

Statement of Hardship

Introduction

Adult and Teen Challenge for Girls is a non-profit 501C3 corporation providing educational and rehabilitation instructions to its in-house students in a Christian based program. This program and the facilities are funded by private donations and or the income produced from retail/work efforts, such as the OSU Farm Science food service provider. The current facility houses up to 12 students in a 14 month voluntary program. The success rate for the graduating students is above 80%, which far exceeds the success rates of most programs, especially those of shorter duration.

The original 1996 request for variances was not well received by the neighbors. They were concerned with the facility and the environment that may be created. CV 96-007 was approved by Council and Teen Challenge began its operations. Over time and with experiencing the reality of the operations at the existing facilities, the neighbors have accepted and now support the program. They have found Teen Challenge to be a good, quiet, and considerate neighbor.

Teen Challenge wishes to provide new and more complete facilities for its students. The proposed facility will house 25 students (as stated in the CV96-007 text). The proposed building provides the needed spaces and amenities for a full and active quality of life for the students. The attached building plan shows the variety of spaces proposed. Although medical services are not provided, a wellness room is shown for any student that may have special needs and/or short term isolation for an illness; such as the flu. Spaces are provided for cooking, dining, TV viewing (sleeping rooms do not have TVs or internet), recreation, study, exercise, family gathering, conference and office, laundry and bathing. All spaces are accessible and adaptable per ADA standards. The location selected for the proposed building is to the east which is the most hidden (one story) from the neighboring residences and next to the nursery business, which is thru the woods and down the hill.

The need for a Utility/garage is to store and hide the transportation van (students do not have automobiles) the fund raising food truck, and the various site maintenance vehicles to maintain this 10 acre site.

Per City staff review, the CV96-007 will be repealed as part of the new CV19-135. Thus, variances will not be required for items in conflict with the old text.

Hardship – see numbered variances below

1. The proposed site plan maximizes the parking spaces that can be hidden or screened from the residential areas. With the students not having cars and the maintenance equipment hidden in the Utility/Garage, the normal number of vehicles is anticipated to be 10 or less. The variance is for 24 parking spaces vs. the 37 required by calculation. Thus, any additional parking would make the site less residential in character.
2. An existing commercial food truck is currently parked off site. This is both inefficient and has proven to be insecure with vandalism occurred. This equipment needs to be parked on site. The planned Utility/Garage building will be used to house this equipment, the transport van, and the grounds maintenance equipment.

3. The site is currently used as a Residential Care Facility. The owner needs for this Use to continue with an increase in the number of students served.

VariANCES

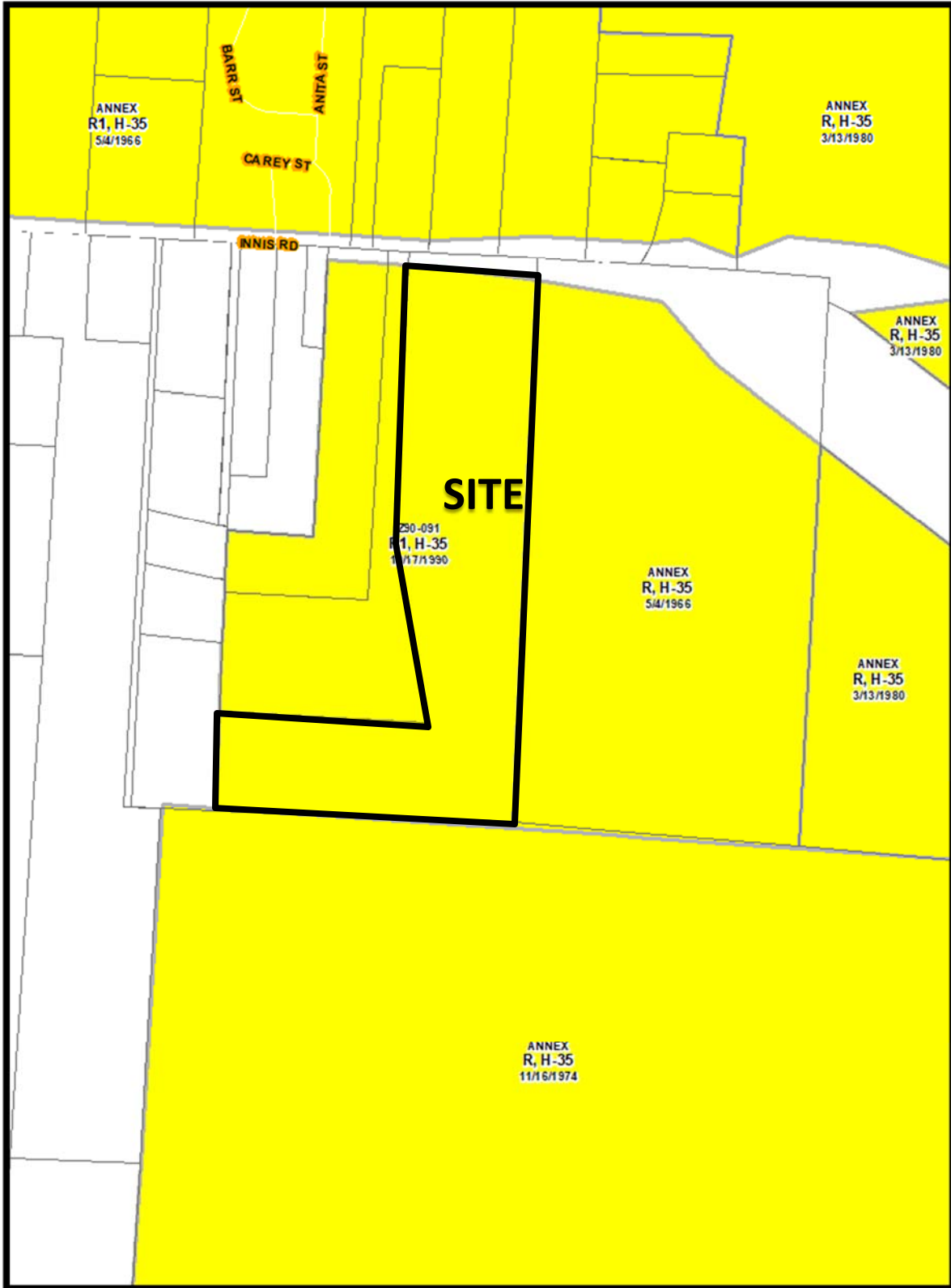
1. Section 3312.49, Minimum number of parking spaces required by calculation is 37 spaces, while the Applicant will provide a total of 24 parking spaces on site.
2. Section 3332.03, R-1 residential District; Variance is requested from the permitted uses to allow Residential Care Facility and allow a food truck to be parked on site.

Statement of Hardship – April, 2022.

Adult and Teen Challenge

2859 Innis Road

Columbus, Ohio 43224

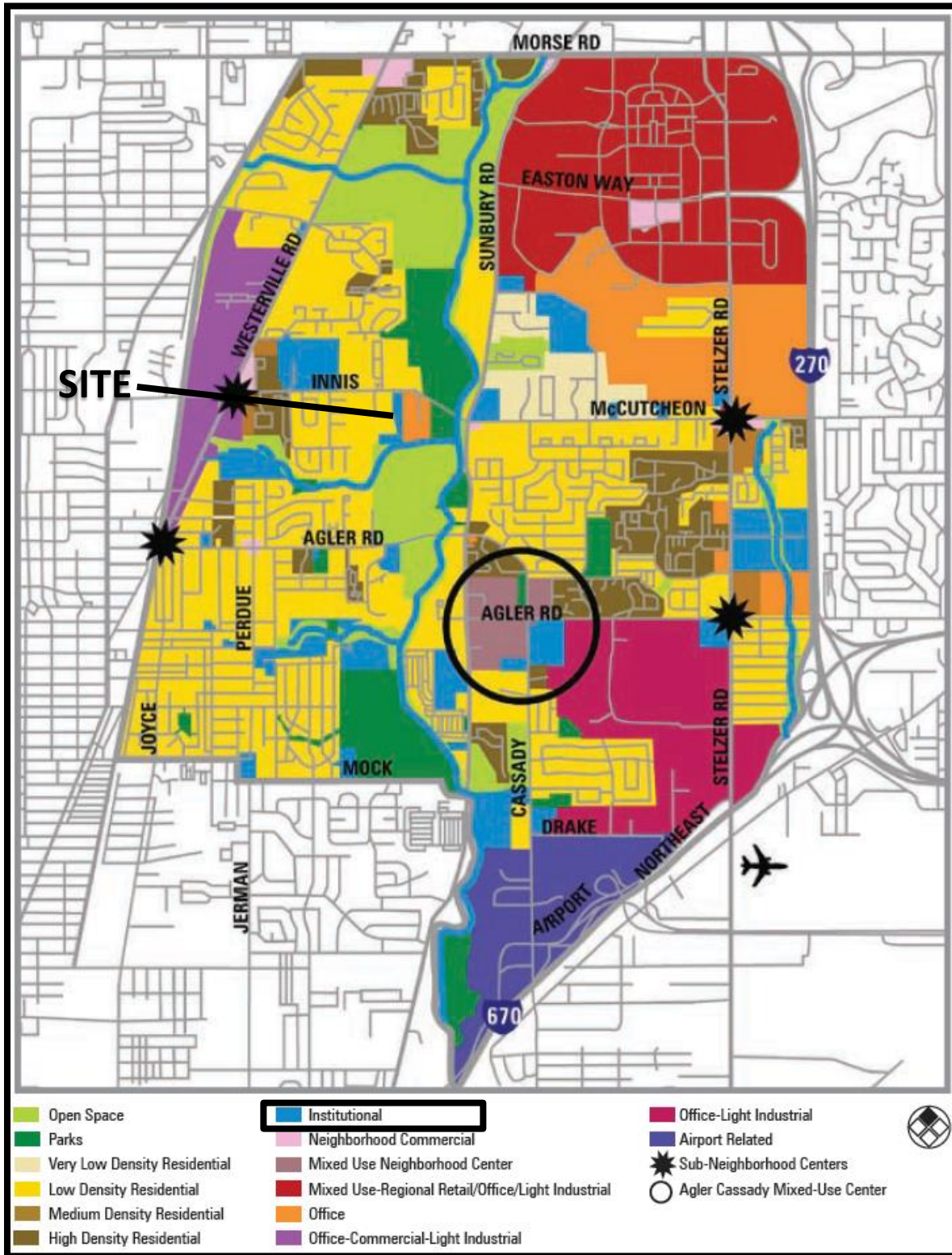


CV19-135
2859 Innis Rd.
Approximately 10.11 acres



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Approximately 10.11 acres

Northeast Area Plan (2007)



CV19-135
2859 Airport Rd.
Approximately 10.11 acres

"Together we can build a stronger community"

Mr. Tim Dietrich
Department of Development
Building & Development Services
111 No. Front Street
Columbus, OH 43215

Mr. Tim Dietrich:

Subject: CV19-135, property known as 2859 Innis, Road, Columbus, OH 43224. The North East Area Commission at a public meeting on February 19, 2020 voted to approve the above application.

Sincerely,



Commissioner Porter – Zoning Chair

Cc: Elwood Rayford – Chairperson
Mark Denny - Architect

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV19-135

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) Linda Hercenberg
of (COMPLETE ADDRESS) 2859 Innis Rd. Col. OH. 43224

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. <u>Teen Challenge, Inc. 5 emp.</u> <u>Linda Hercenberg 614-565-7328</u> <u>2859 Innis Rd. Col. OH. 43224</u></p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Linda Hercenberg

Sworn to before me and signed in my presence this 28th day of June, in the year 2022

Leona J. Williams
SIGNATURE OF NOTARY PUBLIC

11-08-2023
My Commission Expires



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