

Statement of Hardship

136 Parsons Avenue

The Applicant requests this Council Variance to amend the approved Council Variance, Ordinance 1885-2016, and in conjunction with a request to amend the approved rezoning to the CPD, Ordinance 1886-2016, to modify the approved architecture and building height. The variance requested is to allow first floor residential uses in the CPD district. The applicant requests two (2) handicap accessible first floor residential uses which will be centrally located on the first floor of the building. The first floor of the building will also house an office use which will, at least initially, be used as a leasing office for the development, as well as a fitness use which will initially be used for building residents but may be leased to the public.

The following variance is requested:

C.C. 3361.02 Permitted Uses in CPD

C.C. 3356.03 Permitted Uses in C-4 district

These sections allow for residential uses of the C-1, C-2, C-3, C-4, and C-5 districts of the zoning code, which with the exception of the C-5 district, allow dwelling units above certain first floor commercial uses. Here the applicant requests a variance to allow two (2) handicap accessible first floor dwelling units, an office which will at least initially be used as a leasing office for the development, and a fitness use which will be used by both residents of the building may be used by others for a fee. The previously approved Council Variance, 1: 88-2016, allowed four (4) handicap accessible first floor dwelling units.

Allowing this limited first floor residential use as a part of this mixed-use redevelopment of the property will not adversely affect the surrounding property or surrounding neighborhood. These first-floor residential uses will provide for handicap accessible units, and mixed-use development amenities in the building which will not impair an adequate supply of light and air to any adjacent property, nor will they unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The variance request is warranted, provides a useable and necessary accommodation, and should be supported in conjunction with the companion amendment to the rezoning.

The applicant respectfully requests that the variance be granted.

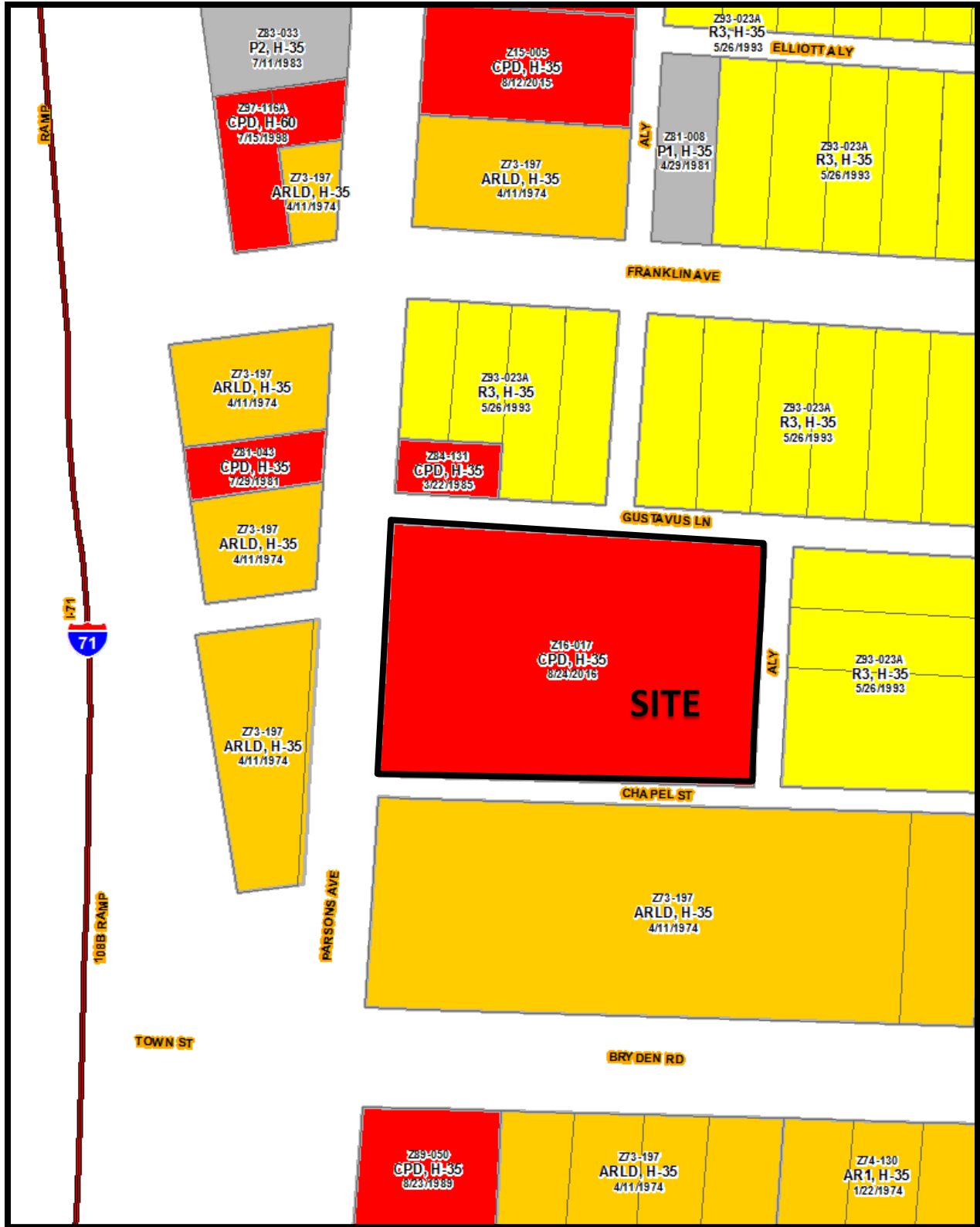
Parsons Parc II, LLC



By:

Signature of Applicant: Attorney for the Applicant / Property Owner

Date: May 22, 2017



Z16-017A
136 Parsons Avenue
Approximately 1.08 acres
CPD to CPD



CV16-017A
136 Parsons Avenue
Approximately 1.09 acres

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

DEPARTMENT OF BUILDING
& ZONING SERVICES

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

Case Number: CV16-017A (CV17-026) ZA17-003
Address: 136 Parsons Avenue
Group Name: Near East Area Commission
Meeting Date: May 11, 2017

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning ZA17-003 (216-017A)
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES: Rezoning Application and Council Variance
Application for project located @ 136 Parsons
Avenue.

Vote:

10-1-1

Signature of Authorized Representative:

Kathleen D. Baulg

SIGNATURE

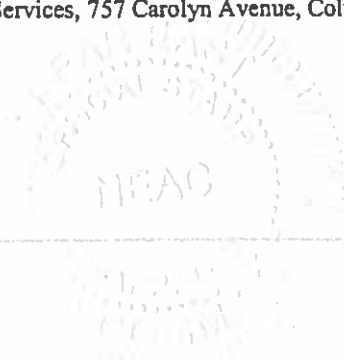
NEAR EAST AREA COMM

RECOMMENDING GROUP TITLE

614-252-3283

DAYTIME PHONE NUMBER

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

Department of Building & Zoning Services

Scott Messer, Director
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 # CV17-024 / CV16-017A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 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
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 for listing property owners. Row 1, Column 1 contains 'Parsons Parc II LLC, 1480 Dublin Road, Columbus, Ohio 43215'. Other cells are empty.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires N/A Notary Seal Here



Lindsay H. Hodge
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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