

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

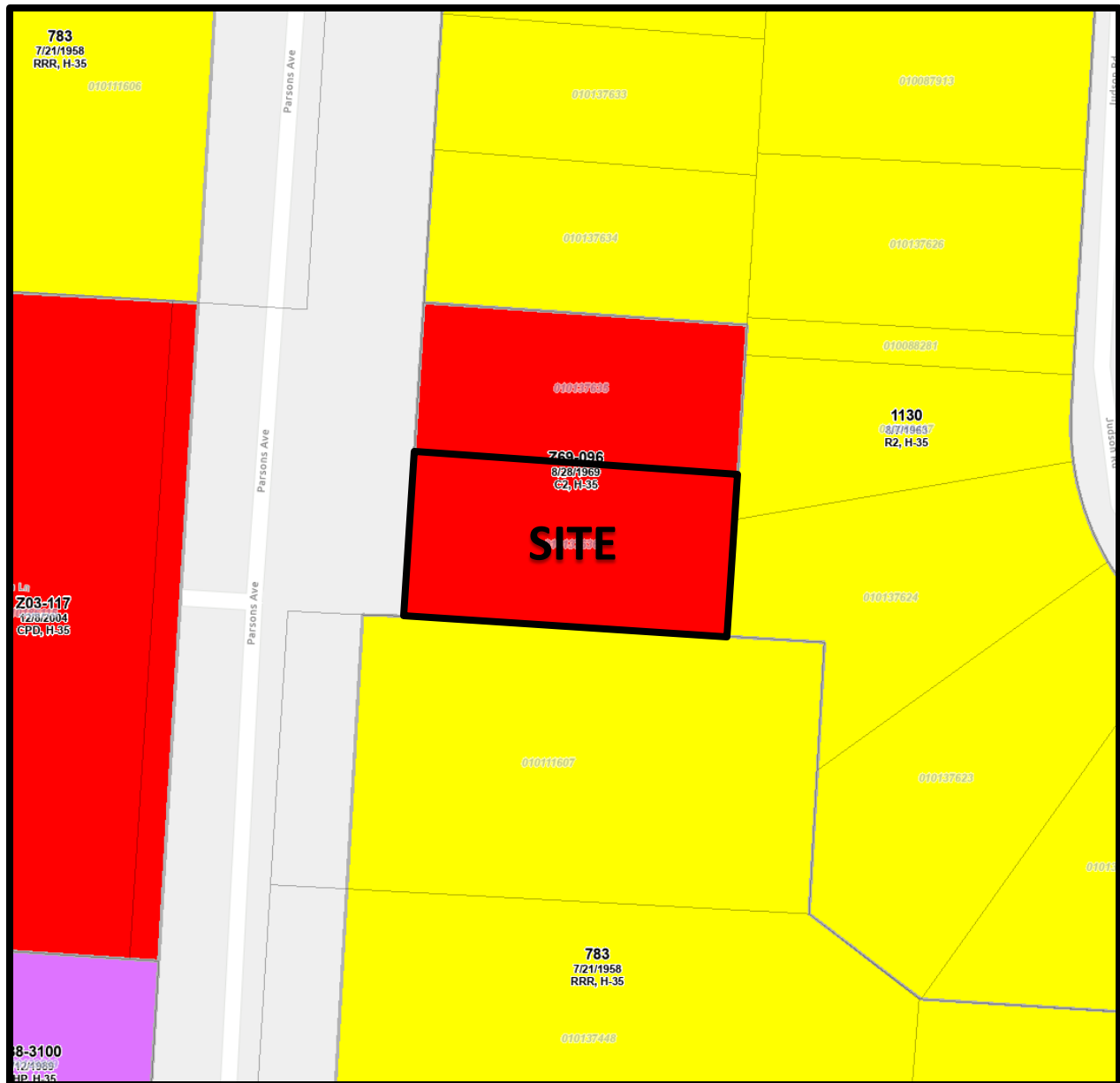
- 3. APPLICATION: Z25-015**  
**Location:** **4020 PARSONS AVE. (43207)**, being 0.17± acres located on the east side of Parsons Avenue, 277± north of Obetz Road (010-137636; Far South Columbus Area Commission).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** R-2, Residential District (H-35).  
**Proposed Use:** Single-unit dwelling.  
**Applicant(s):** ACK Equity Oil LLC c/o Davide V. Cugini, Atty.; 175 South Third Street, Suite 200; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with an office in the C-2, Commercial District. The applicant requests the R-2, Residential District to allow the existing building to be converted into a single-unit dwelling use.
- To the north of the site is a single-unit dwelling in the C-2, Commercial District. To the south is a single-unit dwelling in the RRR, Restricted Rural Residential District. To the east are single-unit dwellings in the R-2, Residential District. To the west is a senior-housing complex in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Scioto Southland Plan* (2007), which recommends “Office” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Parsons Avenue as a Suburban Commuter Corridor requiring 100 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested R-2, Residential District will allow the existing building to be converted into a single-unit dwelling use. Although the request is inconsistent with the Plan’s recommended land use, Staff notes that the requested residential use is compatible with surrounding zoning pattern and residential uses along this portion of Parsons Avenue.



Z25-015  
4020 Parsons Ave.  
Approximately 0.17 acres  
C-2 to R-2



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Approximately 0.17 acres  
C-2 to R-2




Z25-015  
4020 Parsons Ave.  
Approximately 0.17 acres  
C-2 to R-2



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

<b>Case Number</b>	<u>Z25-015</u>
<b>Address</b>	<u>4020 Parsons Ave</u>
<b>Group Name</b>	<u>FAR SOUTH COLUMBUS AREA COMM.</u>
<b>Meeting Date</b>	<u>5/1/2025</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

<b>Vote</b>	<u>6-0</u>
<b>Signature of Authorized Representative</b>	
<b>Recommending Group Title</b>	<u>Far South Columbus Area Comission</u>
<b>Daytime Phone Number</b>	<u>614-390-6687</u>

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

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-015

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) Davide V. Cugini, Esq.

of (COMPLETE ADDRESS) 175 South Third Street, Suite 200, Columbus, Ohio 43215

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

1. ACK Equity LLC c/o Cugini Law 967 South High Street Columbus, Ohio 43206 0	2.
3.	4.

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

Signed by:   
SIGNATURE OF AFFIANT 24760E3AB20D407...

Sworn to before me and signed in my presence this 19th day of March, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

10/21/2029 Notary Seal Here  
My Commission Expires



**Amber Renee Donathan**  
Notary Public, State of Ohio  
Commission #: 2024-RE-883114  
My Commission Expires 10/21/2029

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