



**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [www.columbus.gov/bzs](http://www.columbus.gov/bzs) • [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code

CV20-079

**Section 3307.10 Variances by City Council**

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

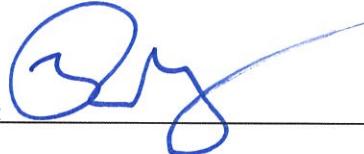
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

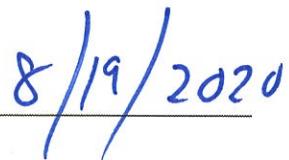
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

See attached

Signature of Applicant



Date



**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

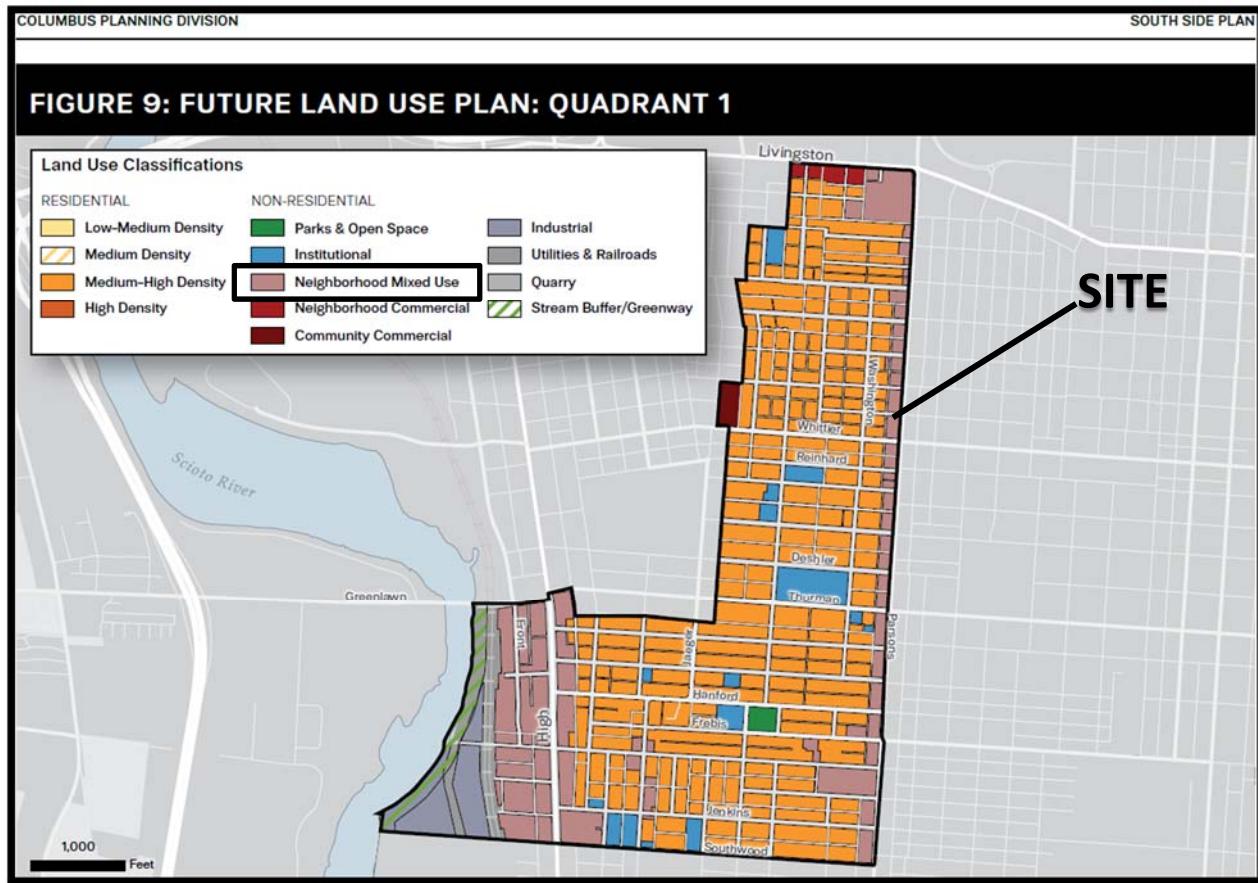
**Exhibit A****Statement of Hardship****921-923 Parsons Avenue; Columbus, OH 43206**

The proposed statement is to request and substantiate the grant of Variance for 921-923 Parsons Avenue in Columbus, Ohio. The property, PID 010-011376 and 010-055972, is presently zoned C-5 however it will be rezoned to C-4, regional scale commercial district for development of (1) three-story mixed-use residential building as depicted on the submitted site plan. The primary goal of this project is to create an exciting, well-designed, affordable market-rate, multi-family mixed-use building to benefit and add value to the existing character of the neighborhood. A Council Variance application will be submitted in conjunction with a rezoning application for the following variances:

- 1) Section 3312.29, Parking Space Size, to approve undersized parking spaces as follows:
  - a. Parking spaces #5 and #6 in the garage are 8.0' wide.
- 2) Section 3312.49, Minimum Numbers of Parking Spaces required, to reduce on-site parking from 20 spaces (12 DU @1.5 spaces/DU+ 1 PER 250 SF Retail \*.5 reduction) to 11 spaces.
- 3) Section 3321.05 (A)(1), Vision Clearance, to provide a reduced vision triangle at the intersection of Stanley Avenue and the garage entrance of 5'-0" x 5'-0".
- 4) Section 3356.03, C-4 permitted uses, to allow for (2) 1-bedroom dwelling units on the ground floor.



CV20-079  
921 Parsons Ave.  
Approximately 0.17 acres



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## Standardized Recommendation Form

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Group Name:** \_\_\_\_\_

**Meeting Date:** \_\_\_\_\_

**Specify Case Type:** \_\_\_\_\_

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

**Recommendation:** \_\_\_\_\_  
(Check only one and list basis  
for recommendation below)

- Approval**
- Disapproval**

### **NOTES:**

**Vote:** \_\_\_\_\_

**Signature of Authorized Representative:** \_\_\_\_\_

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please **e-mail** this form to the assigned planner within 48 hours of your meeting day; **MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-079

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Higgins  
of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, OH 43201  
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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. Parsons Avenue Redevelopment Corporation c/o Brian Higgins, Executive Director, 614-563-3533 PO Box 6355, Columbus, 43207 - 0.5 employees	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Lisa M. PLAISTED*

10-10-21

Notary Seal Here



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

LISA M. PLAISTED

Notary Public, State of Ohio

My Commission Expires

10/10/2021

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