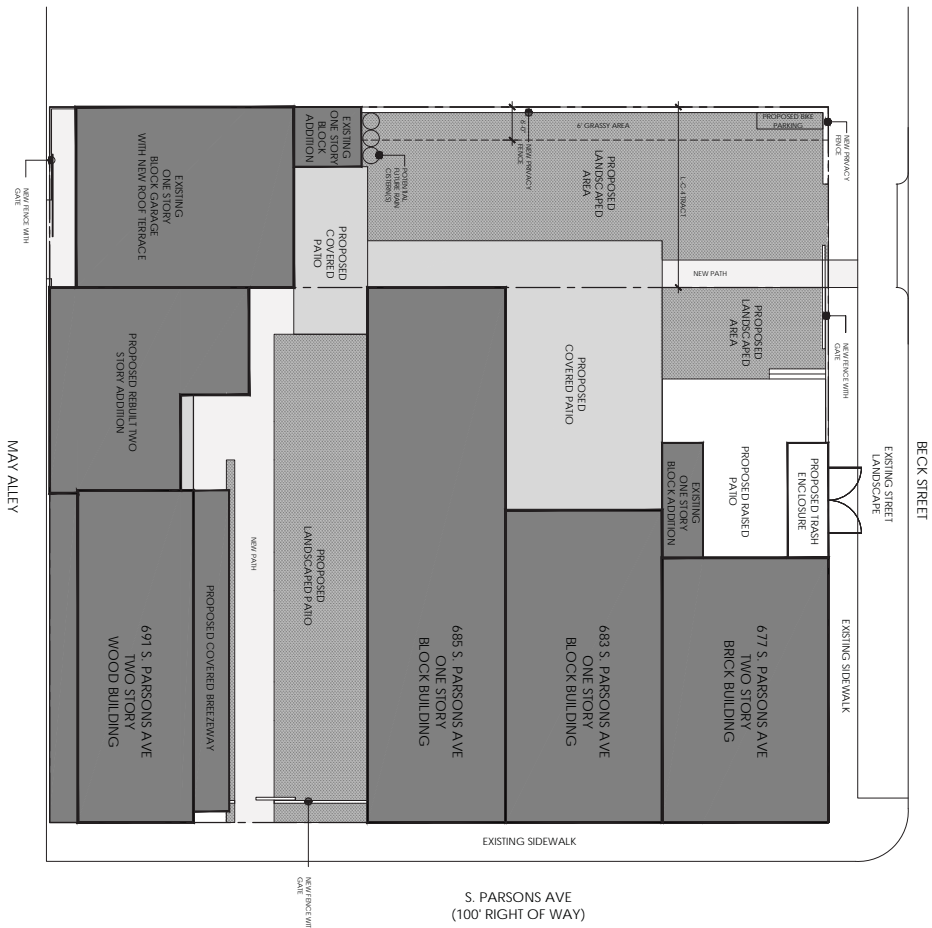


SITE PLAN
 A1
 SCALE = 1"=30'
 C-4 AND L-C-4 DISTRICT
 PARCEL #010-0-56798
 0.41 ACRES



CV16-058 Final Received 2/9/2016

PARKING CALCULATION

BUILDING SQUARE FOOTAGE	12,010 SF
TOTAL EXISTING GROSS SF	13,475 SF
TOTAL PROPOSED GROSS SF	5,385 SF
TOTAL NEW PATIOS	

EXISTING PARKING REQUIREMENTS:

691 RETAIL: 3,789 SF AT 1:250	=	16 SPACES
688 OFFICE: 2,498 SF AT 1:450	=	3 SPACES
685 OFFICE: 7,485 SF AT 1:450	=	3 SPACES
677 RETAIL: 2,904 SF AT 1:250	=	12 SPACES
TOTAL	=	40 SPACES

EXISTING PROVIDED PARKING = 0 SPACES

NEW USE PARKING REQUIREMENTS(MOST RESTRICTIVE ALL GROSS BUILDING 13,475 SF AT 1:75 = 180 PARKING SPACES PATIO 5,385 SF AT 1:150 = 36 PARKING SPACES URBAN COMMERCIAL OVERLAY PARKING REDUCTION OF 25% = 134 SPACES

PARKING SPACES REQUIRED = 40 SPACES

EXISTING PROVIDED PARKING = 0 SPACES

TOTAL PARKING SPACES REQ'D = 123 SPACES

DIFFERENCE BETWEEN INTENSITIES = 123 SPACES
 (PRESECTION 333.02(B2))
 0 EXISTING PARKING SPACE = 123 TOTAL PARKING SPACES REQUIRED FOR NEW USE.

THIS APPLICATION IS REQUESTING A PARKING VARIANCE FOR 123 PARKING SPACES TO CONFORM WITH THE EXISTING CONDITIONS. LIMITED OFFSITE PARKING WILL BE PROVIDED ACROSS THE STREET AT 646 SOUTH PARSONS AVENUE. 15 SPACES OF OFFSITE PARKING WILL BE PROVIDED. 123 SPACES WILL BE AVAILABLE FROM 5PM TO 7AM AND WEEKENDS. THE OFF-SITE PARKING IS NOT INCLUDED WITHIN THE PARKING VARIANCE CALCULATION.

EAST PUBLIC COUNCIL VARIANCE

691 SOUTH PARSONS AVENUE
 COLUMBUS, OHIO 43206



DATE: 02/09/2017
 EXPIRES: 02/09/2017

AS ATTRA DESIGN/LLC
 REGISTERED PROFESSIONAL ENGINEER
 ENGINEERING LICENSE NO. 10012
 EXPIRES 12/31/17

PROPOSED SITE PLAN

Sheet Number: A1



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

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.

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 requested as detailed below:

See attached.

Multiple horizontal lines for providing details of the variance requested.

Signature of Applicant [Handwritten Signature] Date 9/26/16

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

CV16-058

Statement of Hardship for 691 S. Parsons Avenue, Columbus, Ohio 43206:

The subject property is currently zoned C-4 and L-C-4. All of the tracts located on S. Parsons Ave are zoned C-4 while the tract that is to the west of those other tracts, oriented lengthwise N-S with its north edge on Beck Street and its south edge on May Alley, is zoned L-C-4 (Z87-1742). Originally separate parcels, all but one of the tracts are now unified into one parcel, 010-056798. The property encompassed by parcel 010-011460 is being purchased by the applicant, and will be combined with the larger parcel. The intent of this Council Variance is to align the zoning of these tracts to be consistent throughout the parcel.

The above described parcels consist of five (5) buildings, four on parcel 010-056798 and one on parcel 010-011460. Starting at the northern most building; 677 S. Parsons Ave (010-011460-00) is a two-story brick structure built in 1927, but renovated multiple times since its initial construction; 681 S. Parsons Ave. is a concrete masonry unit (CMU) single story garage structure built in 1954; a larger CMU single-story garage built in 1963 at 685 S. Parsons Ave. connects to the 1954 garage to make the appearance of one structure from Parsons Ave; 691 S. Parsons Ave is a two-story wood framed building built in 1920 that has had a series of modifications and additions to the original structure made over the past century, which have incorporated brick, asphalt siding and CMU. The most current use of these buildings has been an "Adult Bookstore", misc. storage, a workshop and a church. All of the structures on the property are in disrepair and a significant investment needs to be made to renovate them into once-again functioning buildings. Sidestreet Development LLC, who purchased the property in October 2015, envision a new life for all of these buildings and the block as a whole.

As shown on the attached site plan (Appendix I), all buildings that front S. Parsons Ave are on a zero lot line, which is consistent with the underlying Urban Commercial Overlay that the C-4 property is subject to. As typical of buildings in a neighborhood of this age, the subject property does not have full surface parking spaces or loading parking spaces. No parking will be provided on site. All other parking will be provided off-site across the street at 646 South Parsons Ave. The applicant is requesting this Council Variance in order to allow for the buildings to be renovated into potential eating and drinking establishments, offices, or residences depending on market demand and existing resources. The applicant is requesting to turn a majority of the existing yard into courtyard and patio seating/event space area. The vision for the property is to provide spaces for businesses that both serve the needs of the community and infuse the area with a vibrant cultural hub, active both day and evening. Office and shared work space uses will bring professionals into the neighborhood and provide additional jobs in the area. Brewery and restaurant businesses, tied with the outdoor space, will provide a place for neighbors and medical professionals to commune, along with healthy food options and growing space, much needed on the South Side. The buildings are currently vacant and in substantial need of rehabilitation. This redevelopment will not only improve the aesthetic appeal of the Parsons corridor, but also assist in bringing more economy and expansion to the area. The outdoor space creates a unique opportunity to host community-focused events: farmer's markets, local arts and crafts events, and a chance to partner with other local businesses like Local Matters to offer classes to the surrounding community (plant-based cooking, growing food, etc).

In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

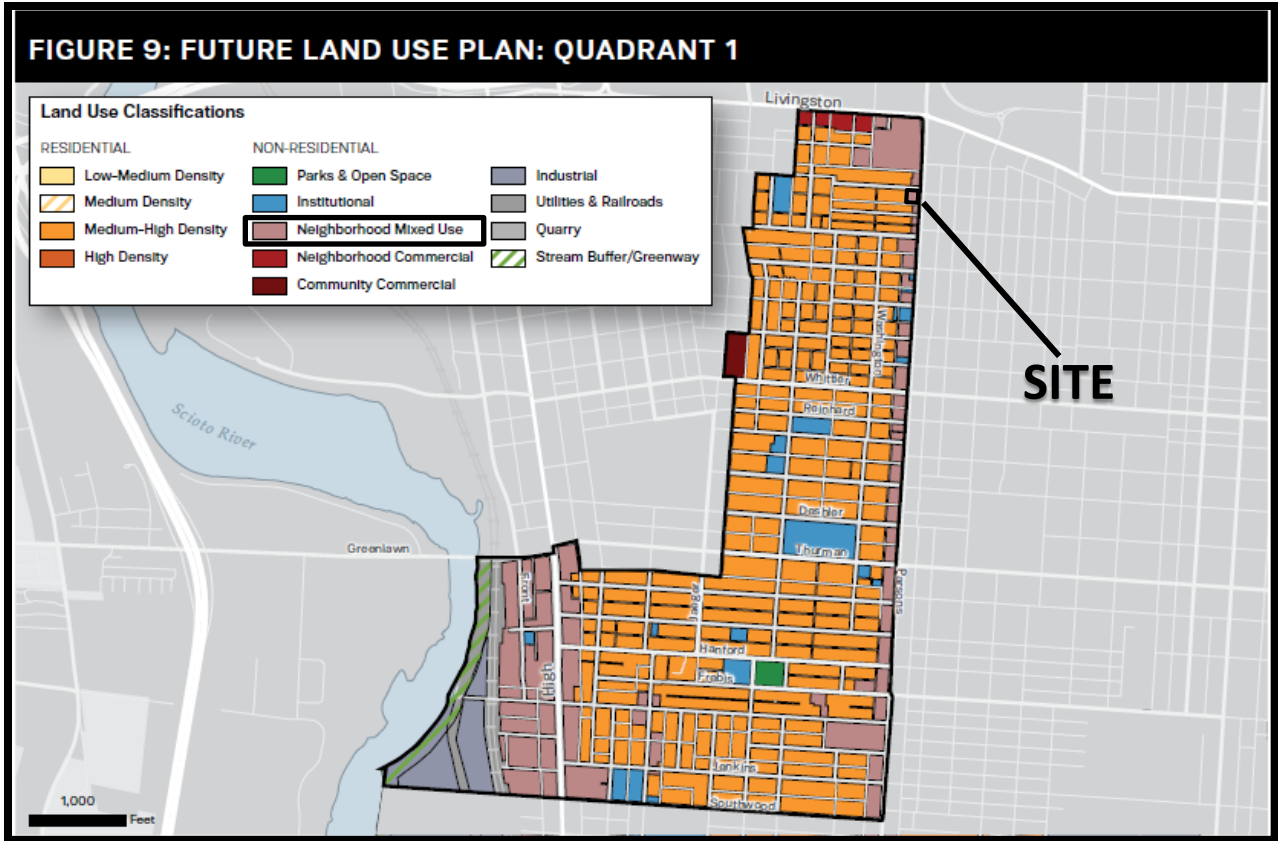
1. Variance from Section 3370.05 to permit a full-service eating and drinking establishment to be operated on the property in the L-C-4 district, which currently limits certain types of restaurants.
2. Variance from Section 3321.01 to permit the dumpster to be located in the front setback as shown in the site plan.
3. Variance from Section 3321.05(B)(1) to maintain the existing building, which encroaches into the clear vision triangle at the intersection of May Alley and South Parsons Avenue.
4. Variance from Section 3312.49 to permit on-site parking to be at zero spaces with off-site parking being provided – off-site parking is not included in the parking variance calculation, but is provided for information only. Parking requirement calculation: the current use requires 40 spaces with zero provided. The difference in intensities (per section 3312.03C.2D) of the old use and the proposed use requires 123 spaces for full restaurant use with zero spaces provided on-site. (Not included in calculation: 46 off-site spaces available evenings and weekends and 15 fully dedicated spaces. Ownership is actively seeking more off-site parking opportunities).
5. Variance from Section 3312.51 to not provide a loading space.
6. Variance from Section 3363.19 - Location requirements. Allow a brewery to be located within less than 600 feet from the boundaries of a residential district.
7. Variance from Section 3356.03 – Use Variance. To allow a brewery with off-site distribution, which is not a permitted use in the C-4 zoning designation (permitted in M, Manufacturing District per Section 3363.14).

The applicant requests the above variances to both remediate existing non-compliant conditions and to allow the building owners the flexibility to use the buildings and spaces for restaurant, brewery and office uses across any of the buildings and their associated tracts. By approving this Council Variance, this site will become a vibrant, contributing member to the Parsons Ave corridor and its surrounding neighborhood.

The proposed variances will not have any significant impact on the existing conditions of the site. The proposed variances will not be injurious to neighboring properties or contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, endanger the public safety, or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.



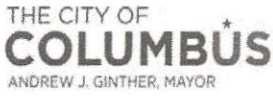
CV16-058
691 South Parsons Avenue
Approximately 0.41 acres



CV16-058
691 South Parsons Avenue
Approximately 0.41 acres



CV16-058
691 South Parsons Avenue
Approximately 0.41 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV16-058

Address: 691 PARSON Ave

Group Name: SOUTHSIDE AREA COMMISSION

Meeting Date: NOV 22, 2016

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

- Recommendation:
Approval
Disapproval

NOTES:

Vote:
Signature of Authorized Representative:
SIGNATURE
RECOMMENDING GROUP TITLE: SOUTHSIDE AREA COMMISSION
DAYTIME PHONE NUMBER: 614-285-4901 X1000

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224
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 # CV16-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amanda Dunfield, AIA
of (COMPLETE ADDRESS) 3126 Derby Road, Columbus, Ohio 43221

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: 1. Sidestreet Development LLC, Brianne DeRolph, Killian McIlroy, Blake Compton, 754 Bank Street, Columbus, Ohio 43206, 740-438-4535. Row 2: 2. (Empty)

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

SIGNATURE OF AFFIANT

[Handwritten signature of Amanda Dunfield]

Sworn to before me and signed in my presence this 26th day of Sept, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Notary Public]

My Commission Expires

7/9/2017

Notary Seal Here



LINDA JACKSON
Notary Public, State of Ohio
My Comm. Expires July 9, 2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer