

**LANDSCAPE PLANTING LEGEND**

- AR** **ARBOREAL PLANTING**
  - TREE SPECIES
  - TREE SIZE
  - PLANTING DATE
  - PLANTING METHOD
- GT** **GRASS**
  - SPECIES
  - PLANTING DATE
  - PLANTING METHOD
- UA** **UNDERPLANTING**
  - SPECIES
  - PLANTING DATE
  - PLANTING METHOD
- SR** **SHRUBS**
  - SPECIES
  - PLANTING DATE
  - PLANTING METHOD
- LC** **LANDSCAPE COVER**
  - SPECIES
  - PLANTING DATE
  - PLANTING METHOD

**GENERAL PLANTING NOTES**

1. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.
2. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.
3. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.
4. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.
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9. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.
10. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULL COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND SPECIFICATIONS.

*See sheet 9/25/24*

GRAPHIC SCALE  
1 inch = 20 feet

LANDSCAPE ARCHITECT  
**REALM**  
COLLEBORATIVE  
1000 BRADLEY STREET  
COLUMBUS, OHIO 43215  
PHONE: 614.507.7590  
WWW.REALMLANDSCAPE.COM

DESIGN: [ ]  
DATE: 2024-07  
SCALE: 0/0/23/24

DESIGN: [ ]  
DATE: 2024-07  
SCALE: 0/0/23/24

DESIGN: [ ]  
DATE: 2024-07  
SCALE: 0/0/23/24

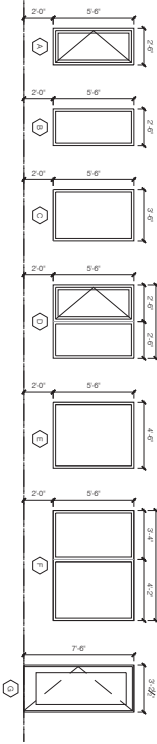
LANDSCAPE PLANTING PLAN

SHEET NO. 3/3

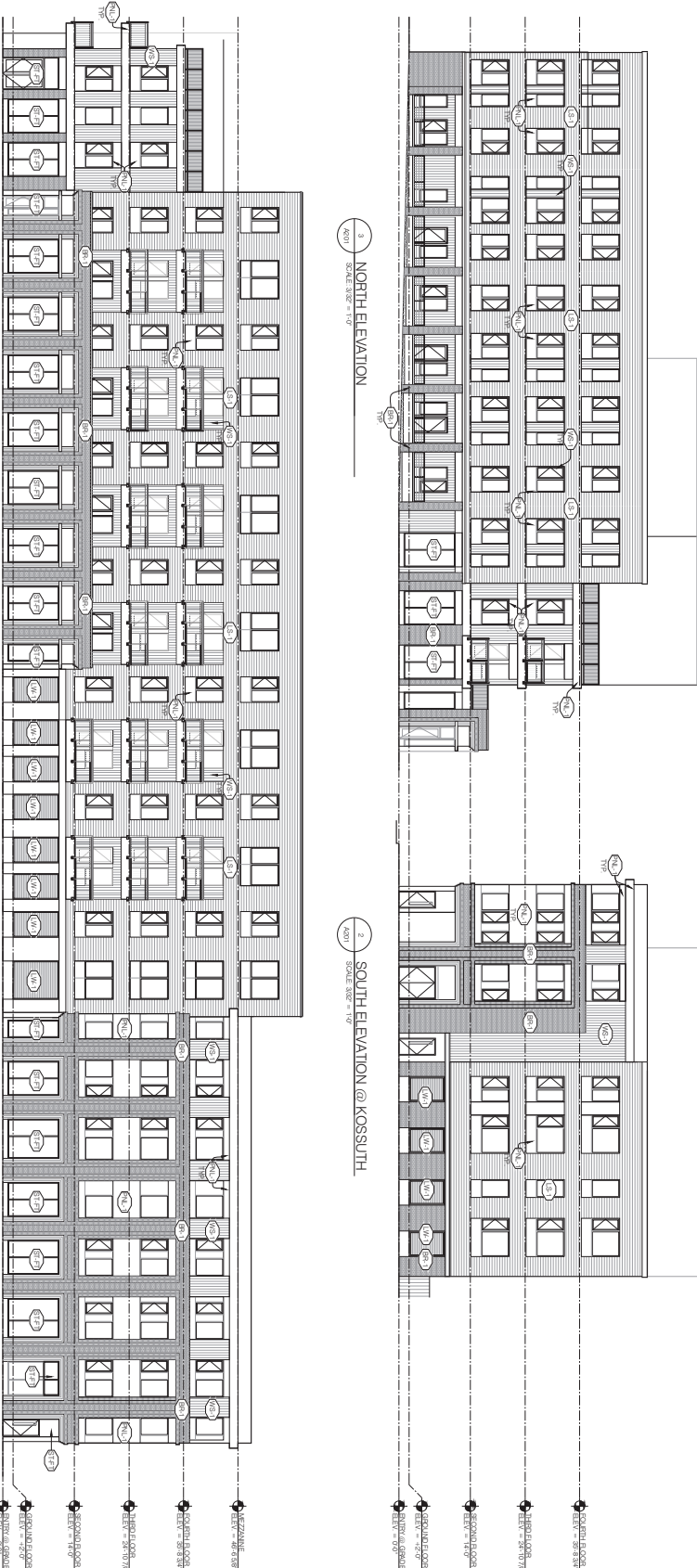
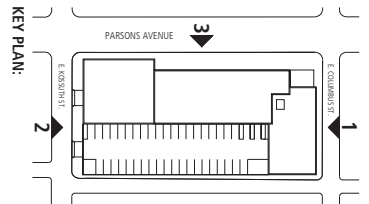
EXTERIOR WALL CLADDING MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	MODEL STYLE	COLOR
BRICK	GEORGEY WALLCOR	MODULAR	MILANO 3 1/2 GREY W/RESCUT
LIP SIDING	JAMES HARDIE	SMOOTH / EXPOSURE	IRON GREY
ACCENT SIDING	FAST PLANK	6" / 1" NO PLANKS	DARK CHERRY
REVEAL PANEL	JAMES HARDIE	SMOOTH - PRIMA	BLACK
STOREFRONT	YKK	YED 48 TU	ANODIZED BLACK
LOUVER WALL	GREENHECK	TBD	BLACK

REVALING SUPERIOR ALUMINUM PRODUCTS SERIES #9

WINDOW SCHEDULE:						
#	TYPE	MANUFACTURER B.O.D.	SIZE	EXT. COLOR	INT. COLOR	PAV TO DOOR
1	CASHEM	ANDERSEN 100 SERIES	2'-0" W x 6'-0" H	BLACK	BLACK	
2	FIXED	ANDERSEN 100 SERIES	2'-0" W x 5'-0" H	BLACK	BLACK	
3	FIXED	ANDERSEN 100 SERIES	3'-0" W x 6'-0" H	BLACK	BLACK	
4	FIXED/CASHEM	ANDERSEN 100 SERIES	5'-0" W x 5'-0" H	BLACK	BLACK	
5	FIXED	ANDERSEN 100 SERIES	5'-0" W x 5'-0" H	BLACK	BLACK	
6	FIXED	ANDERSEN 100 SERIES	7'-0" W x 5'-0" H	BLACK	BLACK	
7	PAV TO DOOR	THEMAL TRUSMOOTH STAIR	3'-0" W x 7'-0" H	BLACK	BLACK	



WINDOW TYPES



1. WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2. NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

3. SOUTH ELEVATION @ KOSSUTH  
SCALE: 1/8" = 1'-0"

*See page 9/15/24*

**DRAFT - NOT FOR CONSTRUCTION**

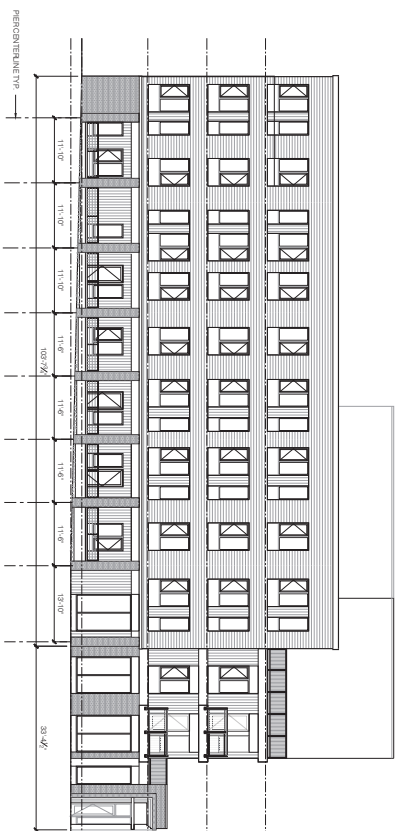
**DIMIT ARCHITECTS**  
14728 Detroit Ave., #318  
Lakewood, Ohio 44107  
216-221-9221

**PARSONS DEVELOPMENT TH LLC**  
P.O. BOX 96781  
Columbus, Ohio 43209

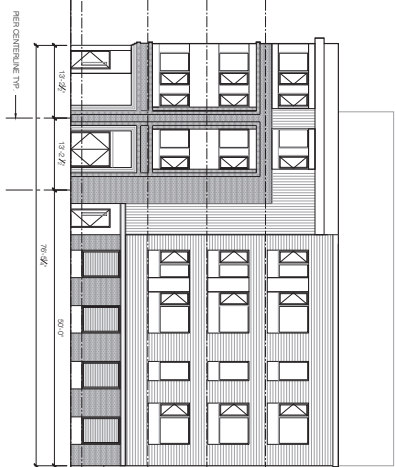
**Parsons Ave. Apartments**

8601 870 Parsons Ave  
Columbus, Ohio 43206

DATE	07/29/2024	23-101
BY	SMO/GAO	A2-01



3 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION @ KOSSUTH  
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

*See post 9/25/24*

DRAFT-  
NOT FOR  
CONSTRUCTION

Small

DATE	BY
SCHEMATIC SET	00036324 & 0003

**DIMIT**  
ARCHITECTS  
ARCHITECTS + INTERIORS + LANDSCAPE ARCHITECTS

14728 Deming Ave., #310  
Lakewood, Ohio 44107  
216-221-9221

**RIEWALD**

PARSONS DEVELOPMENT TH LLC  
P.O. BOX 56781  
Columbus, Ohio 43209

**Parsons Ave.  
Apartments**

8601 870 Parsons Ave  
Columbus, Ohio 43206

Drawing Title  
**ELEVATIONS - VERTICAL  
ELEMENTS**

DATE	PROJECT
07-29-2024	23-101
DATE	DRAWING TITLE
3/30/2024	A2-01.1
DATE	
3/30/2024	

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV24-102  
**Location:** 870 PARSONS AVE. (43206), being 0.9± acres located at the northeast corner of Parsons Avenue and East Kossuth Avenue (010-000532; Columbus South Side Area Commission).  
**Existing Zoning:** C-4, Commercial District\*.  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Riewald Development, c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260, New Albany, OH 43054.  
**Property Owner(s):** Parsons Development TH, LLC; PO Box 9678; Columbus, OH 43209.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@Columbus.gov](mailto:pjashear@Columbus.gov)

**BACKGROUND:**

- \* Because the applicant filed a site compliance plan prior to the effective date of the UCT district, the project is being considered under the former C-4, Commercial District. The site is also subject to the former Parsons Avenue Urban Commercial Overlay (UCO). Staff supports the project being reviewed under the former C-4 district because it had been designed well before the UCT district design standards had been made available to the general public.
- The 0.90± acre site consists of one parcel developed with commercial uses in the C-4, Commercial District. The site is also subject to the Parsons Avenue Urban Commercial Overlay (UCO). The requested Council variance will allow a new mixed-use development with 2,108 square feet of commercial space and 86 dwelling units.
- A Council variance is required because the C-4, Commercial District does not allow ground floor residential uses. Variances to parking spaces, required parking, building setbacks, building design elements, and landscaping and screening are also included in this request.
- To the north, south, and west of the site are commercial uses in the UCT, Urban Center District. To the east are single-unit and duplex dwellings in the R-2F, Residential District.
- The site is located within the planning boundaries of the *Near Southside Plan* (2011), which recommends “Mixed-use (Neighborhood)” land uses at this location. Although the proposed mixed-use development deviates from the Plan’s recommended density of 28 dwelling units per acre, *Columbus Citywide Planning Policies* (C2P2) Design Guidelines consider support for such proposals if they exhibit a high level of design. Staff finds the building elevations and materials consistent with C2P2 guidelines with regards to transparency, entrances and balconies contributing to street activity, and building height transitions.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the reduction in required number and dimensions of parking spaces, electric vehicle charging station location, building setbacks, building design standards, and landscaping and screening requirements included in the request.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested Council variance will allow a new mixed-use development with 2,108 square feet of commercial space and 86 dwelling units. Staff finds the building elevations and materials consistent with C2P2 guidelines. Staff also finds that the development will further the City's goal to provide more housing units in all areas of the city.



**STATEMENT OF HARDSHIP**

**Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

**The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes    No

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2. Whether the variance is substantial.

Yes    No

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3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes    No

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes    No

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5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes    No

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6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes    No

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7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes    No

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

**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):**

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Signature of Applicant 

Date \_\_\_\_\_



**STATEMENT IN SUPPORT**

**Application No.:** CV24- 102  
**Location:** 870 PARSONS AVE. (43206), located on the east side of Parsons Ave. and north of Kossuth St. (010-000532; Columbus South Side Area Commission).  
**Existing Zoning:** C4, Commercial  
**Proposal:** To develop the site with mixed-use development.  
**Applicant(s):** Riewald Development  
 PO Box 9768  
 Columbus, Ohio 43209  
**Attorney/Agent:** Michael Shannon, Esq., Underhill and Hodge, LLC  
 8000 Walton Parkway, Suite 260  
 New Albany, Ohio 43054  
**Property Owner(s):** Parsons Development TH LLC  
 PO Box 9678  
 Columbus, Ohio 43209  
**Date of Text:** September 11, 2024

The Applicant submits this statement in support of its council variance application.

This property is located south of Downtown Columbus and on east side of Parsons Avenue, between Columbus Street and Kossuth Street. The site is approximately .897 acres in area. The north half of the site is vacant. The south half of the site is developed with a 5,865 square foot, multi-tenant commercial building. Most of the tenant spaces are currently vacant.

The site is currently zoned C4. The adjacent properties to the north, south, and west (across Parsons Avenue) are all currently zoned C4. However, all of these properties along the Parsons Avenue commercial corridor (between Livingston Avenue on the north and Hossack Avenue on the south) will soon be rezoned to the Urban General 1 or Urban Center zone-in districts once Title 34 becomes effective. The adjacent properties to the east, across an alley, are zoned R2F, and they are developed with single-family homes and Kobacker Park.

The site is within the boundaries of the Columbus South Side Area Commission and the Near Southside Plan which recommends Mixed Use (Neighborhood). The site is also currently within the boundary of the Parsons Avenue Urban Commercial Overlay.

The Applicant proposes demolition of the existing structure and construction of a mix-use development which complements the existing character goals of the Parsons Urban Commercial Overlay and the future development standards of Title 34. The Applicant intends for this development to spur revitalization efforts along Parsons Avenue and set the standard for quality character and design.

The proposed development is 60 feet in height and will provide approximately 2,108 square feet of commercial use, 680 square feet of patio use, and 86 dwelling units. There are ground floor walk-up residential units with pocket gardens along East Columbus Street to help transition from

commercial uses along Parsons Avenue into the residential neighborhood east of the site. The Applicant is committed to the quality design and materials represented by the submitted elevations.

The Applicant suffers from a unique hardship. This property was purchased and the project was largely designed before it was known what impact Title 34 would have on this site and required design standards. The Applicant believes that the proposed development achieves much of the intent for the Urban Center district, including medium-rise buildings, near public transit, infill development of vacant parcels, and a mix of uses. However, the site was originally designed pursuant to the existing Title 33 development standards for the C4 district and the Parsons Avenue Urban Commercial Overlay and, therefore, cannot meet every design standard required by the Urban Center district. In an effort to bridge the gap, the Applicant revised the development to incorporate as much of the Urban Center design district standards as possible and those are represented in the committed site plan and architecture. To alleviate the Applicant's hardship where it is stuck between Title 33 and Title 34 development standards, it respectfully requests the following use and area variances:

Section 3356.03 – C4 permitted uses. The Applicant requests a use variance to allow ground floor residential uses and accessory uses in the C4 commercial district.

Section 3372.604(B) – The Applicant requests a variance to reduce the minimum setback for parking lots from 5 feet to 0 feet.

Section 3372.605(C) – Building design standards, vertical elements. The Applicant requests a variance to reduce the minimum vertical element interval from 15 feet to 10 feet and to increase the maximum vertical element interval from 35 feet to 70 feet.

Section 3372.605(D) – Building design standards, window glass. The Applicant requests a variance to reduce the minimum percentage of window glass along the secondary frontage of East Kossuth Street from 60% to 0%.

Section 3372.607 - Landscaping and screening. The Applicant requests a variance to increase the maximum fencing and screening height from 4 feet to 6 feet, to allow fencing and screening materials to be made of aluminum panel, and to waive the requirement for a 3-foot landscaped area.

Section 3312.29 – Parking space. The Applicant requests a variance to reduce the minimum width of parking spaces from 9 feet to 8.5 feet to accommodate structural components of the parking garage.

Section 3312.49/3372.609 – Parking required. The Applicant requests a variance to reduce the minimum number of required parking spaces from 155 to 78.

Section 3312.56.D.2 – Electric vehicle parking design. The Applicant requests a variance to allow charging devices within the dimension of a parking spaces.

City Council may 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. The Applicant is requesting a use variance to allow ground floor residential uses and accessory uses.

The Applicant submits that this use variance will not adversely affect the surrounding property or surrounding neighborhood. As discussed above, the Applicant proposes ground floor walk-up residential units along East Columbus Street. The Applicant proposes these units for the benefit of the surrounding property and neighborhood. These walk-up residential units will help transition from commercial uses along Parsons Avenue into the residential neighborhood east of the site.

The Applicant's requested use variance to allow ground floor residential uses also complements the City's comprehensive plan. The Near Southside Area Plan (2011) recommends Neighborhood (Mixed Use) uses for this site. This classification includes "residential units located either above and/or next to the commercial, office, or institutional use."

The Applicant also requests a number of area variances. City Council may permit a variation in the yard, height or parking requirements of any district only in conjunction with a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant has a practical difficulty in carrying out the underlying C4 and Urban Commercial Overlay standards. The Applicant is in a difficult position where it purchased and began to design the project before it was aware how Title 34 and its specific development standards would affect the design. The Applicant has made an effort to modify the plan as much as possible to bridge the gap and conform to the future Urban Center district design standards. The Applicant believes it achieved that goal.

However, to make that possible, the Application has a practical difficulty where it must request area variances from the existing and expiring Title 33 entitlements and Parsons Urban Commercial Overlay. The requested area variances will not seriously affect any adjoining property owner or the general welfare. The variances with respect to building design are not substantial deviations from the commercial overlay and because they are primarily cosmetic and concern the building frontage. The variances with respect to screening and fencing will not cause adjacent properties any detriment because the Applicant simply proposes an alternative screening and fencing design, not elimination of said features. Lastly, the variances concerning parking reduction is not significant because this property and all of the Parsons Avenue commercial corridor will soon be rezoned to Title 34 districts which will not have minimum parking requirements. The fact that this Applicant is providing nearly 1 parking space for each dwelling unit and structured parking spaces is above and beyond what is to be expected for future developments along this corridor.

These variances are warranted to alleviate a practical difficulty. The Applicant was not aware of the impact of Title 34 would have on this property when it began its due diligence, negotiation of purchase, and development of plans. These variances are the only practical means by which the

Applicant's predicament can be obviated and the Applicant may realize a reasonable return on the property.

The requested variances will not affect the delivery of governmental services.

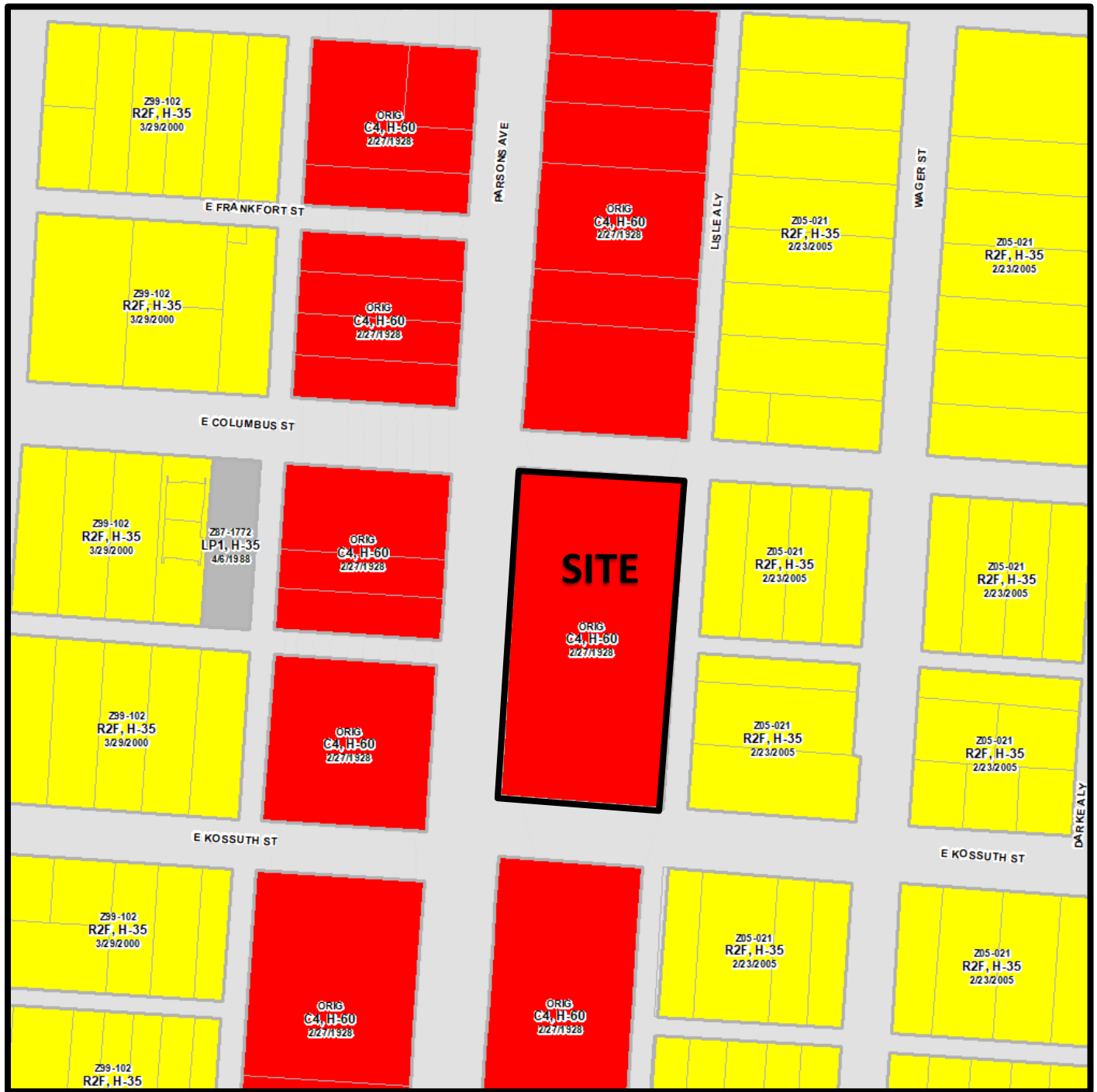
The Applicant respectfully requests that City Council weigh these factors in its consideration, determine that they are within the spirit and intent behind the zoning code, and grant the requested variances.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Shannon", with a horizontal line extending to the right.

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Michael Shannon, Attorney for Applicant



CV24-102  
870 PARSONS AVE  
Approximately 0.9 acres

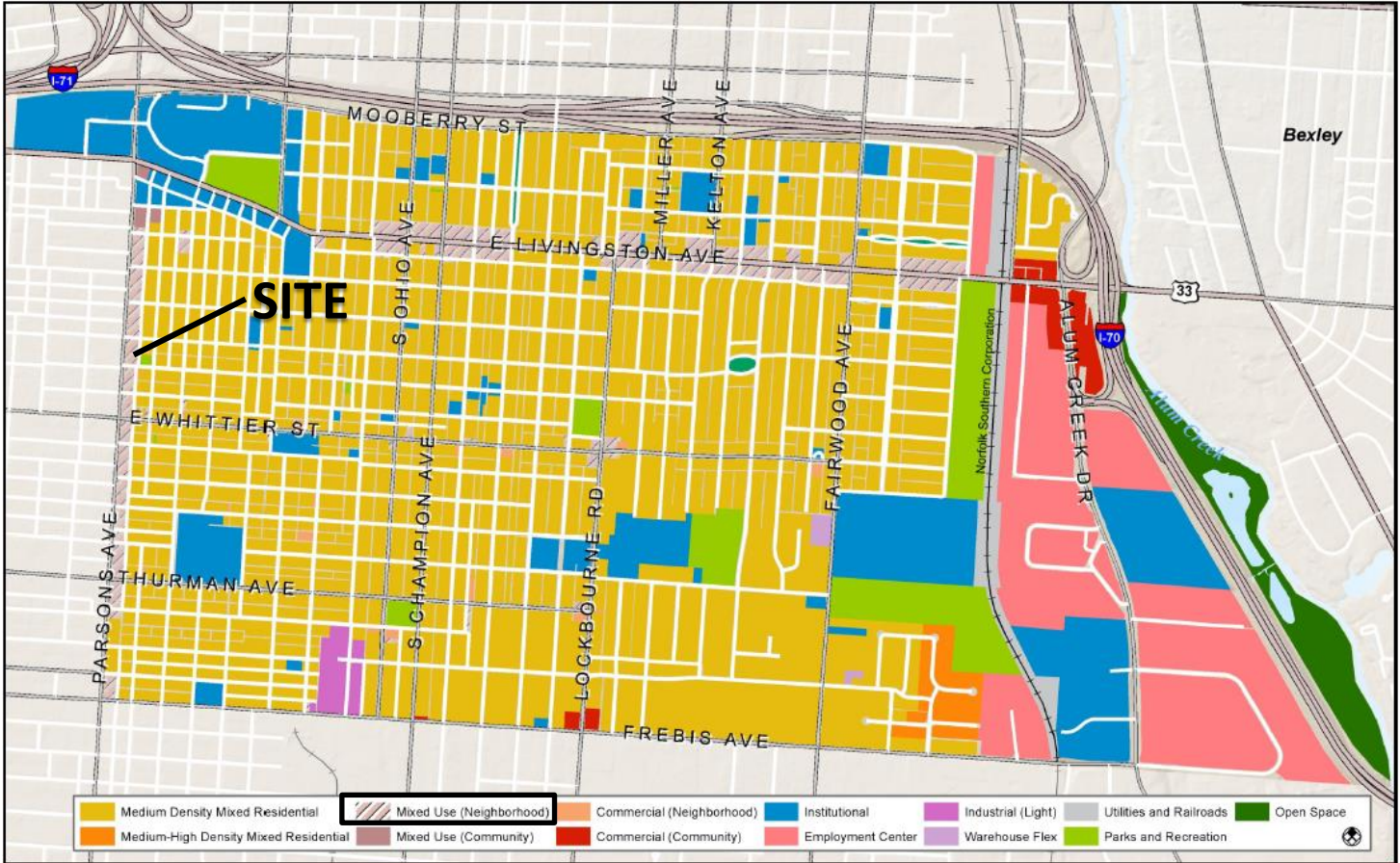


Figure 10: Future Land Use Plan Map

CV24-102  
870 PARSONS AVE  
Approximately 0.9 acres





CV24-102  
870 PARSONS AVE  
Approximately 0.9 acres



**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(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**      **Approval**  
(Check only one)      **Disapproval**

**LIST BASIS FOR RECOMMENDATION:**

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

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

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

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

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

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV24-102

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 they are 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:

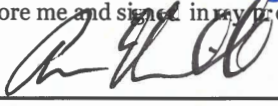
For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

<p>1. Riewald Development PO Box 9678 Columbus, Ohio 43209</p>	<p>2. Parsons Development TH LLC PO Box 9678 Columbus, Ohio 43209 (Zero employees)</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 23<sup>rd</sup> day of August, in the year 2024

 Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC



My Commission Expires N/A  
**AARON L. UNDERHILL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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