

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

OFFICE USE ONLY

Application Number: CV21-091 Date Received: 8/24/21
Application Accepted by: KP Fee: \$1500
Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 3439 PARSONS AVE. Zip: 43207

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-114975

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-3 Acreage: 0.327 AC

Area Commission or Civic Association: FAR SOUTH COLUMBUS AREA COMMISSION

Proposed Use or reason for request: Existing repair garage with tire sales (historic) use is requesting a variance to allow the continued use of car repair and tire sales.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Sabino Rubio Phone Number: 614-915-6460 Ext.: _____

Address: 3439 Parsons Ave. City/State: Columbus, OH Zip: 43207

Email Address: jeannecabral@aol.com (send everything to Architect)

PROPERTY OWNER(S):

 Check here if listing additional property owners on a separate page

Name: Sabino and Lorena Rubio Phone Number: 614-915-6460 Ext.: _____

Address: 3439 Parsons Ave. City/State: Columbus, OH Zip: 43207

Email Address: jeannecabral@aol.com (send everything to Architect)

ATTORNEY / AGENT:

 (Check one if applicable) Attorney Agent

Name: Jeanne Cabral, Architect Phone Number: 614-239-9484 Ext.: _____

Address: 2939 Bexley Park Rd. City/State: Columbus, OH Zip: 43209

Email Address: jeannecabral@aol.com

SIGNATURES:

APPLICANT SIGNATURE X 

PROPERTY OWNER SIGNATURE X 

ATTORNEY / AGENT SIGNATURE X 

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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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.

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.

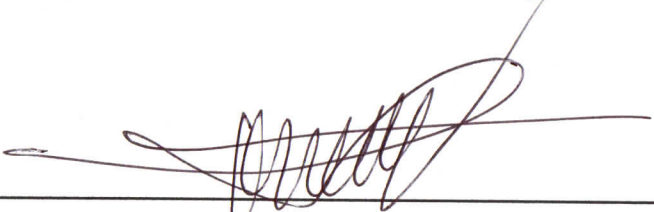
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Variance from 3355.03 C-3 Permitted Uses to allow the continued use of the parcel as car repair and tire sales and to allow for expansion of the building after obtaining the variance. All future development to also be car repair and tire sales. The plans and site plan shall meet all zoning regulations as no variances will be asked for with the expansion.

This has been since the beginning a car repair facility with tire sales and does not adversely affect the surrounding property owners. The future expansion will be to the south of the existing building and will not affect the sight lines from Colton Rd. and Parsons Ave. This will also bring more of the activities inside the building and under a roof. Parsons Avenue is a mixed use street with industrial, service companies, fire departments, houses, and many other car repair businesses.

Signature of Applicant _____

Date 8-23-21


SABINO RUBIO

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AFFIDAVIT

APPLICATION #: CV21-091

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeanne Cabral, Architect
of **(1)** MAILING ADDRESS 2939 Bexley Park Rd. Columbus, OH 43209

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 3439 Parsons Ave.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 8/24/21

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Sabino and Lorena Rubio
3439 Radbourne Dr.
Columbus, OH 43207

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

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Sabino Rubio
614-915-6460

AREA COMMISSION OR CIVIC GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(5) Far South Side Area Commission
Michael Walker
mwalkersr@yahoo.com 614-497-9213

and that the attached document **(6)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

SIGNATURE OF AFFIANT Jeanne Cabral

Sworn to before me and signed in my presence this 24th day of August, in the year 2021

Ian Drennen
(7) SIGNATURE OF NOTARY PUBLIC

09/09/2024
My Commission Expires

Notary Seal Here



Ian Drennen
Notary Public
In and For the State of Ohio
Recorded in Franklin County
Certificate # 2019-RE-800578
My Commission Expires
September 9, 2024

This Affidavit expires six (6) months after date of notarization.

TINA E. HALL
OR CURRENT OCCUPANT
3380 PARSONS AVE.
COLUMBUS, OH 43207

SAFEDAY LLC
OR CURRENT OCCUPANT
3406 PARSONS AVE.
COLUMBUS, OH 43207

OBETZ ROAD CHURCH OF CHRIST
OR CURRENT OCCUPANT
3412 PARSONS AVE.
COLUMBUS, OH 43207

JUANITA STANLEY
OR CURRENT OCCUPANT
3414 PARSONS AVE.
COLUMBUS, OH 43207

TIMOTHY G. YATES
OR CURRENT OCCUPANT
3416 PARSONS AVE.
COLUMBUS, OH 43207

TAKHAR INVESTMENTS LLC
4365 LISA DR.
TIPP CITY, OH 45371

HAROLD & THERESA LAWSON
OR CURRENT OCCUPANT
320 COLTON RD.
COLUMBUS, OH 43207

PARSONS AVE CHURCH OF GOD
OR CURRENT OCCUPANT
3389 PARSONS AVE.
COLUMBUS, OH 43207

SABINO & LORENA RUBIO
OR CURRENT OCCUPANT
3439 PARSONS AVE.
COLUMBUS, OH 43207

GORDON YATES JR
OR CURRENT OCCUPANT
3445 PARSONS AVE.
COLUMBUS, OH 43207

BELINDA YANKEY & NICHOLAS
YOWLER
OR CURRENT OCCUPANT
337 COLTON RD.
COLUMBUS, OH 43207

BRADLEY WEAVER
10555 LITHOPOLIS RD. NW
CANAL WINCHESTER, OH 43110

JUNIOR G. KELLY TR
3325 LEWIS RD.
COLUMBUS, OH 43207

JEANNE CABRAL, ARCHITECT
2939 BEXLEY PARK ROAD
COLUMBUS, OH 43209

MICHAEL WALKER
FAR SOUTH AREA COMMISSION
926 TELLEGA AVE.
COLUMBUS, OH 43207

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-091

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) Jeanne Cabral, Architect
of (COMPLETE ADDRESS) 2939 Bexley Park Rd. Columbus, OH 43209
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)

<p>1. Sabino And Lorena Rubio 971 Radbourne Dr. Columbus, OH 43207 5 employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jeanne Cabral

Sworn to before me and signed in my presence this 24th day of August, in the year 2021

Tand
SIGNATURE OF NOTARY PUBLIC

09/09/2024
My Commission Expires

Notary Seal Here



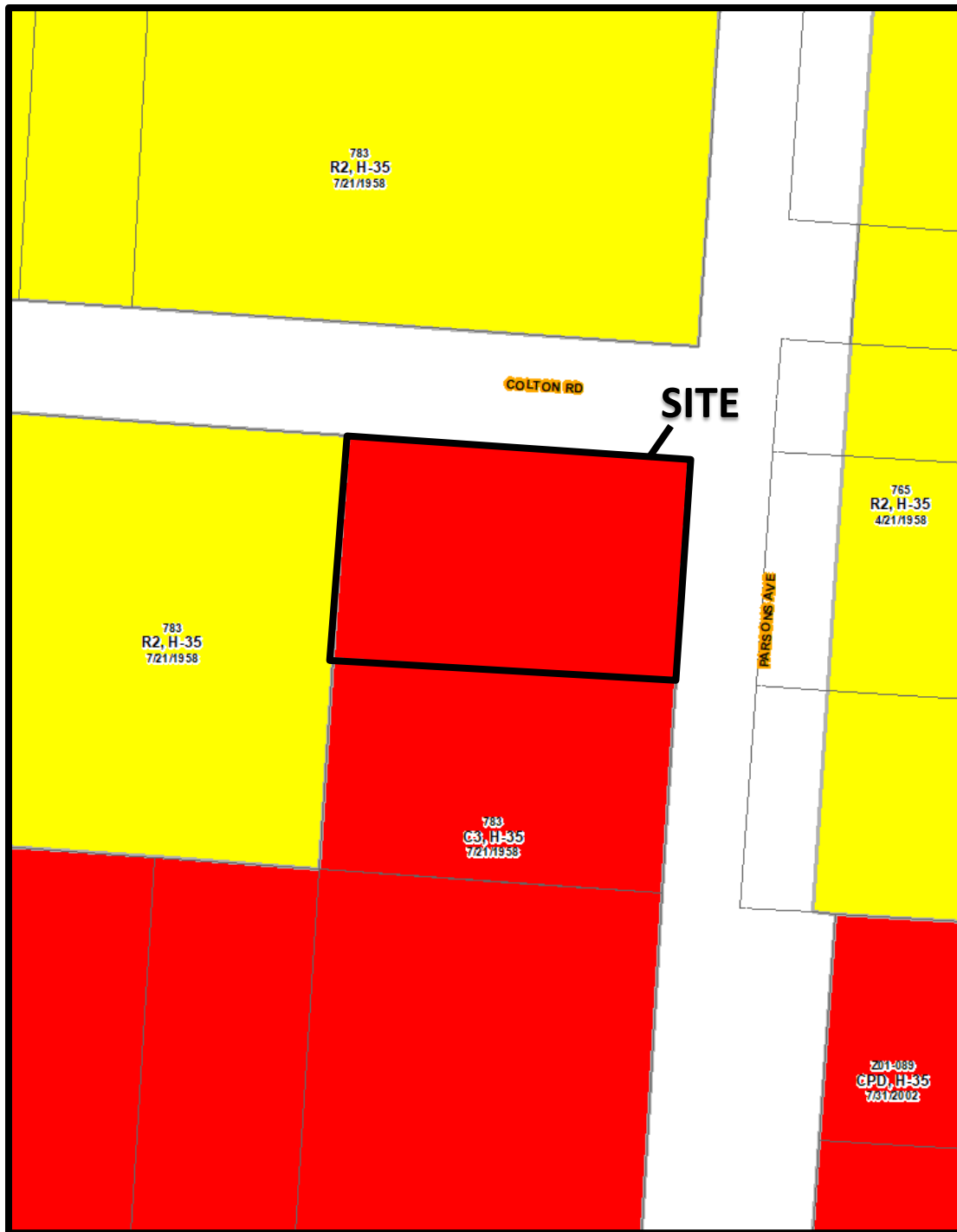
Ian Drennen
Notary Public
In and For the State of Ohio
Recorded in Franklin County
Certificate # 2019-RE-800578
My Commission Expires
September 9, 2024

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

LEGAL DESCRIPTION
3439 PARSONS AVE,
COLUMBUS, OH 43208
PARCEL 010-114975

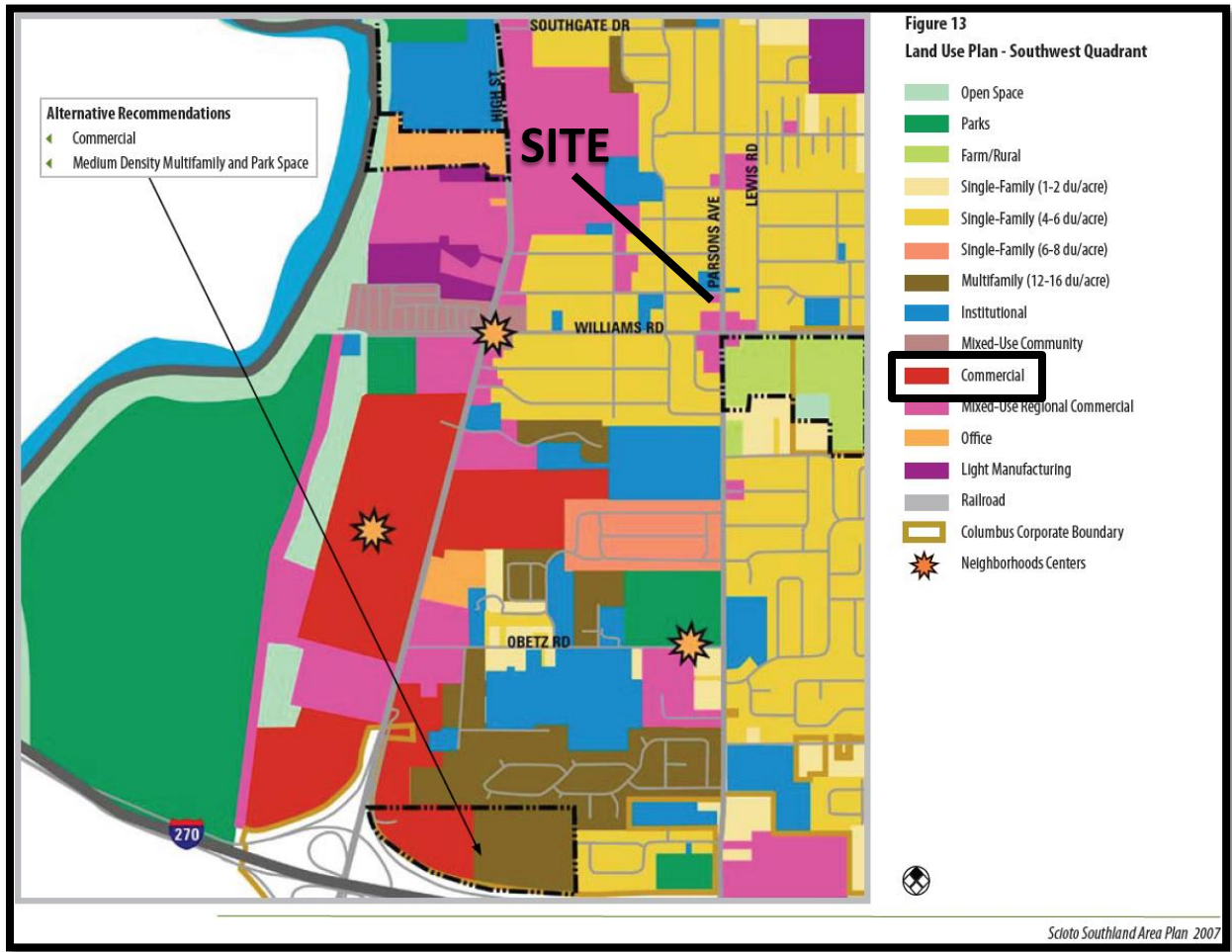
Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being the north one-half (1/2) of Lot Number 93 of "Home Acres" Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 16, Page 23, Recorder's Office, Franklin County, Ohio.

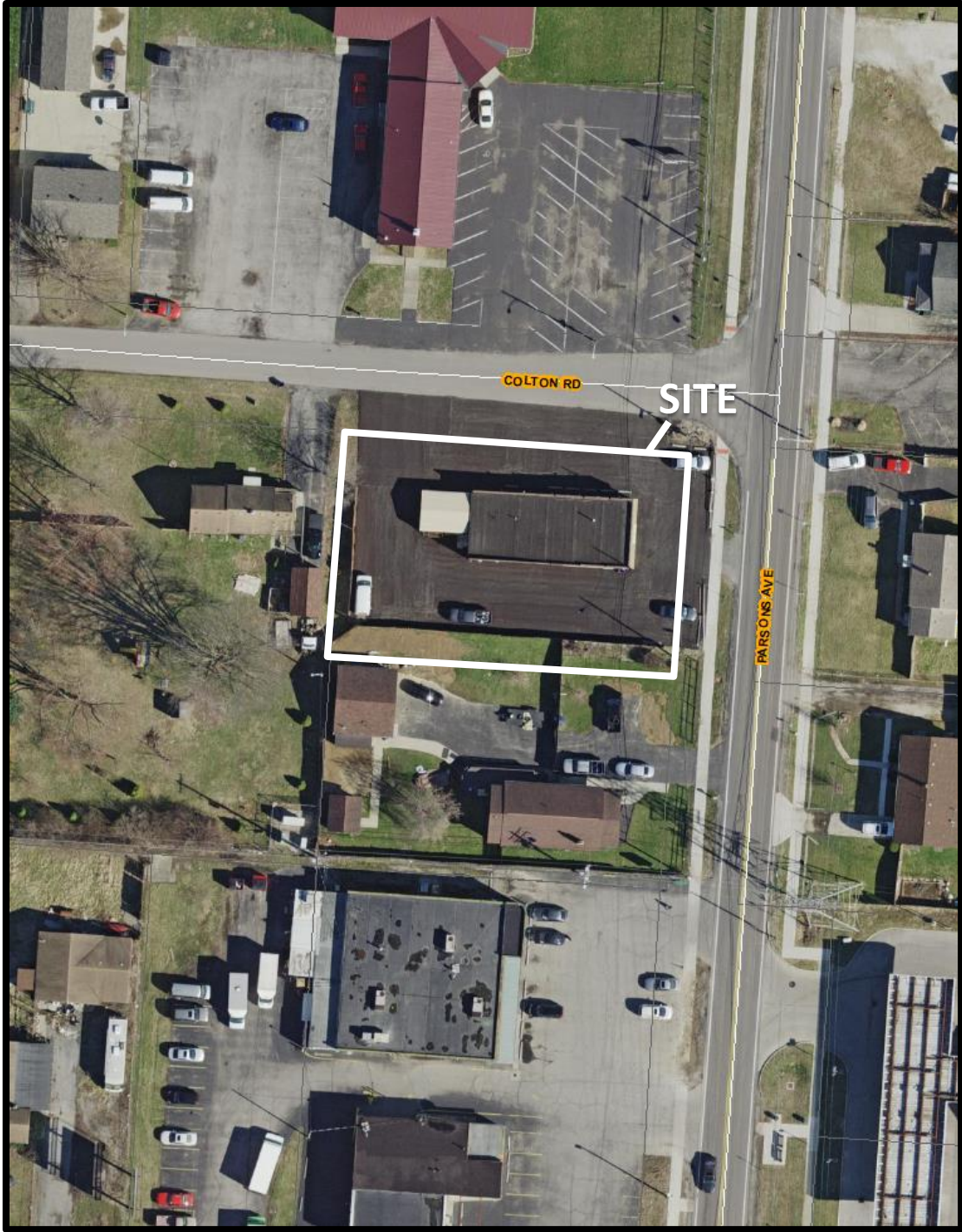


CV21-091
3439 Parsons Ave.
Approximately 0.33 acres

Scioto Southland Plan (2007)



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3439 Parsons Ave.
Approximately 0.33 acres



CV21-091
3439 Parsons Ave.
Approximately 0.33 acres