



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

CV16-061

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:

Handwritten text: see attached

Signature of Applicant [Signature] Date 10-3-16

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

Statement of Hardship

Applicant: Vista Community Church

Property: 7343 and 7349 Worthington Galena Rd, Columbus OH 43085

The applicant is requesting a Council Variance for the property located at 7343 and 7349 Worthington Galena Road, to permit the use of a church/assembly place on the property. The property is zoned M-2 light industrial/office zoning classification, which does not permit the applicant's proposed use. The applicant is therefore requesting a variance to Columbus City Code Section 3367.01, M-2 Manufacturing District, to permit churches/assembly places. The proposed use will not adversely affect the surrounding properties or surrounding neighborhood.

The applicant is also requesting a variance to Columbus City Code section 3312.49, which requires a minimum number of parking spaces. The code currently requires 1 parking space for every 30 square feet of sanctuary space. The proposed sanctuary is 3,209 sq ft, requiring 107 parking spaces under the code, however, the combined properties currently have only 99 paved parking spaces.

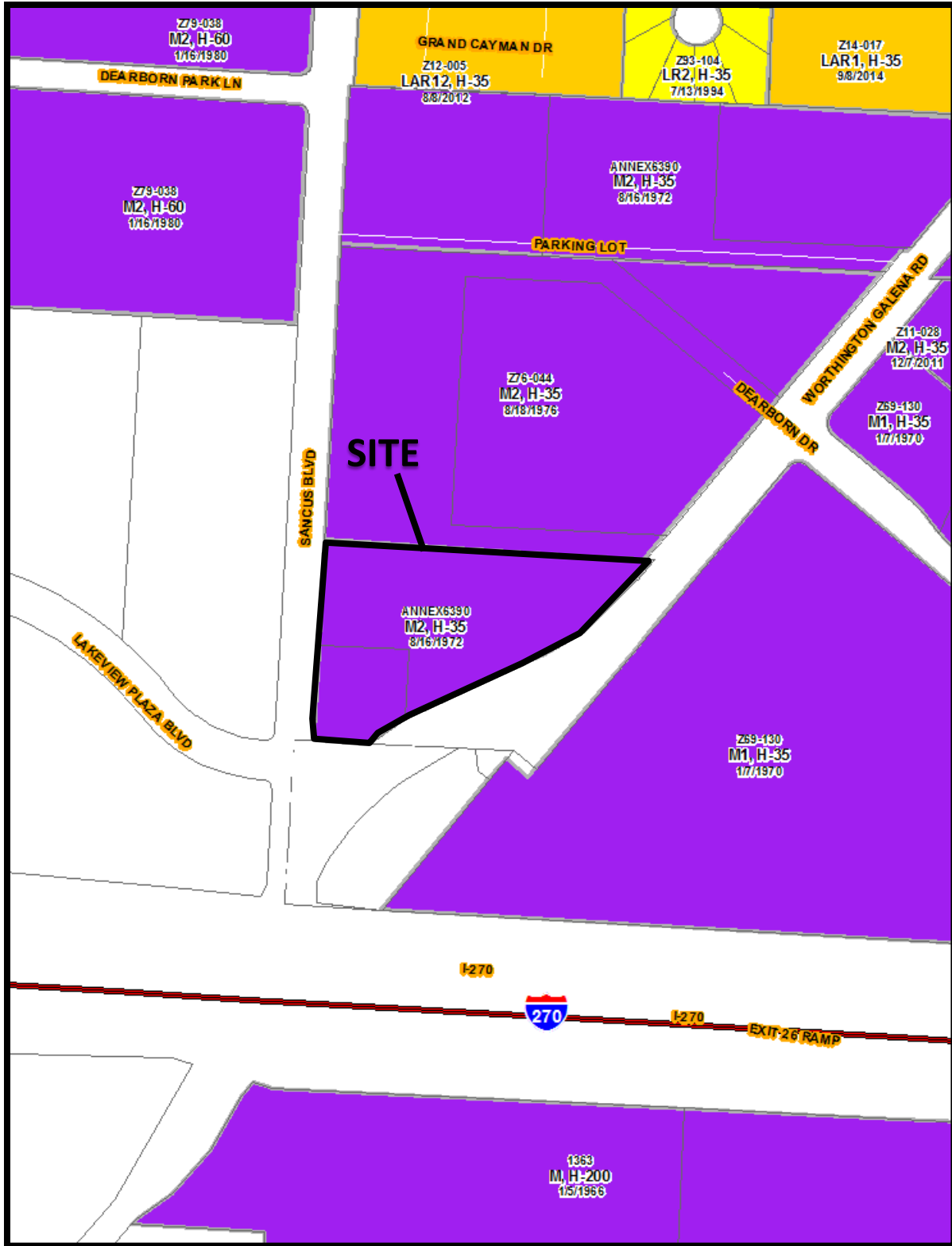
Because the applicant has not yet completed the purchase of the properties from the owner, they cannot yet add additional spaces; however there is a 7,000 sq ft gravel lot on the parcel adjacent to the parking lot that easily serves as 35 additional temporary parking spaces.

Furthermore, anticipated attendance will not require use of 107 spaces, nor even the 99 that are now present. The largest assembling will occur between 9-11:30am on Sunday mornings. Current and projected attendance for Sunday services is 145 adults and 45 children with the majority of adults arriving together- two per vehicle. All other weekly gatherings would consist of 30-45 adults between 6:30-7:00pm to 8:30-9:00pm - usually on Tuesdays and Thursdays only. No more than 8-10 staff would occupy the property's office and parking spaces during weekdays between 8am and 5pm.

As determined necessary, the applicant is willing to remove one or more driveways into and/or out of the parking lot in order to comply with City traffic/access standards.

The variance sought is the minimum which will afford relief to the applicant. The grant of these variances will not adversely affect the rights of adjacent property owners nor adversely affect the public health, safety or general welfare.

The applicant respectfully requests that the Council of the City of Columbus adopt legislation to grant these variances.



CV16-061
7343 & 7349 Worthington-Galena Road
Approximately 3.98 acres

Warehouse Flex
 Warehouse flex uses should be located in older industrial areas and at locations on major arterials but not within close proximity of residential uses. Typical uses include flex office, warehouse flex, distribution and logistics, and smaller light industrial uses.

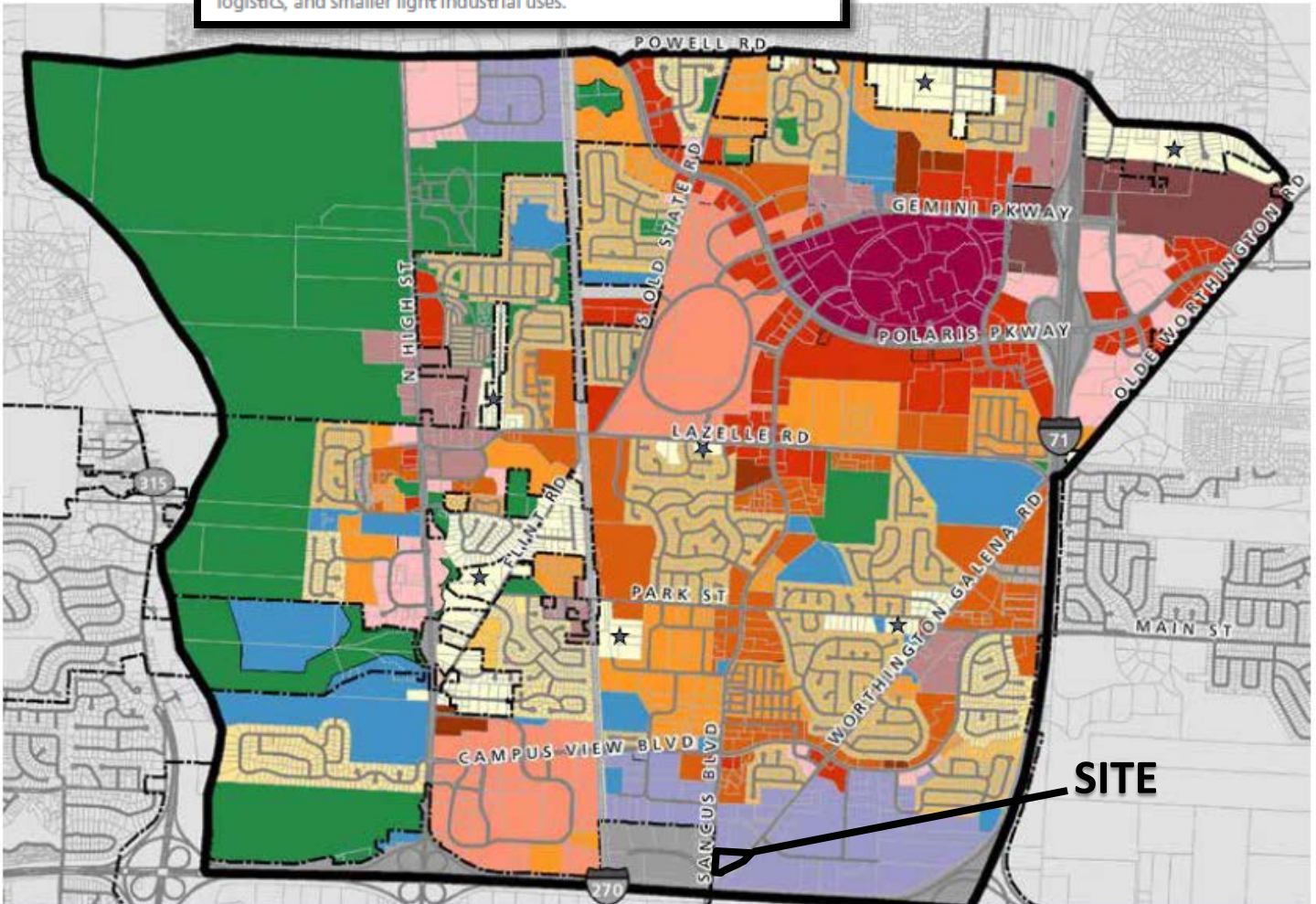


Figure 13: Future Land Use Plan

Land Use Category	Compatible Zoning Designations†
Very Low Density Residential	PUD; R; LRR; RRR
Low Density Residential	PUD; RR; RRR
Low-Medium Density Residential	PUD; RR; SR; R-1
Medium Density Residential	PUD; SR; R-1; R-2; R-3; NE; NG; R-2F; R-4; AR-12
Medium-High Density Residential	NE; NG; R-2F; R-4; AR-12
High Density Residential	R-4; NG; NC; ARLD; AR-1; AR-2; AR-3; AR-4
Commercial (Community)	C-3; CPD; Some C-4
Commercial (Regional)	C-4; CPD
Mixed Use (Community)	C-3; CPD; Some C-4
Mixed Use (Regional)	C-4; CPD
Warehouse Flex	M; M-1; M-2
Employment Center	C-2; CPD; M
Office	C-2; CPD

Table 7 (left): Compatible Zoning Designations

† The Compatible Zoning Designation is provided to give a general idea of what zoning classifications might correspond with the given category from the Land Use Plan. This information is not provided to indicate that this zoning classification is the only potential zoning classification for the given land use category. Nor does it imply that this zoning classification should be used as part of the review of a proposed land use for consistency with this plan.

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STANDARDIZED RECOMMENDATION FORM

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

Case Number: CV16-061
Address: 7343 + 749 Worthington Galena Rd.
Group Name: Far North Columbus Community Coalition
Meeting Date: 11-2-2016
Specify Case Type: [X] Council Variance
Recommendation: [X] Approval

NOTES:

FNCC supports this change of use.

Vote: 10-0
Signature of Authorized Representative: James Palmisano
Recommending Group Title: Far North Columbus Community Coalition President
Daytime Phone Number: 614/430-7840

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

mjmaret@columbus.gov

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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 # CV16-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stephanie T Pendleton
of (COMPLETE ADDRESS) 10697 Winchcombe Dr, Dublin OH 43016

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 contains details for Vista Community Church.

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires November 18, 2017



Notary Seal Here
TONYA SHANK
Notary Public
In and for the State of Ohio
My Commission Expires
November 18, 2017

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