

STATEMENT IN SUPPORT

Application: Z22-118
Address: 30 Parsons Avenue
Parcels: 010-216928, 010-004381, 010-004453
Property Size: +/- .67 acres
Current District: CPD and ARLD
Proposed District: CPD
Area Commission: Near East Area Commission
Owner(s): RWOTE, LLC and Community Housing Network, Inc.
Applicant: RWOTE, LLC c/o Brian Suiter
Attorney: David Hodge, Underhill & Hodge LLC
Date: March 24, 2023

The Applicant submits this statement in support of its requested council variance. The project site partially sits on the location of the original Cumberland Flats Building which was designed by local architect, Mr. Herbert A. Linthwaite. " Mr. Linthwaite designed many commercial and private buildings in Columbus, including buildings for the Peruna Company, the Central Ohio Paper Company and several private residences including the home belonging to Fred Lazarus, Sr. Mr. Linthwaite was a resident of Olde Towne East and owned a home located at 781 Franklin Avenue. This Applicant proposes a mixed use development called The Cumberland. The Cumberland's design takes its architectural cues from another one of Mr. Linthwaite's designs, the old Columbus Dispatch building, located at the northeast corner of North High Street and East Gay Street in downtown Columbus.

The site consists of three parcels located at the south-east corner of Parsons Avenue and East Capital Street. The site is currently zoned CPD and ARLD and used for surface parking lot. The property is located within the Near East Area Commission and the boundary of the Near East Area Plan. The Plan recommends higher density residential uses and mixed use development for the site. The Plan also identifies the site as the Parsons Avenue commercial district node. Lastly, the property is located within the Parsons Avenue Olde Towne Quarter Urban Commercial Overlay.

The Applicant proposes rezoning the property from CPD and ARLD to CPD to allow the development of the surface parking lots with a mixed-use commercial and residential development. The proposed development will provide up to 3,000 square feet of commercial use, up to 51 dwelling units, and surface parking lot improvements. To allow the ground floor residential uses as proposed, the Applicant respectfully requests the following use variance:

1. Section 3356.03 – C-4 Permitted uses. The Applicant requests a use variance to allow ground floor residential uses and associated residential uses within a mixed-use development.
2. Section 3361.02 – CPD Permitted uses. The Applicant requests a use variance to allow ground floor residential uses and associated residential uses within a mixed-use development.

City Council may grant a use variance if the use will not adversely affect the surrounding property or surrounding neighborhood and if granting of such variance will alleviate a difficulty which

warrants a variance. The Near East Plan recommends higher density mixed use development for the site. The Applicant proposes a mixed use development in accordance with the plan. However, the Applicant suffers from a difficulty because first floor residential uses are not permitted in the CPD district. Granting the requested use variance will allow the site to utilize first floor residential uses and develop a mixed use development as proposed.

Ground floor residential uses will not adversely affect the surrounding property or surrounding neighborhood. The proposed first floor residential uses include the residential lobby, leasing office, mail room, and fitness area. The first floor's exterior will maintain a commercial aesthetic as shown in the submitted elevations. Therefore, the residential uses within the building will not affect the surrounding property or surrounding neighborhood.

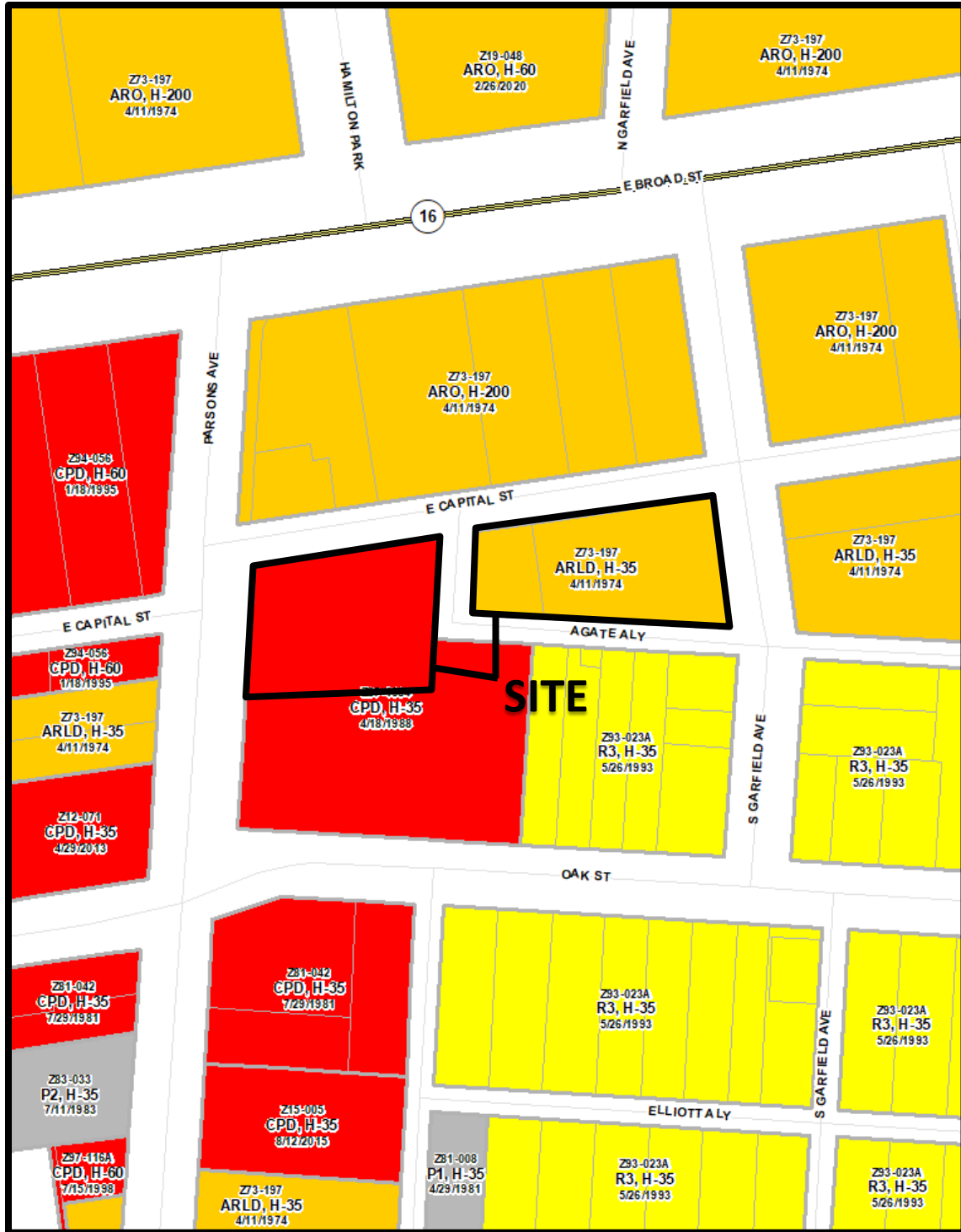
The Applicant respectfully requests that City Council weigh these factors in its consideration, find that this Applicant suffers from a practical difficulty, and that denial of the requested use variance would result in an unnecessary hardship.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

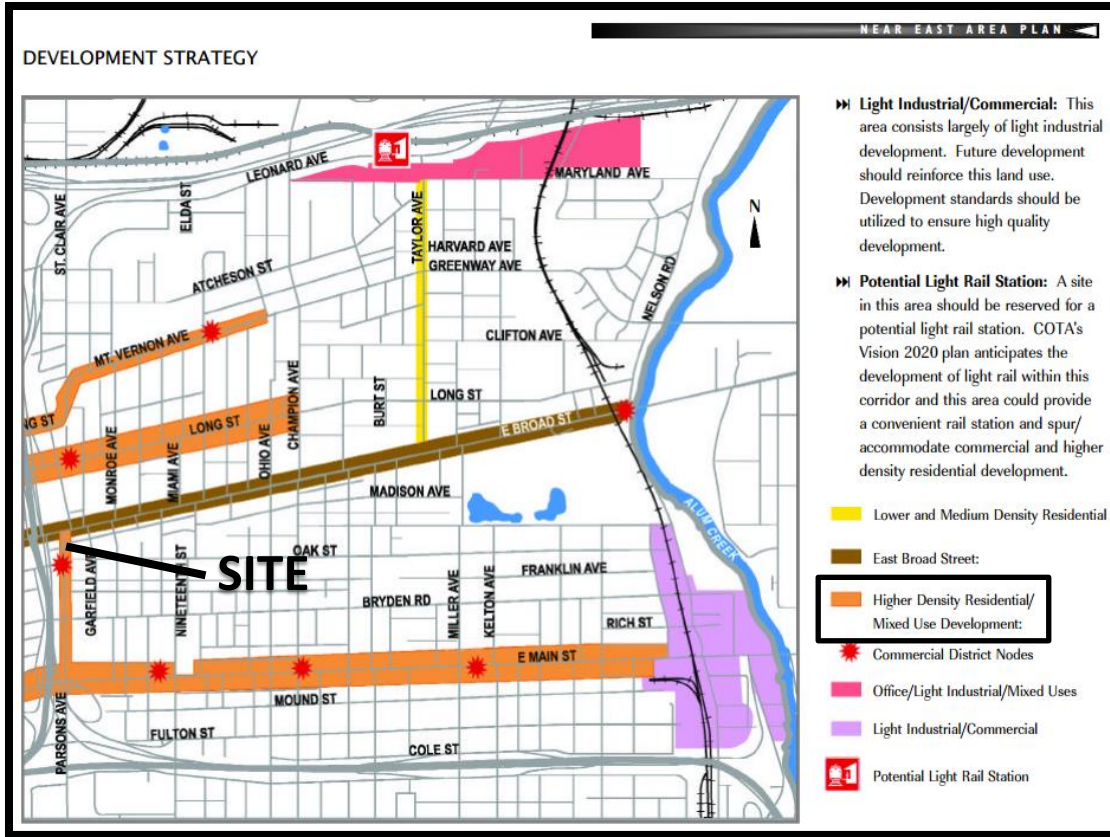
Respectfully Submitted,



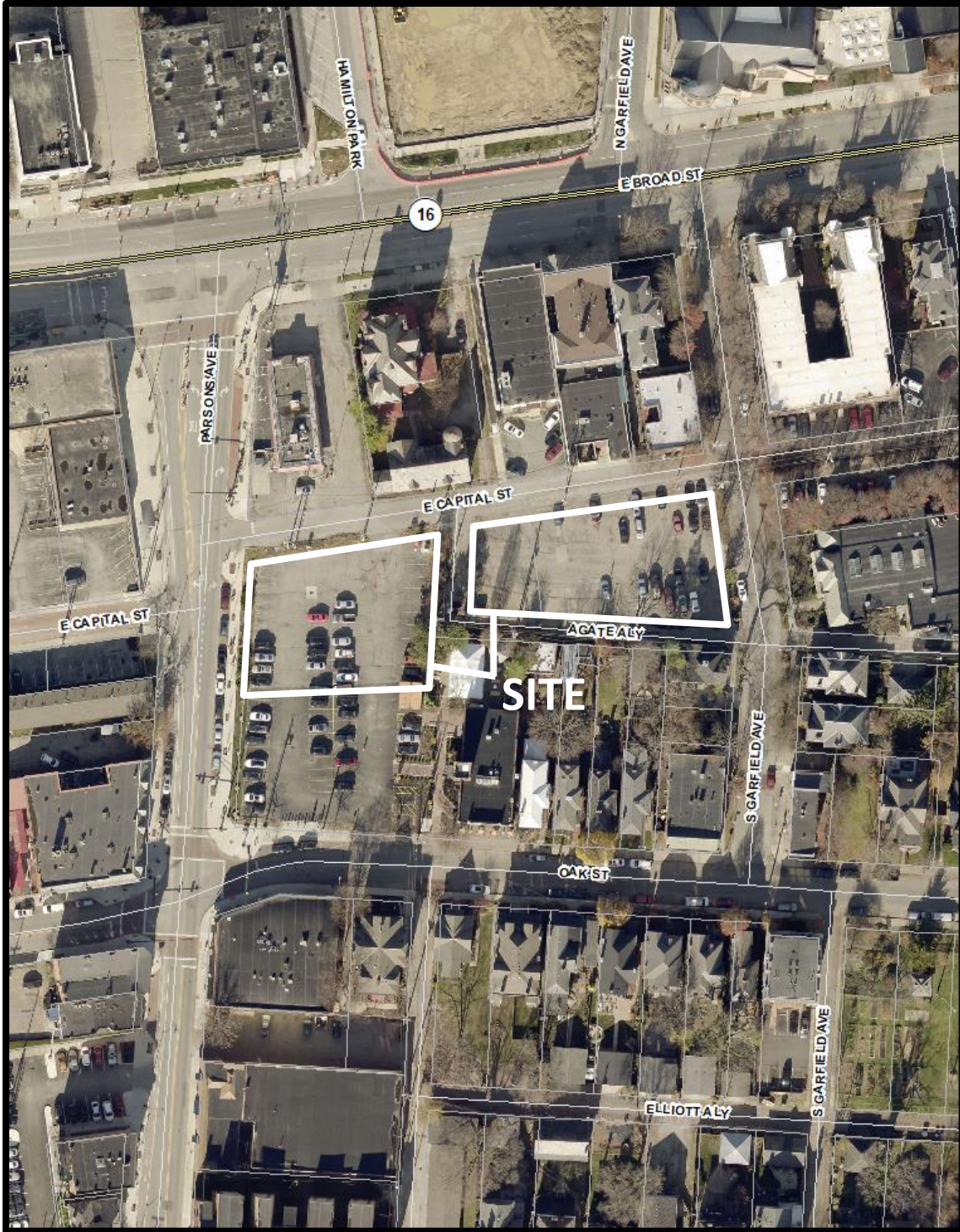
David Hodge
Attorney for Applicant



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Approximately 0.67 acres



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number 222-086 & CV 22-118

Address 30 Parsons Ave

Group Name Near East Area Commission

Meeting Date 11/2/2023

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Commissioners have serious concerns regarding parking - especially if retail space is a restaurant. Concern is that other residents in adjacent properties will struggle to find parking.

Vote 6-1-7

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614-403-2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-118

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. RWOTE, LLC 15 West Cherry Street, Suite 201 Columbus, Ohio 43215</p>	<p>2. Community Housing Network, Inc. 1680 Watermark Drive Columbus, Ohio 43215</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

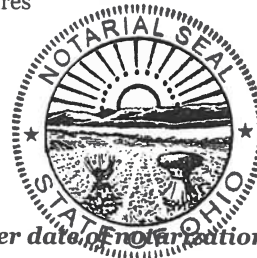
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25th day of October, in the year 2022


SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.