



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**One Stop Shop Zoning Report** Date: Mon Jul 27 2015

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

**Address:** 1132 PARSONS AVE COLUMBUS, OH

**Owner:** JONES LYLE A III

**Mailing Address:** 1134 PARSONS AVE

**Parcel Number:** 010047384

COLUMBUS OH 43206

## ZONING INFORMATION

**Zoning:** ORIG, Commercial, C4

**Historic District:** N/A

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

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

**Historic Site:** No

**Commercial Overlay:** PARSONS AVENUE UCO

**Council Variance:** N/A

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** Columbus Southside Area Commission

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

## PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

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

**Graphic Commission:** N/A



**Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-086 Date Received: 13 JULY 2013  
Application Accepted by: [Signature] Fee: \$1900-  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

A request to reduce the required number of on-site parking spaces from 20 to 0 as required in Section 3312.49 of the Columbus City Code.

**LOCATION**

Certified Address: 1132 Parsons Ave City: Columbus Zip: 43206

Parcel Number (only one required): 010-047384-00

**APPLICANT** (If different from Owner):

Applicant Name: Eliza Ho Phone Number: 614-321-5128 Ext.: \_\_\_\_\_

Address: 400 W. Rich St. City/State: Columbus, Ohio Zip: 43215

Email Address: elizaho@laiarchitect.com Fax Number: \_\_\_\_\_

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

Name: Just Right Properties Management LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: PO Box 7660 City/State: Columbus Zip: 43207

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

Name: Eliza Ho, Tim Lai ArchitecT Phone Number: 614-321-5128 Ext.: \_\_\_\_\_

Address: 400 W. Rich St. City/State: Columbus, Ohio Zip: 43215

Email Address: elizaho@laiarchitect.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eliza Ho  
of (1) MAILING ADDRESS 400 W. Rich St. 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY \_\_\_\_\_  
for which 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) Just Right Properties Management LLC  
PO Box 7660  
Columbus Ohio 43207

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

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) South Side Area Commission - Chair, Jim Griffin,  
507 Sheldon Ave. Columbus Ohio 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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Attachment</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Eliza Ho

Sworn to before me and signed in my presence this 13 day \_\_\_\_\_, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]



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# Board of Zoning Adjustment Application

## STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. 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. 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 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:**

The space, 1132 Parsons Avenue was occupied previously by the Jones Appliance store. Earlier, according to neighbors, it had been used by a restaurant, the Cy's Pizza, which was closed in around 1970s. Both of these previous businesses did not provide any parking. In addition, the two apartment units do not have any assigned, on-site parking.

The new business moving into the space is called Community Grounds Coffee and Meeting House. The owners are two couples, who live in the South Side neighborhood and are passionate about creating a community space where neighbors can enjoy a cup of coffee and tea, and host different types of events such as poetry reading and music sharing. The business plans to serve coffee, tea, and prepackaged food.

The space is of 2,676 sq. ft. (including the patio in front) and the required parking is 29 (accounting the Urban Commercial Overlay discount). But 9 parking spaces are supposed to be grand-fathered in (4 from the two apartment and 5 from previous retail store). Therefore, this application requests a reduction of parking requirement from 20 to 0.

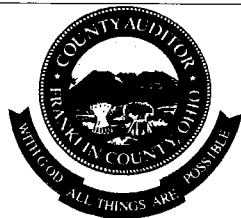
Even though there is no off street parking, there is plenty of street parking on Parsons Avenue and E. Deshler Street and the space is on COTA bus #4's route. The business expects a majority of customers from the neighborhood who can walk, bike or ride bus to the location. The owners have also been negotiating with a neighboring business, Bushman's Food Market, which is less than 200 feet south of the location for shared parking.

Signature of Applicant

Date

7/13/2013

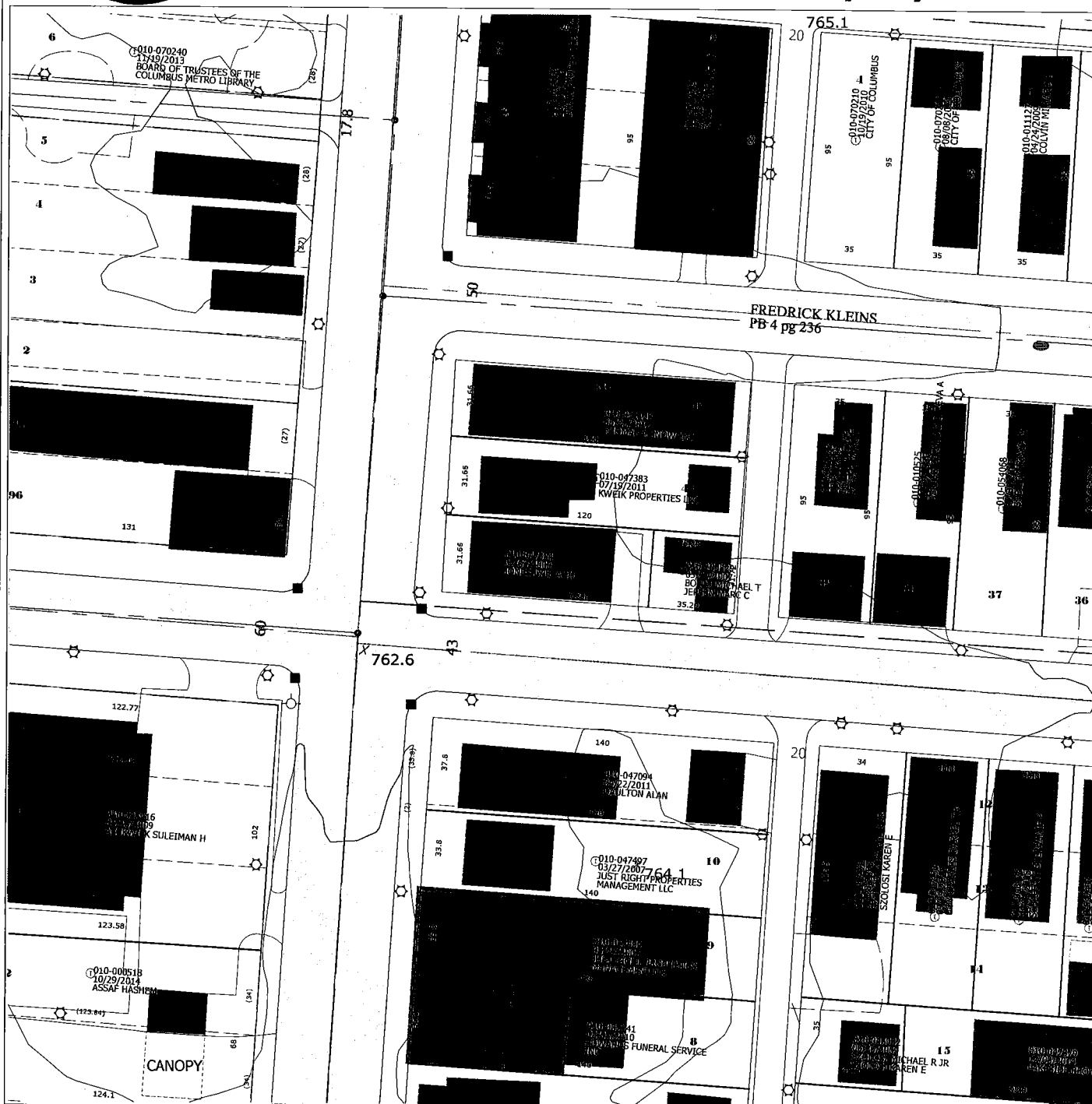
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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/10/15

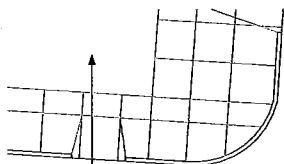


Disclaimer

Scale = 60

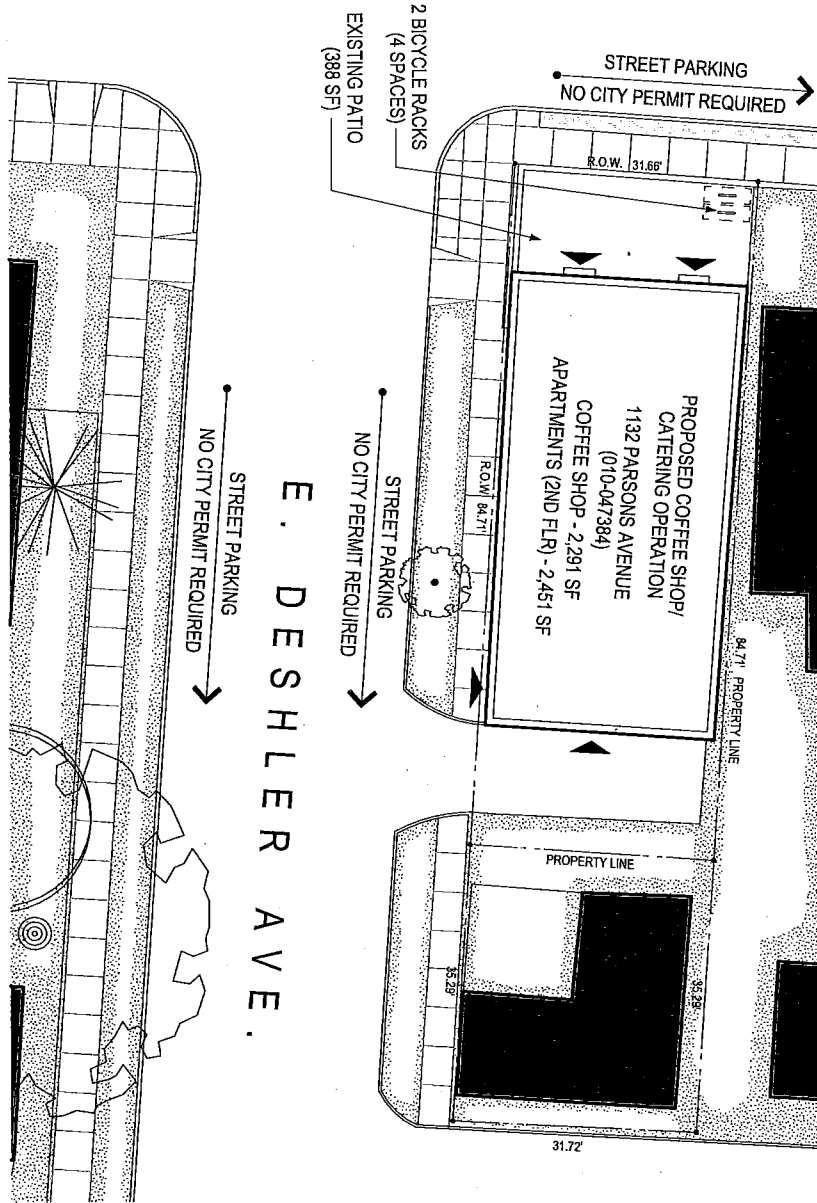


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



SURFACE PARKING LOT (15 SPACES)

PARSONS AVE.



PROPOSED COFFEE SHOP/  
CATERING OPERATION  
1132 PARSONS AVENUE  
(070-047384)  
COFFEE SHOP - 2,291 SF  
APARTMENTS (2ND FLR) - 2,451 SF

E. DESHLER AVE.

SITE PLAN ①  
1" = 20'

COMMUNITY GROUND  
COFFEE  
1132-1134 PARSONS AVE  
COLUMBUS, OH 43206



Tim Lal Architect  
400 W Rich Street,  
Columbus, OH 43215  
T: 614.321.5128 F: 614.453.8728  
info@lalarchitect.com  
www.lalarchitect.com

PROJECT DESCRIPTION

THE PROJECT IS TO RENOVATE AN EXISTING RETAIL SPACE INTO A NEIGHBORHOOD COFFEE HOUSE

THE WORK INCLUDES BUILDING OUT THE CURRENT SPACE WITH NEW WALL, FINISHES, REPLACING LIGHTING FIXTURES AND ELECTRICAL UPGRADE, HVAC SYSTEM AND PLUMBING WORK.

PARCEL NO: 010-047384  
OWNER: JUST RENT PROPERTIES MANAGEMENT LLC  
ADDRESS: PO BOX 7560 COLUMBUS OH 43207

DISTRICT SOUTH SIDE AREA COMMISSION  
USE: MIXED-USE  
MIXED OCCUPANCY ASSEMBLY A-2; RESIDENTIAL R-3;  
TYPE OF CONSTRUCTION: V-B  
SPRINKLERS: NO

PARKING (OVERBALL)  
RESTAURANT USE: 2291 SF / 75 X 0.75 = 22.9  
PATIO: 388 SF / 150 X 0.75 = 1.9  
APARTMENT: 2 UNITS X 2 = 4

TOTAL PARKING REQUIRED = 29 (28.8)  
PARKING REQUIRED IN PRIOR USE = 9  
PARKING PROVIDED = 0  
PARKING REDUCTION = 20  
TOTAL BIKE RACK = 2

ZONING VARIANCE REQUESTED  
3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED.  
PARKING REDUCTION 20 TO 0

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eliza Ho  
of (COMPLETE ADDRESS) 400 W. Rich St. 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Just Right Properties Management LLC , PO Box 7660 Columbus Ohio 43207

Community Grounds Coffee & Meeting House LLC, PO Box 6292 Columbus Ohio 43206

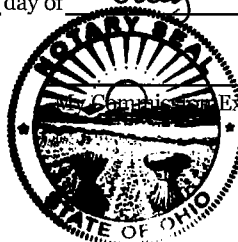
SIGNATURE OF AFFIANT

*Eliza Ho*

Sworn to before me and signed in my presence this 13 day of July, in the year 2015

*Antionette M. Gillum*

SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

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