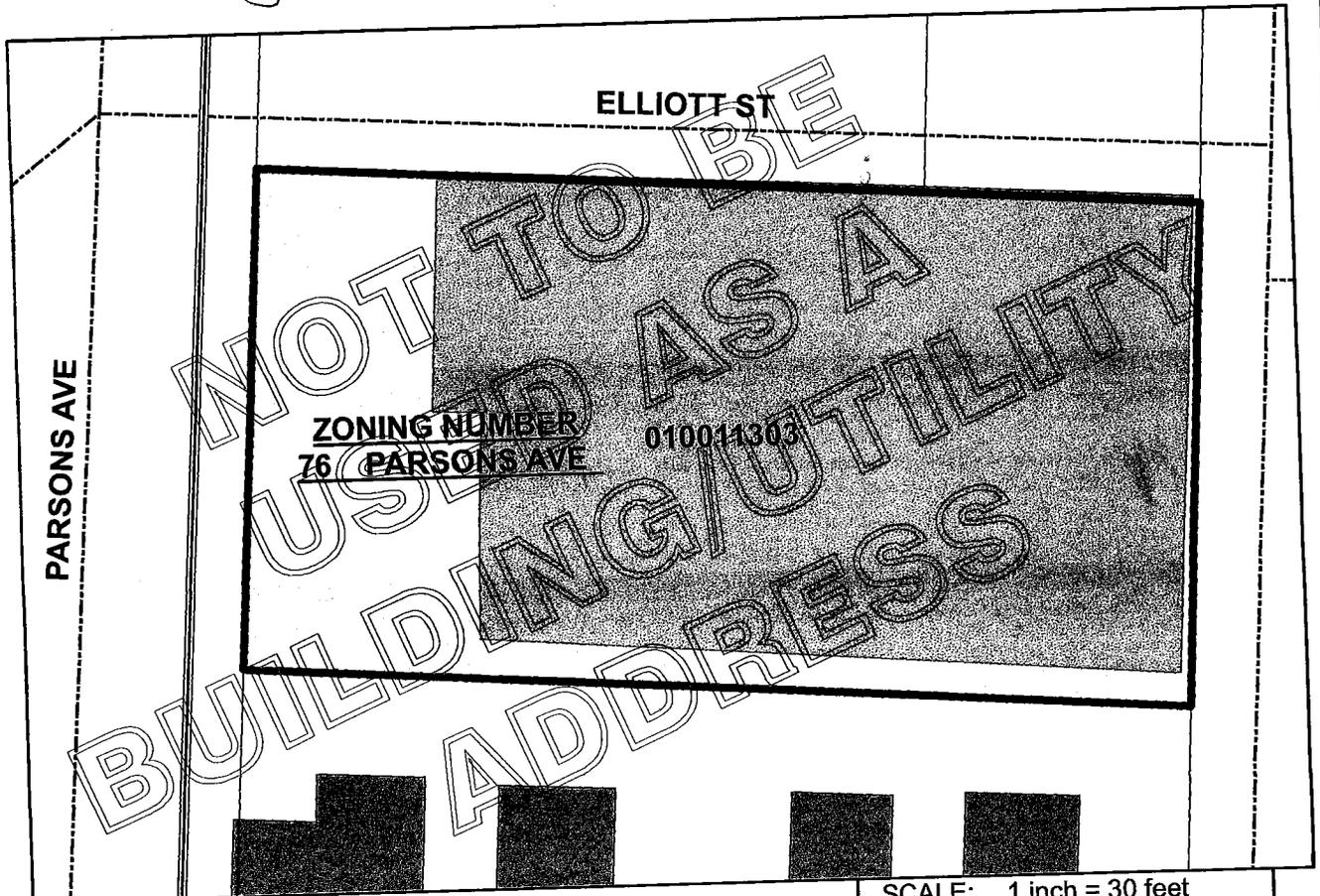
Lot Number : 4-5

Subdivision: DESHLER & SINKS

Requested By: HENRY SCWARZ (OWNER)

Issued By: *Edyona Whisman*

Date: 2/12/2015



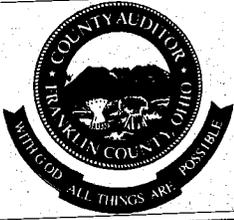
SCALE: 1 inch = 30 feet



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 28272

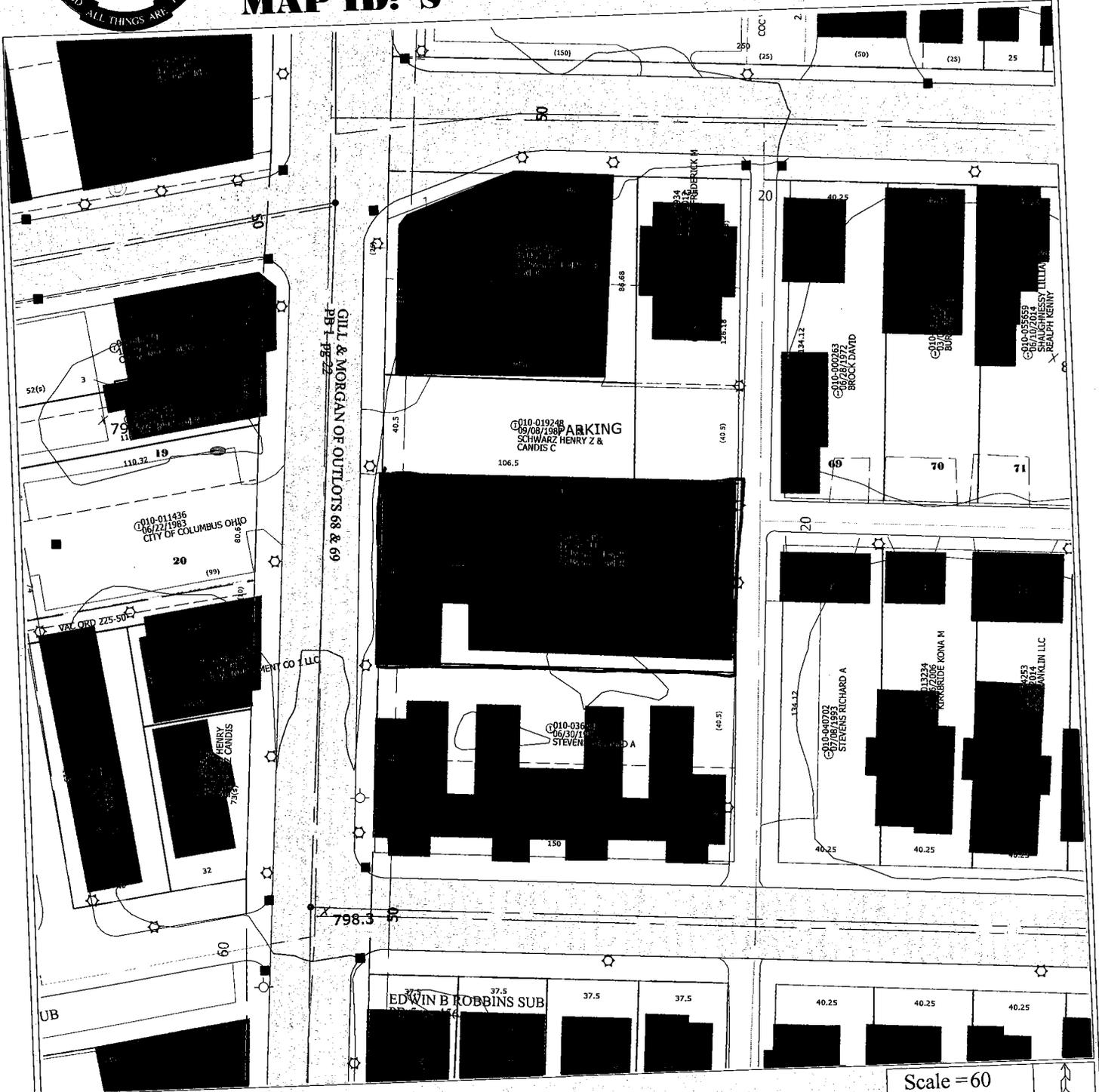
215-005



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/17/15



Scale = 60

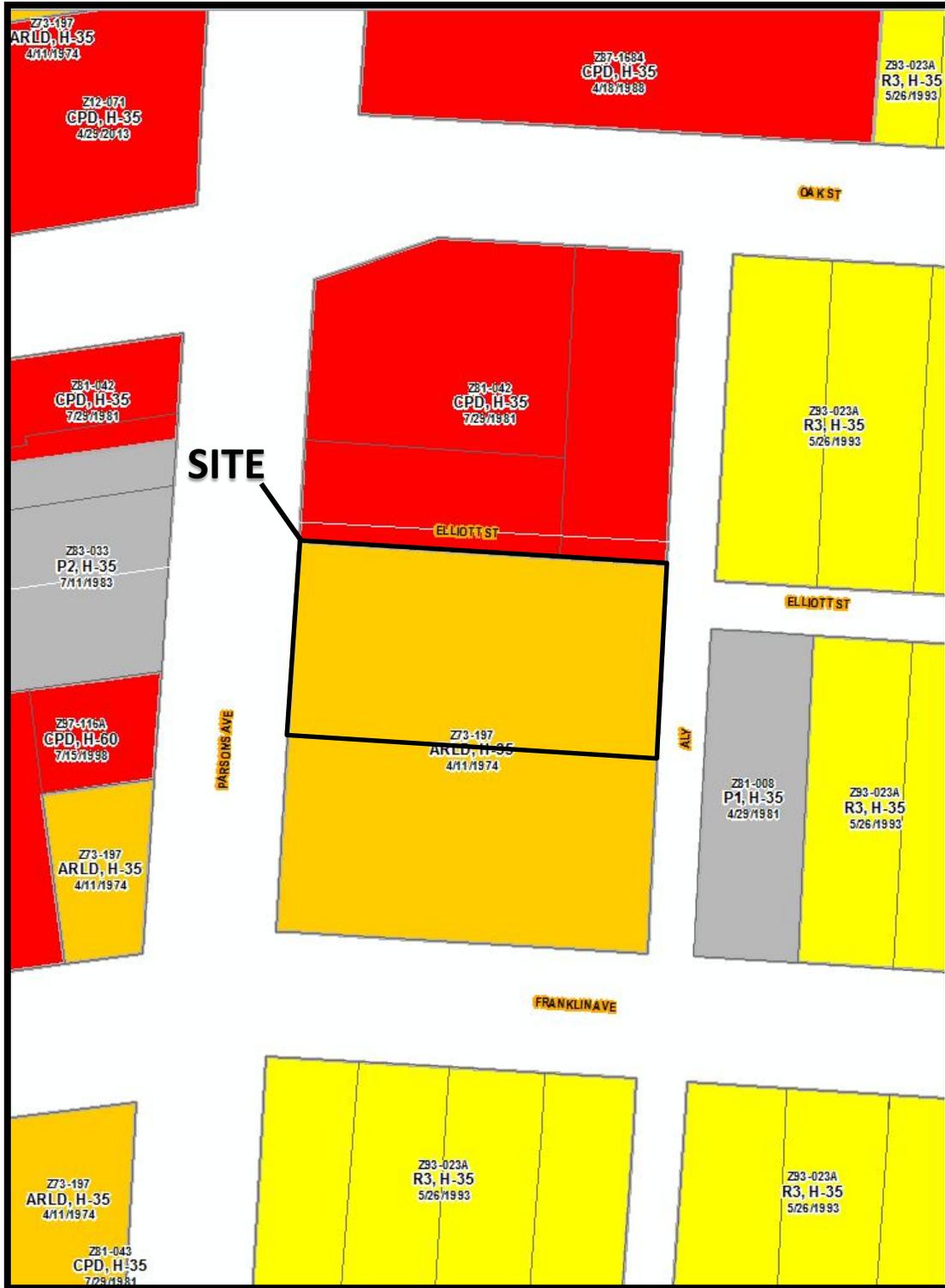


Disclaimer

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

215-005



Z15-005
 76 Parsons Avenue
 Approximately 0.28 acres
 ARLD to CPD

DEVELOPMENT STRATEGY

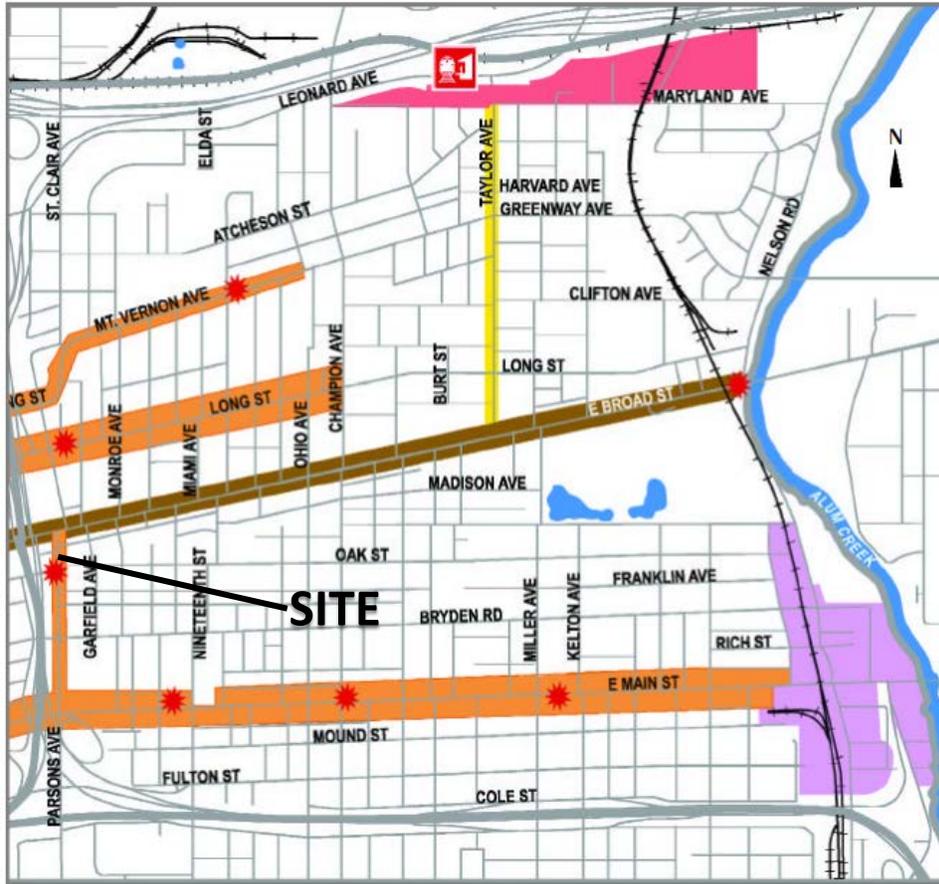


Figure 5

►► **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

Z15-005
76 Parsons Avenue
Approximately 0.28 acres
Near East Area Plan (2005)



Z15-005
76 Parsons Avenue
Approximately 0.28 acres
ARLD to CPD