

Council Variance Application

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

STATEMENT OF HARDSHIP

CV21-010

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.

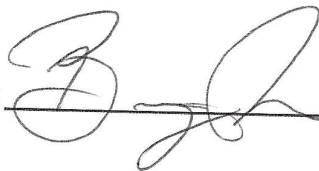
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE 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):

Applicant and Home Owner (Benjamin Jackson) seeks a variance from Columbus City Code 3356.03 (C-4 permitted uses), and Section 3356.11 (Set Back) to allow for use of the Single-Family dwelling currently located at 1696 Parsons Ave. This request will not impede or impair the general functionality of the surrounding area, most of which are similar Single-Family dwellings. Both the historical and current use of the property is Residential, and this variance will keep it as such. The variance to Section 3356.11 is in request to a future event of needing to rebuild the structure, considering the current 24.63 foot setback along Parsons Avenue. Applicant intends to rehabilitate the existing property to assist with encouraging community ownership, restoring the value of an equitable neighborhood, and to increase the functionality of the 1 unit dwelling.

Signature of Applicant



Date

2.3.2021

WINDOW SCHEDULE

#	ROOM	SILL	HEIGHT	WIDTH	LEVEL	HEADER	REMARKS
1	BEDROOM	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
12a	LIVING ROOM	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
12b	LIVING ROOM	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
12c	LIVING ROOM	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
12d	LIVING ROOM	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
17a	DINING	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
17b	DINING	1'-10"	5'-10"	2'-6"	LEVEL 1	SEE NOTE	
19	OFFICE	1'-10"	5'-10"	3'-4"	LEVEL 1	SEE NOTE	
21a	BED 1	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
21b	BED 2	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
22a	BED 2	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
22b	BED 2	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
24b	MASTER BED	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
24c	MASTER BED	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	
24d	MASTER BED	2'-0"	4'-10"	2'-6"	LEVEL 2	SEE NOTE	

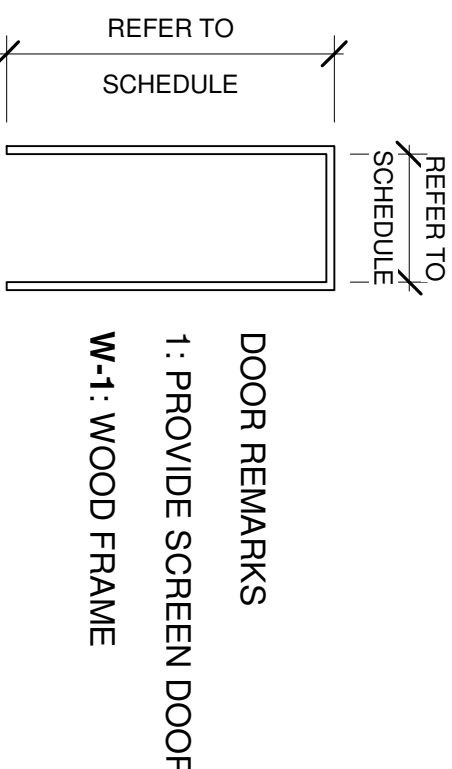
DOOR SCHEDULE

#	TYPE	WIDTH	HEIGHT	FRAME TYPE	FIRE LABEL	REMARKS
02	SWING	2'-8"	7'-0"	W1	0	NEW
6	SWING	2'-6"	7'-0"	W1	0	NEW
11	SWING	2'-10"	7'-0"	W1	0	NEW, 1
13	SWING	2'-8"	7'-0"	W1	0	NEW
14	POCKET	2'-6"	7'-0"	W1	0	NEW
15	POCKET	2'-6"	6'-0"	W1	0	NEW
17	SWING	2'-6"	7'-0"	W1	0	NEW, 1
18	DBL SWING	5'-0"	7'-0"	W1	0	NEW
20a	DBL SWING	4'-6"	7'-0"	W1	0	NEW
20b	SWING	2'-8"	7'-0"	W1	0	NEW
21	SWING	2'-6"	7'-0"	W1	0	EXISTING
21a	DBL SWING	4'-6"	7'-0"	W1	0	NEW
22	SWING	2'-8"	7'-0"	W1	0	NEW
22a	DBL SWING	4'-6"	7'-0"	W1	0	NEW
23	SWING	2'-8"	7'-0"	W1	0	NEW
24	SWING	2'-8"	7'-0"	W1	0	NEW
24a	SWING	2'-6"	7'-0"	W1	0	NEW
25	SWING	2'-8"	7'-0"	W1	0	NEW
25a	POCKET	2'-4"	7'-0"	W1	0	NEW

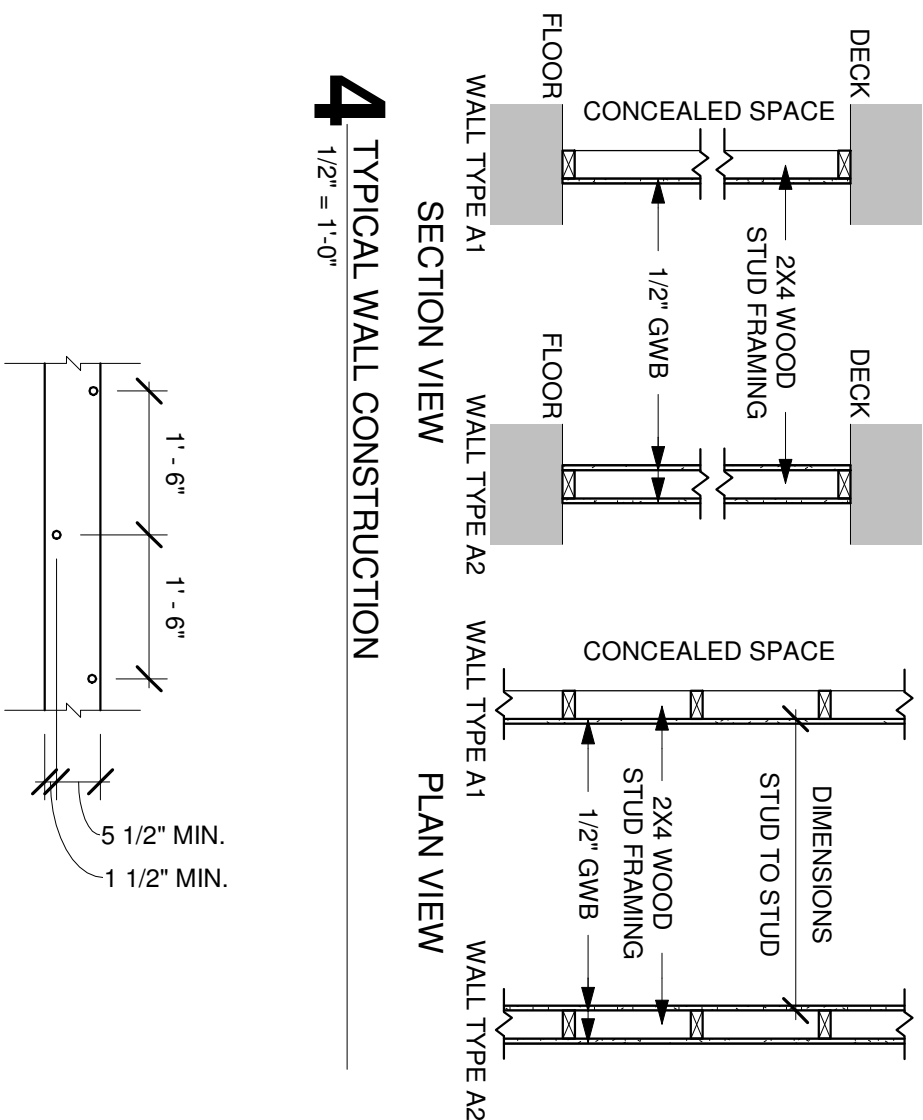
WINDOW REMARKS

1. PROVIDE TEMPERED GLASS PER ANSI Z97.1
 2. PRIVACY WINDOW
- NOTE:
1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR.
 2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER.
 3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER.
 4. ALL WINDOW HEADERS ARE FIRST FLOOR TO BE (2) 2X8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019.1 TABLE 602.7(1)

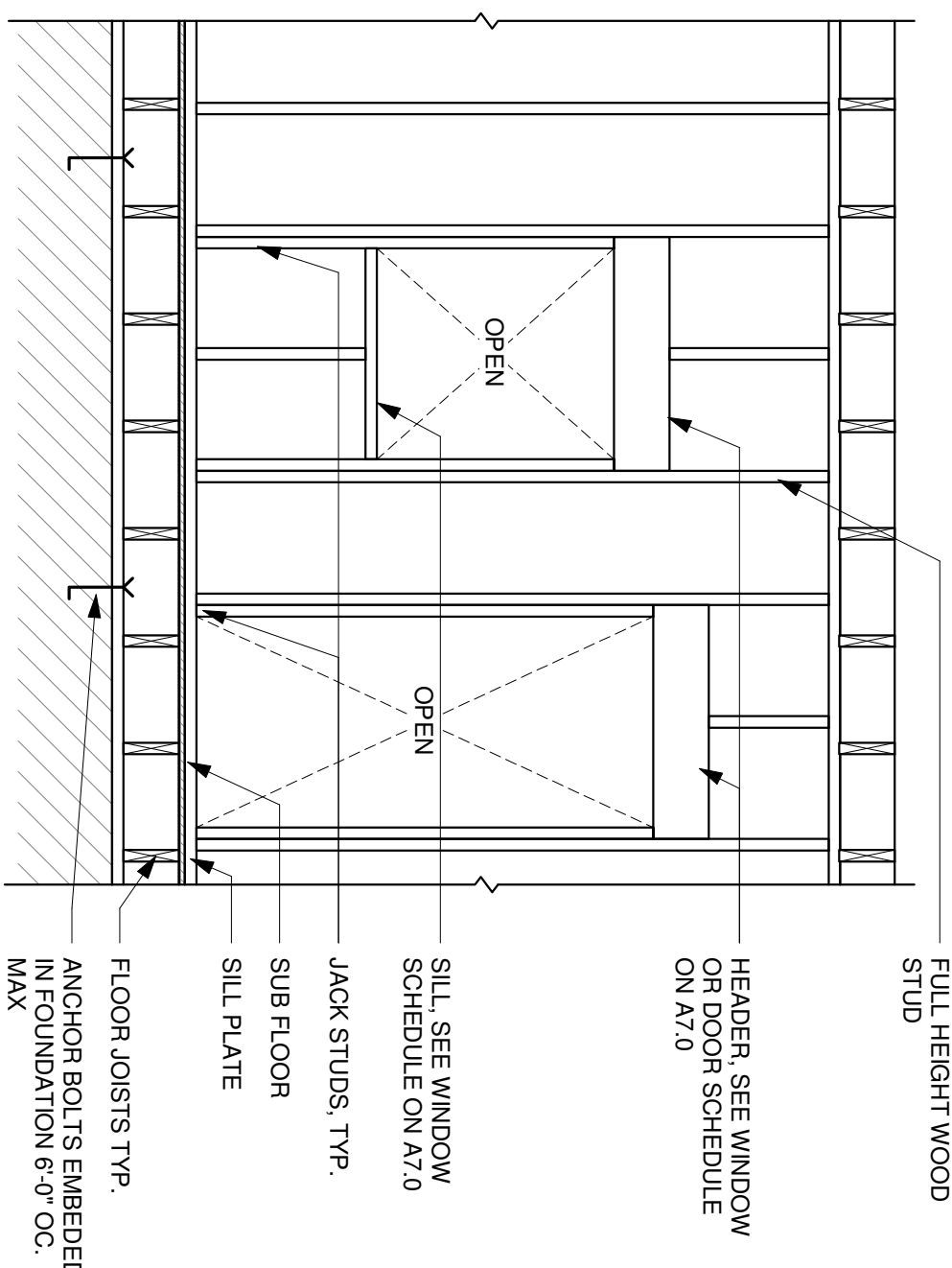
2 DOOR FRAME TYPES



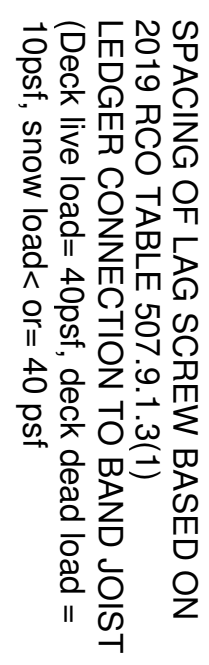
4 TYPICAL WALL CONSTRUCTION



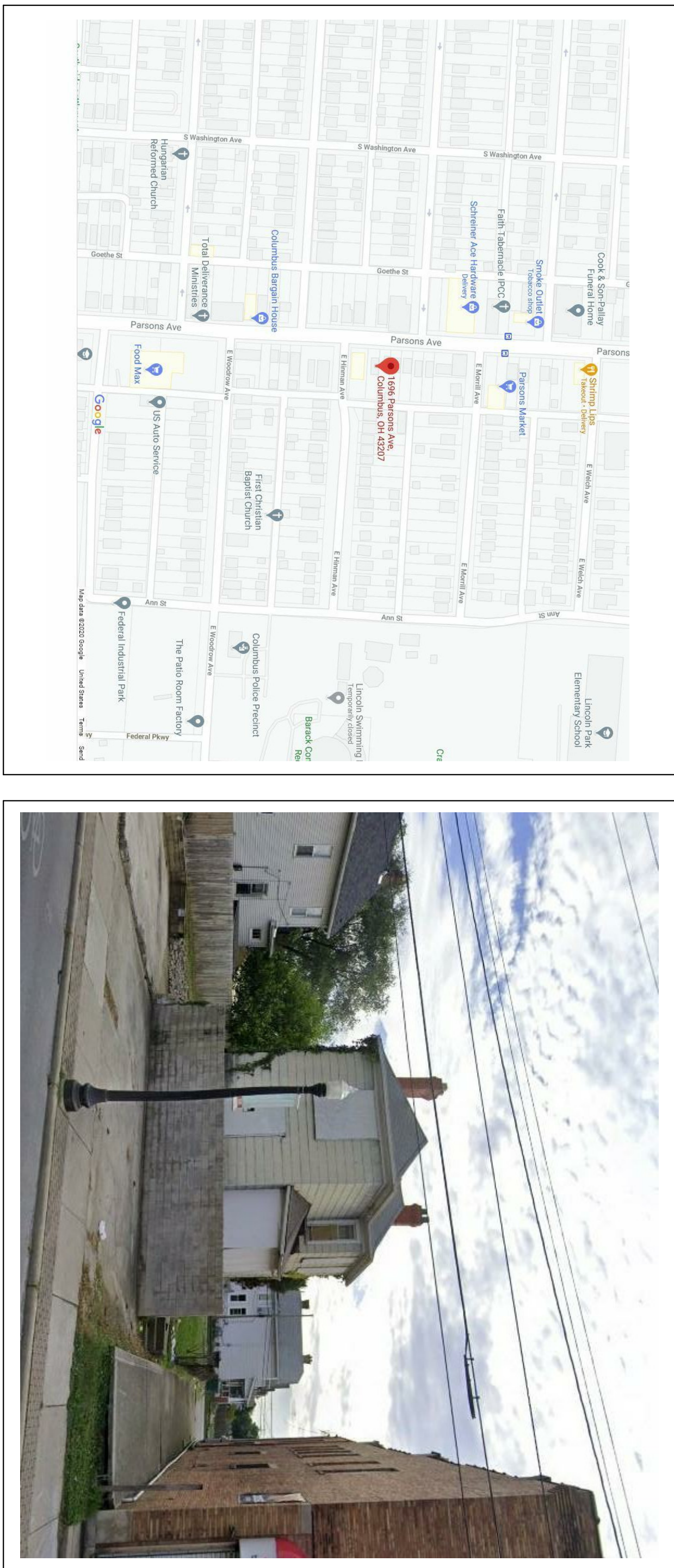
5 TYPICAL FRAMING DETAIL



3 LEDGER SCREW SPACING
1/2" = 1'-0"



RESIDENCE









FLOOR AREAS

1. NEISTR ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.	BEFORE:
	LEVEL 0: 156 SQ.FT.
	LEVEL 1: 611 SQ.FT.
	LEVEL 2: 611 SQ.FT.
	TOTAL: 1378 SQ.FT.
2. MEANS AND METHODS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.	
	AFTER:
	LEVEL 0: 166 SQ.FT.
	LEVEL 1: 1006 SQ.FT.
	LEVEL 2: 1126 SQ.FT.
	TOTAL: 2298 SQ.FT.
GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO	

SHEET LIST

SHEET LIST	
#	Sheet Name
A0.0	COVER
A1.1	DEMOLITION PLANS
A2.0	LEVEL 0 PROPOSED
A2.1	LEVEL 1 PROPOSED
A2.2	LEVEL 2 PROPOSED
A2.3	ROOF PROPOSED
A3.1	ELECTRICAL PLANS
A4.1	EXTERIOR ELEVATIONS
A5.1	SECTIONS
A6.1	DETAILS

LEGEND

-  PROPERTY LINE
 PUBLIC RIGHT OF WAY BOUNDARY
 NEW ADDITION
 EXISTING RESIDENCE
 SURROUNDING STRUCTURES
 PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED



1696 PARSONS AVE.

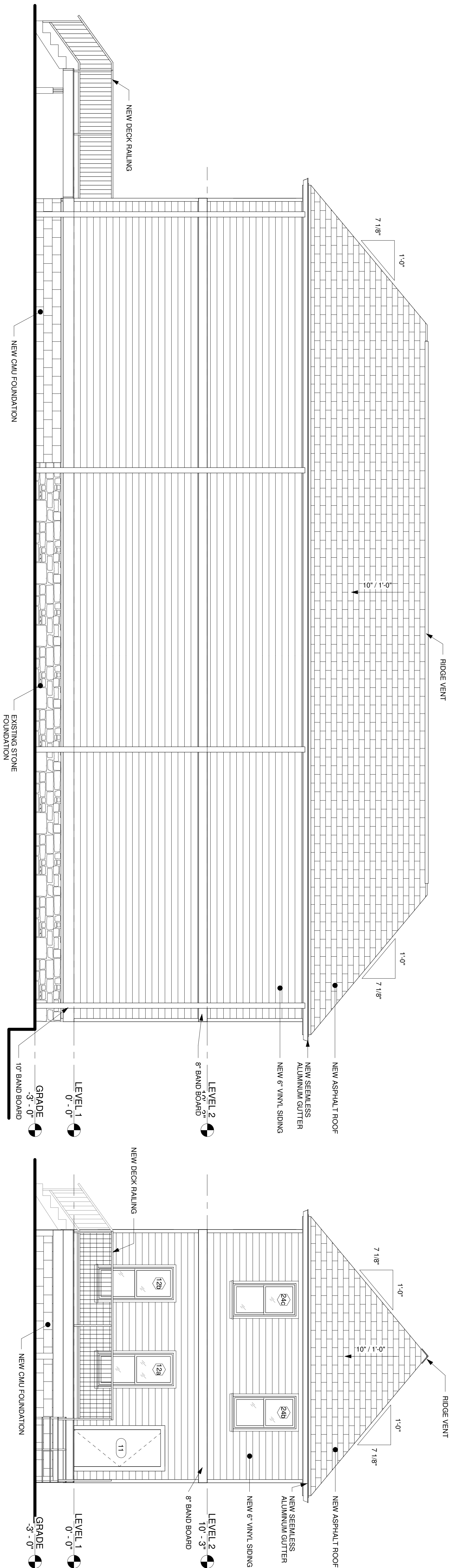
COVER

Scale.	A0.0
As indicated	

CONCEPTUAL ONLY - INCLUDED FOR CONTEXT

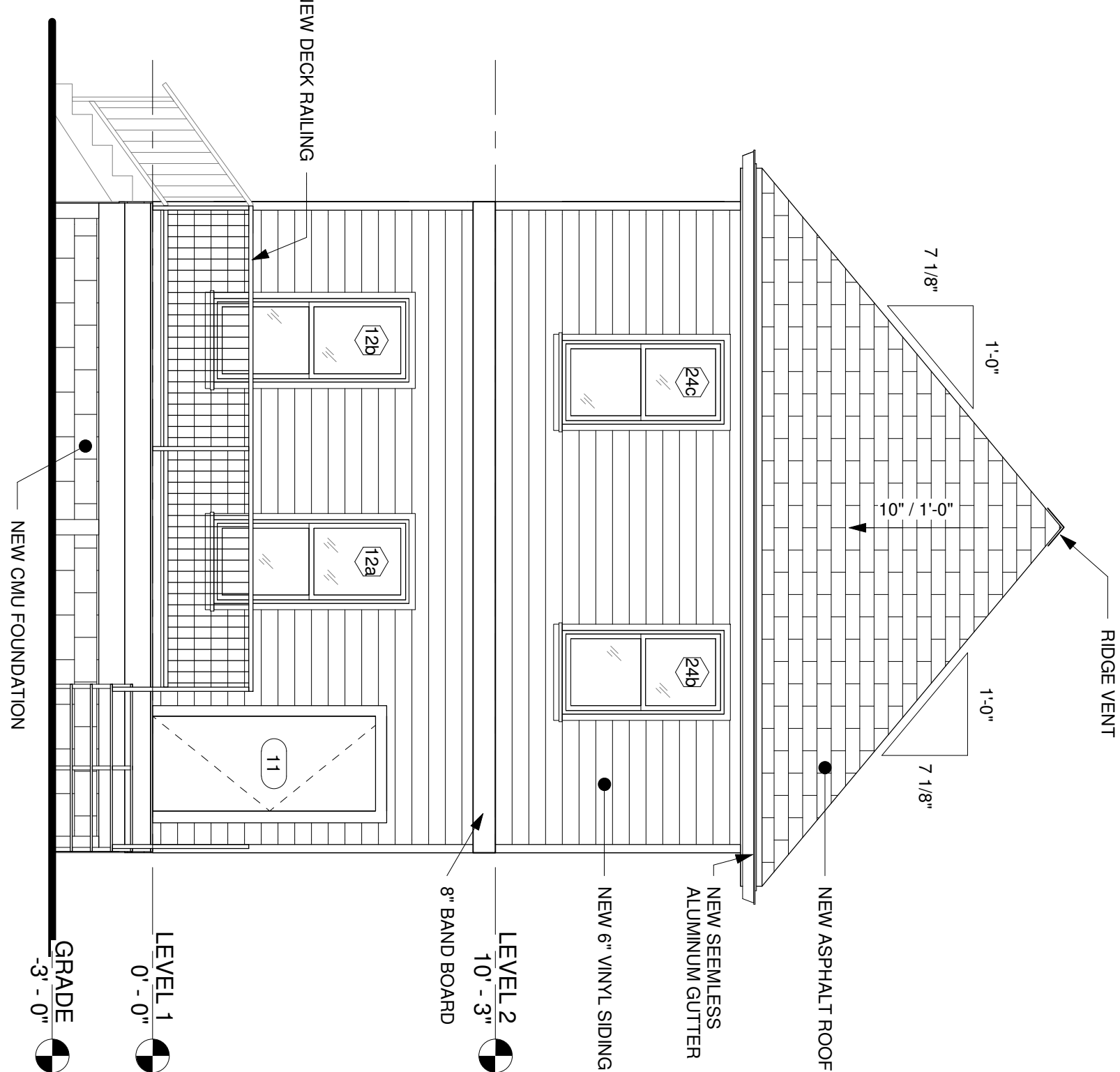
1 EXTERIOR ELEVATION NORTH

1/4" = 1'-0"



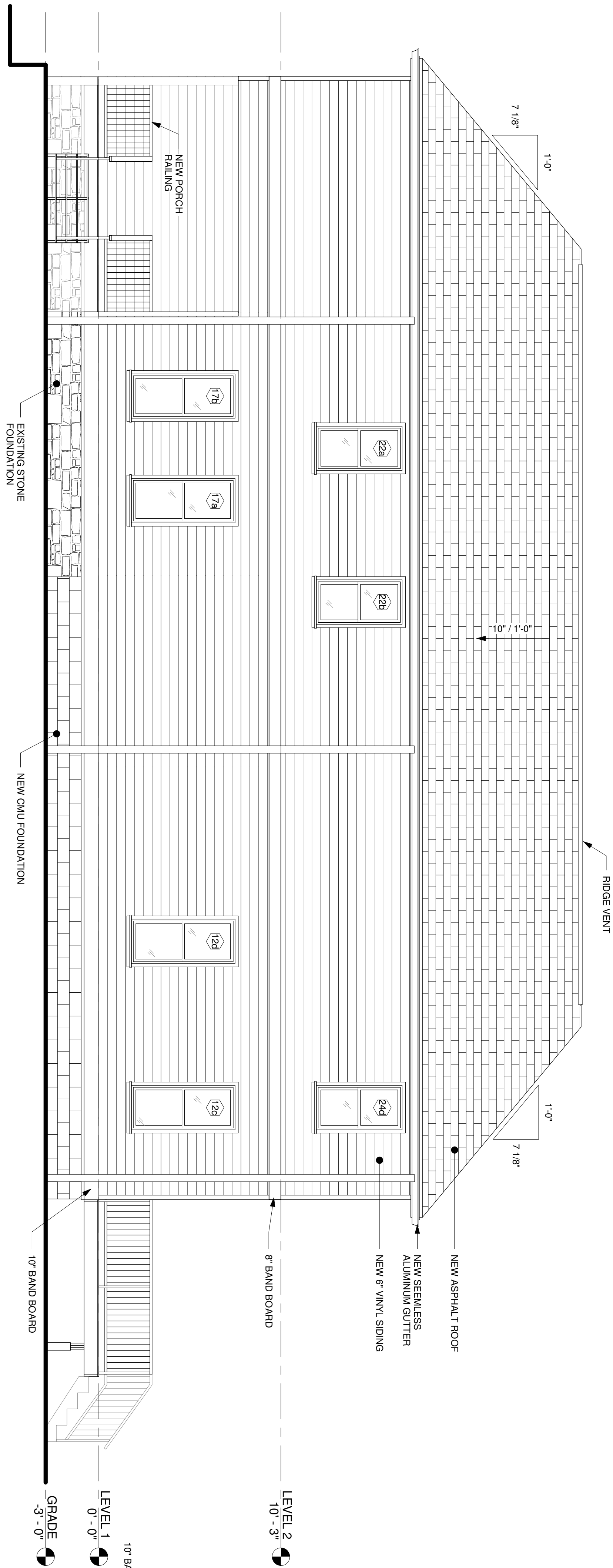
2 EXTERIOR ELEVATION EAST

1/4" = 1'-0"



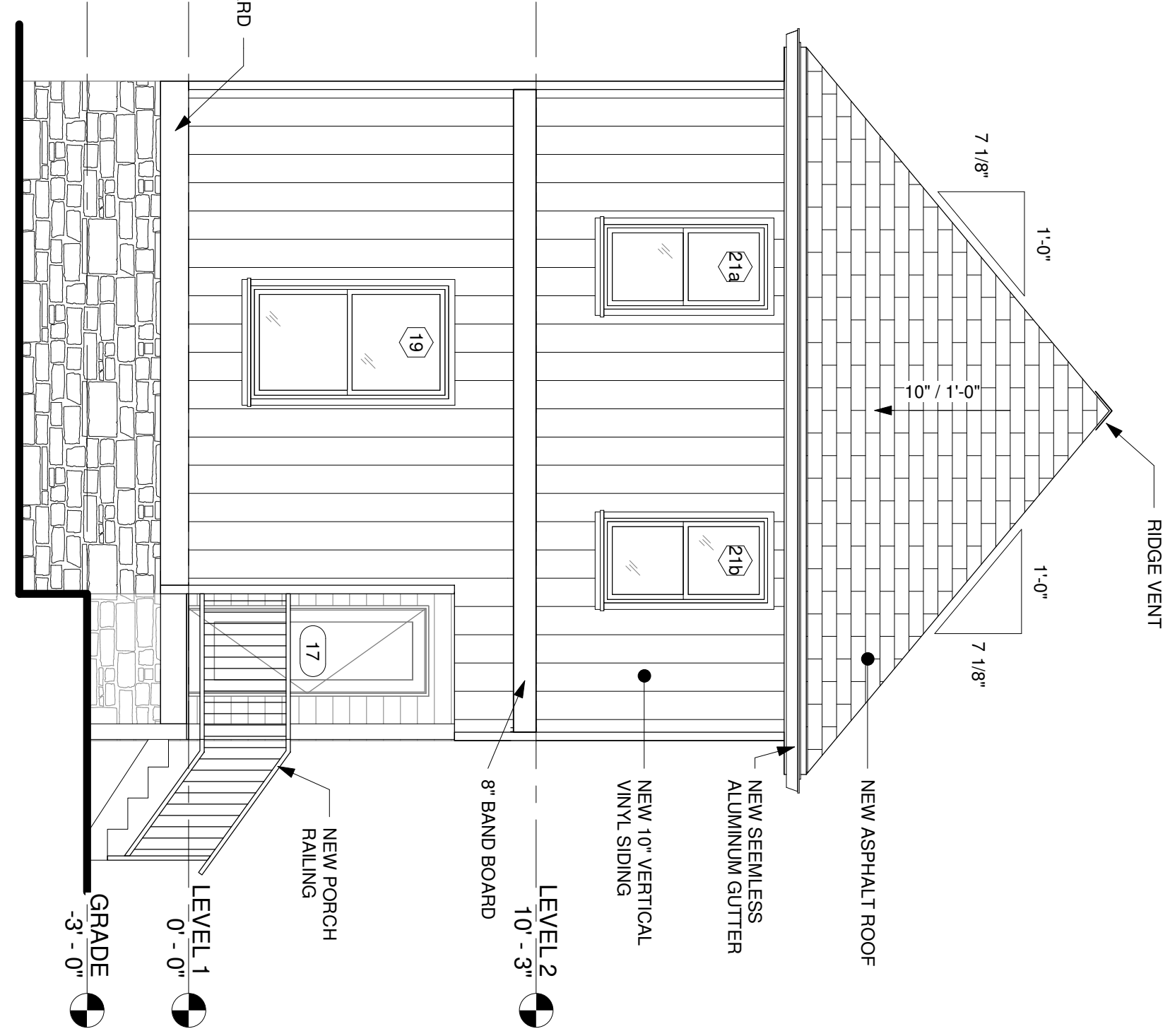
4 EXTERIOR ELEVATION SOUTH

1/4" = 1'-0"



3 EXTERIOR ELEVATION WEST

1/4" = 1'-0"



RESIDENCE

1696 PARSONS AVE. COLUMBUS, OH. 43207

MATERIAL LEGEND

- 6" VINYL SIDING
- 10" VERTICAL VYNL SIDING
- EXISTING STONE FOUNDATION
- NEW CMU FOUNDATION WALL
- ASPHALT SHINGLE

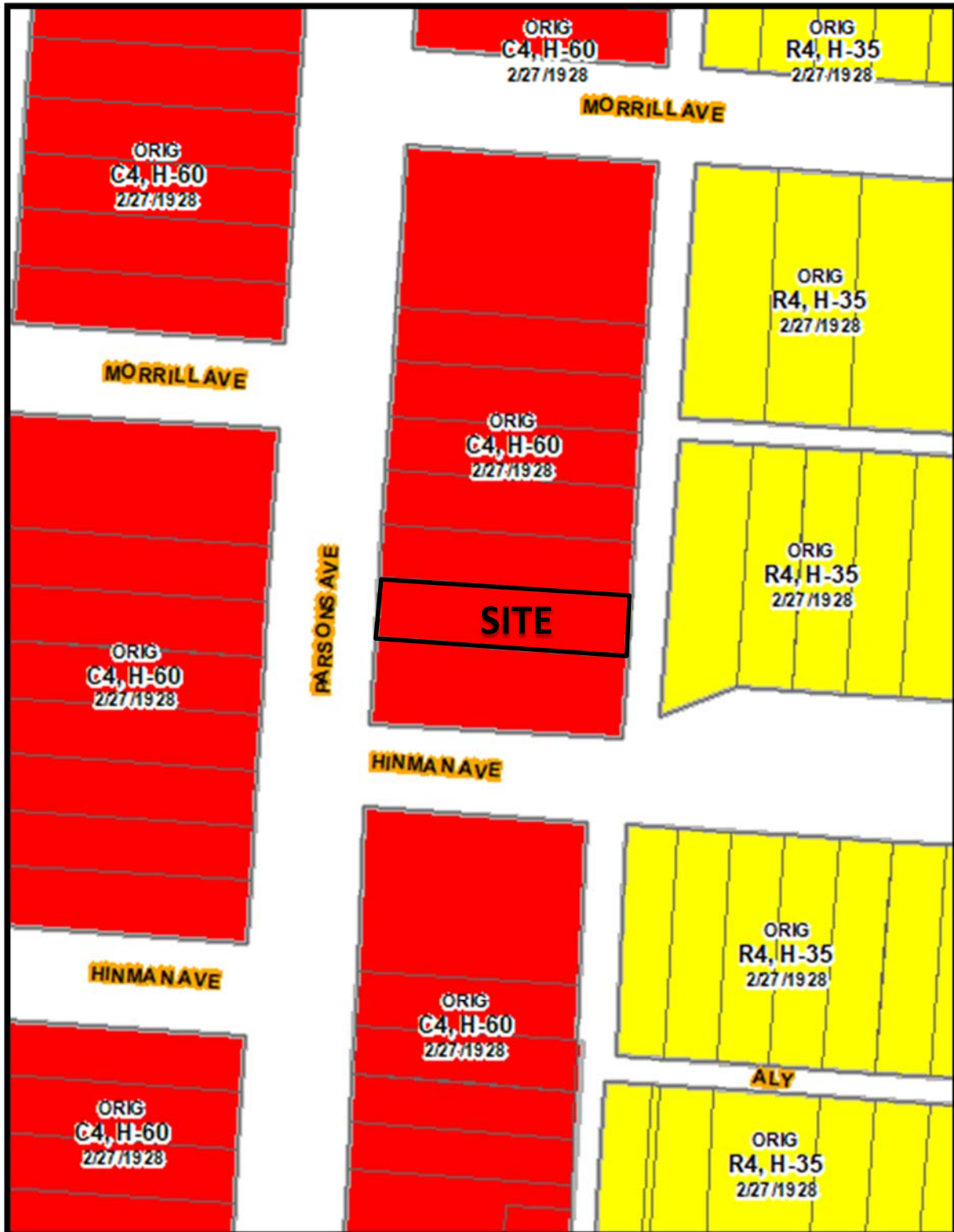


1696 PARSONS AVE.

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0" A4.1

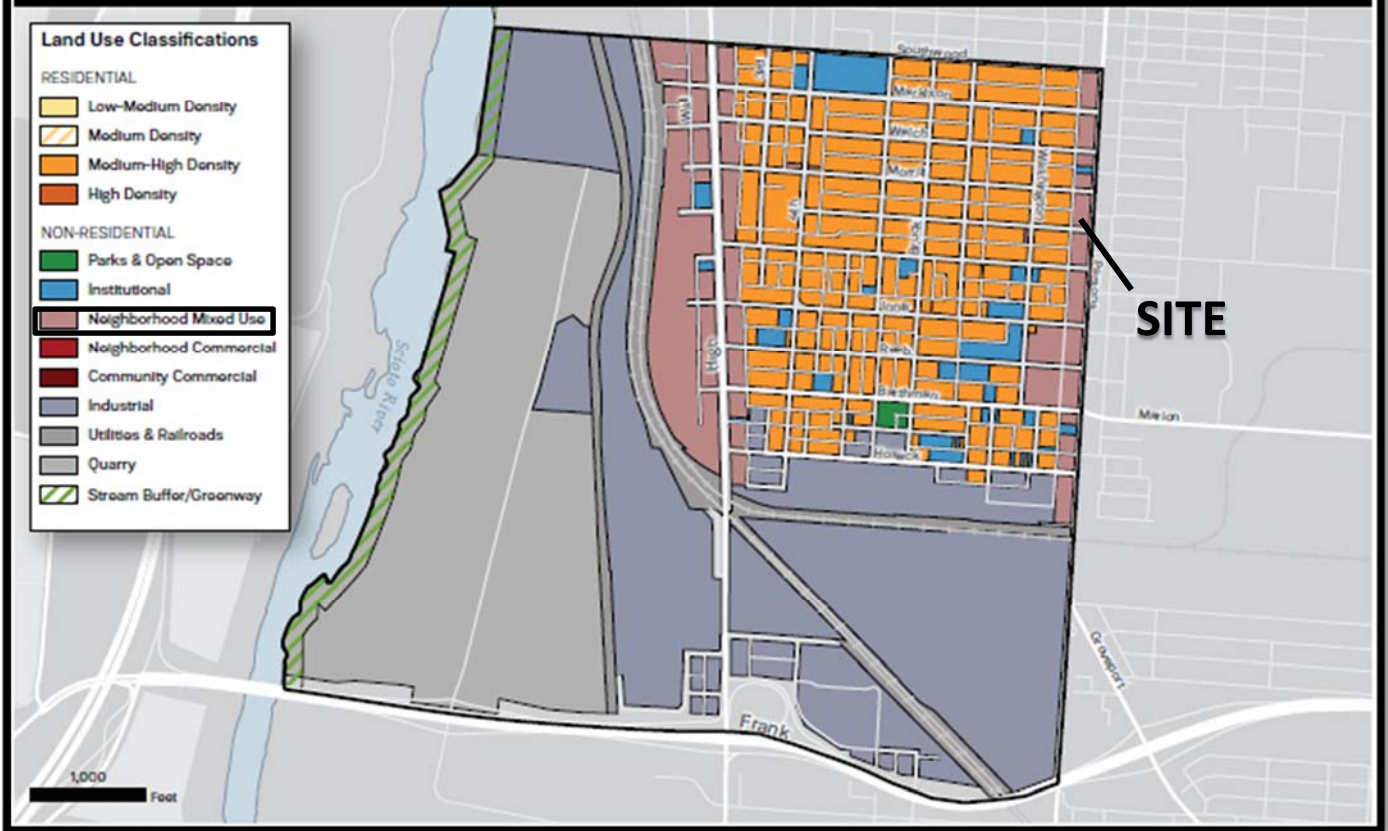
CV21-010



CV21-010
1696 Parsons Ave.
Approximately 0.1 acres

SECTION 2

RECOMMENDATIONS

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2

CV21-010
 1696 Parsons Ave.
 Approximately 0.1 acres



CV21-010
1696 Parsons Ave.
Approximately 0.1 acres

Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-010

Address: 1696 PARSONS AVE

Group Name: COLUMBUS SOUTHSIDE AREA COMMISSION

Meeting Date: 3/23/2021

Specify Case Type:

☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

☒ Approval
☐ Disapproval

NOTES:

Vote: 15-0

Signature of Authorized Representative: Curtis Davis

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Digitally signed by Curtis Davis
DN: cn=Curtis Davis, o.ou, email=cdavis@team-icsc.com, c=US
Date: 2021.03.29 10:04:50 -04'00'

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-010

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)

of (COMPLETE ADDRESS)

Benjamin Jackson / Mario Graves
286 W. 20th St. Columbus, OH 43203 53 Cadiz Court Blacklick, OH 43004 4/30/21
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)

1. Benjamin Jackson (Property Owner) 286 W. 20th St. Columbus, OH 43203	2. Mario Graves (Property Owner) 153 Cadiz Ct. Blacklick, OH 43004
3.	4.

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

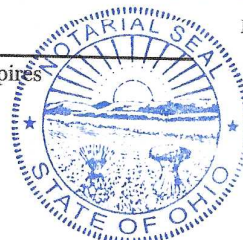
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 4 day of FEBRUARY, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



CHRISTOPHER SPANN
Notary Public, State of Ohio
My Commission Expires 03-07-2022

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