

LEGEND:

○ 100% OF WAY
□ 75% PROPERTY LINE
△ COMBINATION SENSE
● 50% SENSE
□ 25% SENSE
□ 12.5% SENSE
□ 6.25% SENSE
□ 3.125% SENSE
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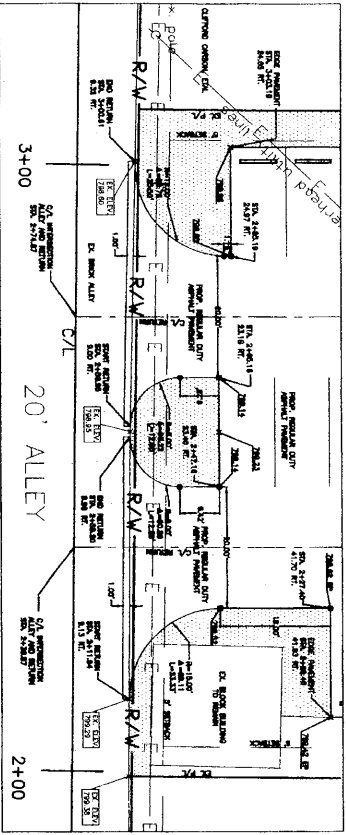
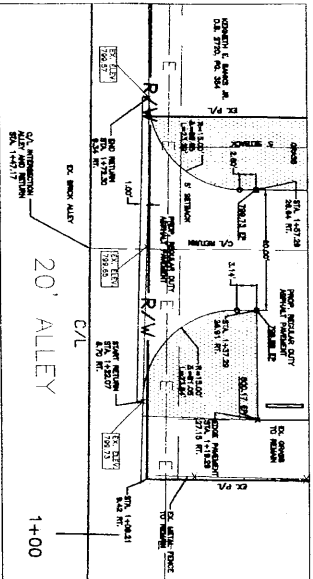
CODED NOTES

- ① EROSION CONTROL, DROP INLET, SEDIMENT BARRIER
- ② EROSION CONTROL, SILT FENCE
- ③ STABILIZED CONSTRUCTION ENTRANCE (12 x 50')
- ④ IF CONTRACTOR ENCOUNTERS LARGE ROOTS DURING STORM WATER DRAINAGE, CALL JACK LOW (CITY FORESTER)

8445-0648

ABBREVIATIONS

BASIS OF STATIONING
CENTERLINE INTERSECTION OF SPRING ST. &
ALLEY IS 4+00. SET FOR THIS PROJECT.



ALLEY RETURN - STA. 1+47.17

ALLEY RETURN - STA. 2+36.87 & 2+74.87

[illegible]

CV07-045

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224

**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:

Second Baptist Church requests a variance that will rezone its property 181 N. 17th St. parcel 010-39917 from Residential to Commercial because by doing so it will alleviate traffic congestion along 17th Street and Spring Street. In 2006 the church lost the use of parcel # 00-034981 also known as 189 N. 17th Street which reduced our off street parking by approximately 50%. The rezoning will not diminish or impair public health or safety of residents.

Signature of Applicant *Raymond H. Telling, Trustee* Date *October 22, 2007*

(Please see Exhibit A for additional information)

EXHIBIT A
Second Baptist Church
Council Variance Application
Variances Requested

Variance Request to R2F

Second Baptist Church (the Church) is requesting a variance to permit the development of additional paved parking for use by the Church which is located at 186 N. 17th Street. The Church presently utilizes existing parking which is grossly inadequate. Additionally, the Church uses N. 17th and Spring Streets for parking but this is inadequate and causes congestion on both of these streets which are both only 50 feet wide, including concrete side walks.

A variance to the R2F zoning is appropriate to provide reasonable accommodations for improved off-street parking for the Church, its members and visitors parking. In addition, providing the variance leaves the existing R2F Residential zoning of the site and the existing characteristics of the neighborhood in place.

The proposed parking project is located west of 17th Street directly across from the Church and consists of two sites of vacant land (north and south) which is separated by a 30 foot parcel which is not owned by the Church. The Church plans a phased development for the north and south sites. The north site (Phase 1) will be developed first and the south site (Phase 2) will be developed within the next two to three year as construction funds become available.

The north site (Phase1) consists of .359 acres and includes lot 117, part of lot 118, which are zoned R2F, and adjoining lot 116 which is zoned P1. The south site (Phase 2) consists of .199 acres and includes part of lot 119 and all of lot 120, which are zoned R2F.

The Church is requesting a variance to R2F and variance to other specific code sections to allow for the maximum development of off-street parking spaces. The Church is also requesting approval of a phased development to allow for Phase 2 to be constructed somewhat later than the normal one year period after the granting of the Council Variance.

The paved parking will be constructed in accordance with the Church's conceptual design plan of which has been submitted with this application as the parking lot Layout Plan. The proposed parking will be constructed in accordance with applicable City Code Sections except as indicate in the following requested code variances:

3332.37 - Use Variance

Use R2F zoned property for off-street parking constructed in compliance with City Code Chapter 3342.

3332.25 – Maximum Side Yard Required

The Church requests a variance for maximum side yard required from 16' to 5'. Requiring the 16' side yard would unreasonably and adversely affect our ability to maximize the allotted parking spaces. Granting this variance would not adversely impact surrounding properties or the esthetics of the surrounding neighborhood.

3332.26 – Minimum side yard permitted

The Church requests a variance for minimum side yard permitted from 5' to 0'. Obtaining this variance will allow us to construct our proposed R2F parking to adjoin our current P1 parking lot.

3332.27 – Rear Yard

The Church requests a complete variance for rear yard. Requiring rear yard would unreasonably and adversely affect our ability to maximize the allotted parking spaces. Granting this variance would not adversely impact surrounding properties or the esthetics of the surrounding neighborhood.

3332.30 – Vision Clearance

The Church requests a variance in vision clearance as it pertains to our maintenance building to allow us to retain this structure within our proposed parking lot. We could not comply with this section and maintain the building. We do not believe this variance request will pose a hazard because of the proximity of the maintenance building to the alley which will be used to access the proposed parking lot. There is little to no pedestrian traffic along the alley and vehicle speed is also low in the alley.

3342.17 – Parking Lot Screening

The Church requests a variance to parking lot screening for adjacent-interior vacant property located to the north and south of proposed parking lot site. We believe this variance will not adversely impact surrounding residence and will add to the overall esthetics of the parking lot area. Required parking lot screening will be maintained for adjacent property located to the south of the proposed parking site that has a dwelling.

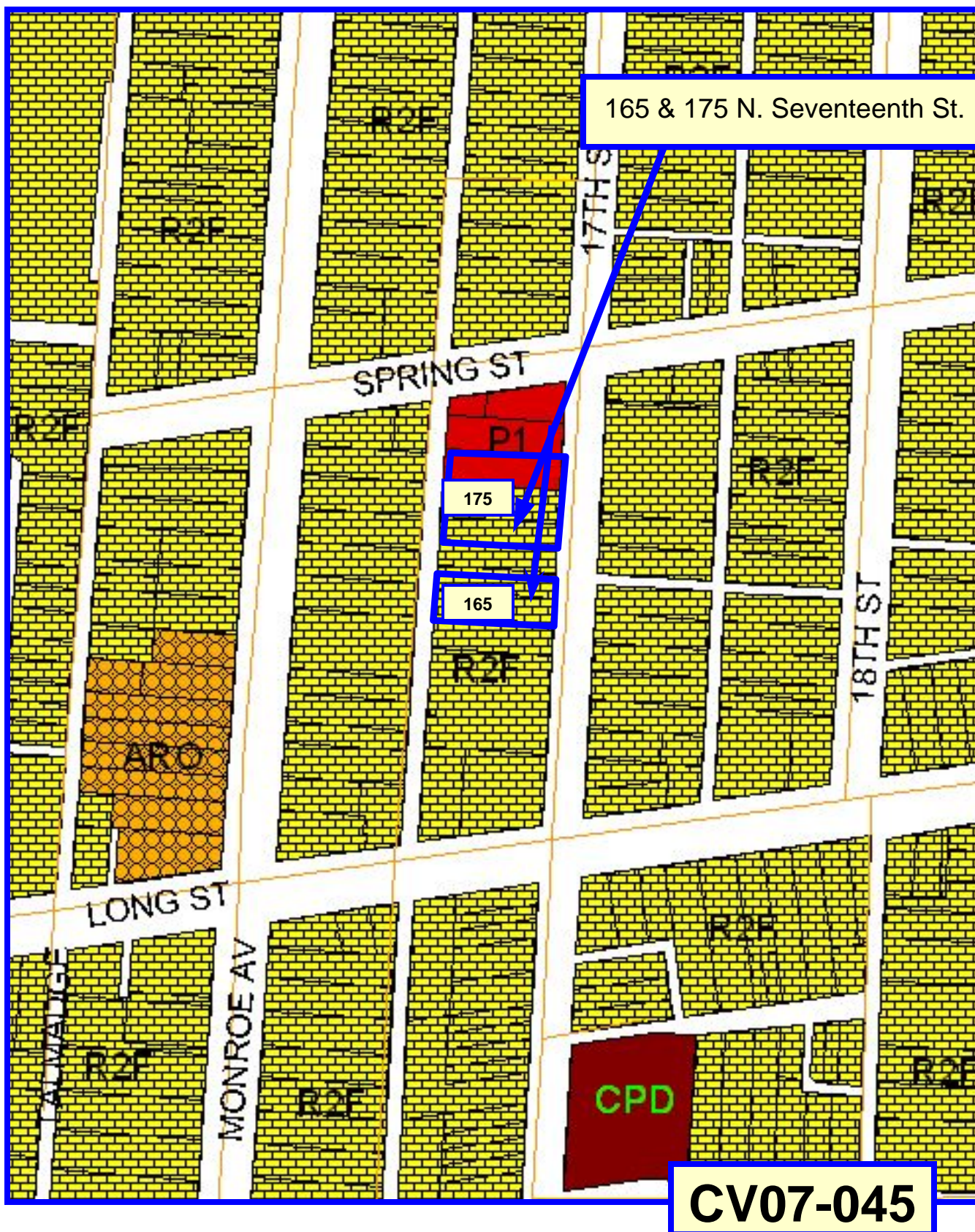
3342.18 – Parking Setback Line

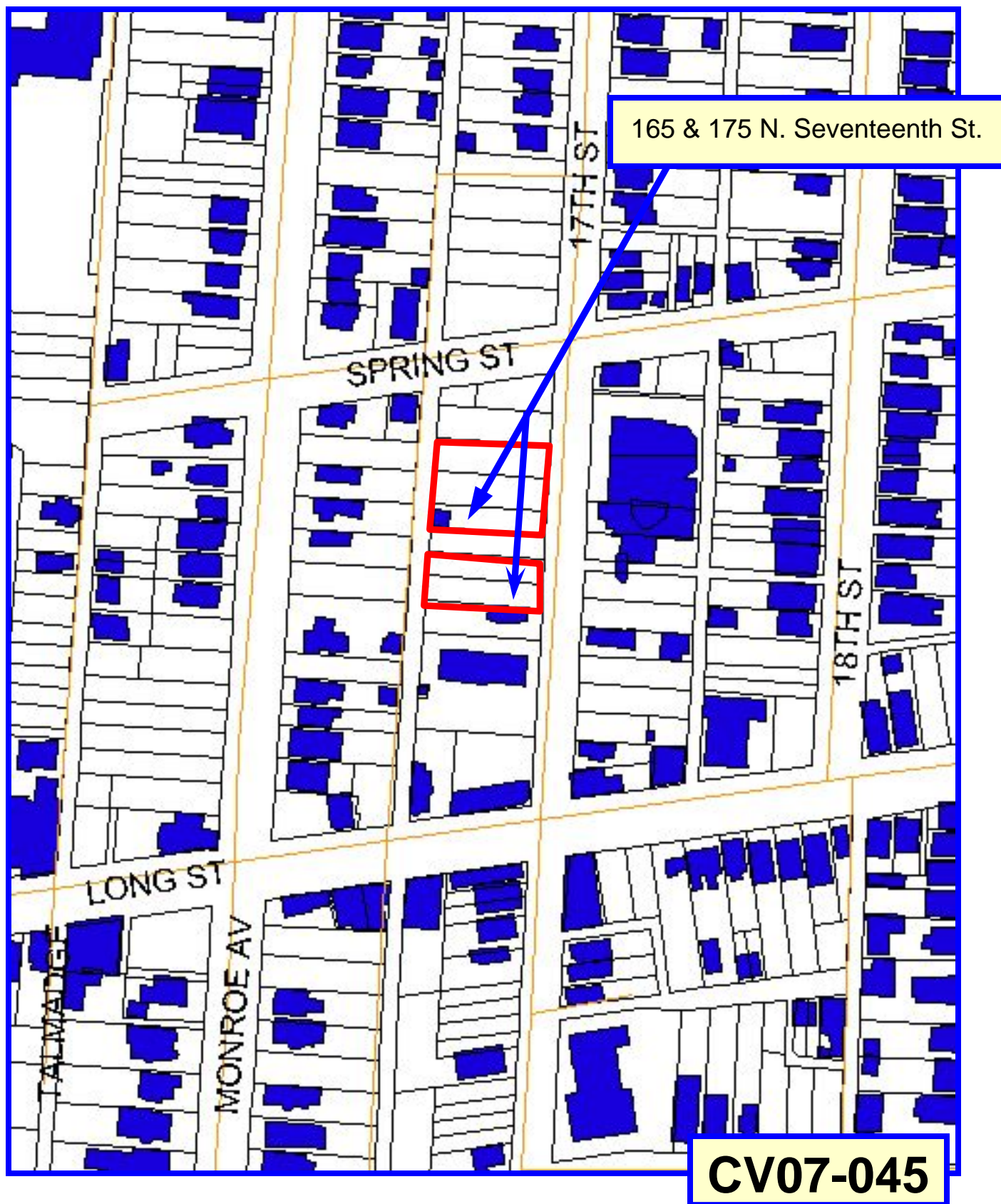
The Church requests a variance to the parking setback line from 25' to 10'. Requiring the 25' parking setback line would unreasonably and adversely affect our ability to maximize the allotted parking spaces. The Church believes having the parking lot entrance along the alley and not 17th Street reduces the need for a 25' setback along the east side of the parking lot. Having a 10' setback will also allow the Church to maintain a set back that will be consistent with the existing setback for its P1 parking lot. Also, having a reduced set back will not adversely impact adjacent property owners.

The Church is also requesting the following variance related to lot 116 which is zoned P1.

3371.02 – Parking Setback Line

The Church requests a variance to the parking setback line from 25' to 10'. Requiring the 25' parking setback line would unreasonably and adversely affect our ability to maximize the allotted parking spaces. The Church believes having the parking lot entrance along the alley and not 17th Street reduces the need for a 25' setback along the east side of the parking lot. Having a 10' setback will also allow us to maintain the current set back that exist for the Church's existing P1 parking lot. Also, the adjacent property to the north of our project is zoned P1 and has a 10' setback, and a 10' setback for the proposed new parking would not adversely impact other property owners.





NEAR EAST AREA PLAN

ISSUE 3:

Parking for commercial areas and churches

POLICY:

Churches and businesses are valued members of the Near East community. Parking needs for businesses, churches, and other organizations must be balanced with the need to preserve the urban fabric of the Near East Side.

STRATEGIES:

- Encourage business and community organizations to use shared parking.
- Develop and adopt parking lot screening and landscape guidelines for churches, businesses and other organizations.
- In the case of a proposed house demolition, require the organization proposing the demolition to investigate moving the house to another location in the neighborhood by advertising the availability of the structure for at least forty-five days.
- Focus new businesses, churches, and other organizations adjacent to the identified commercial nodes, making it easier to develop shared parking opportunities.
- Encourage the provision of signage that provides on-street parking on Sunday mornings for elderly and for people with disabilities immediately adjacent to churches with parking needs.
- Encourage churches to implement strategies such as carpooling and the use of church vans to reduce parking pressures.

THE OPTIMAL INFILL SITE:

The Context:

- Viable market
- Compatible, well-maintained surrounding properties
- Receptive neighborhood
- Helpful city government
- Workable building code
- Good public services

The Property:

- Availability for sale at a realistic price
- Sufficient size for intended use(s)
- Adequate utilities in place
- Street frontage
- Regularly shaped, developable parcels
- No major topographic, drainage, or subsoil problems
- Appropriate zoning
- Potential development profitability, compared with alternative sites

(Source: Real Estate Research Corporation, Infill Development Strategies, Washington, D.C., Urban Land Institute and American Planning Association, 1982)



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: NEAR EAST AREA COMM Meeting Date: 12/13/07

Case Number: CV07-00045 Case Type: ☒ Council Variance ☐ Rezoning

Zoning Address: 15 N. 17th ST. Applicant: SECOND BAPTIST CHURCH

Person(s) Representing Applicant at Meeting: JOHN FARMS BOARD MEMBER

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

- | | | |
|-------------------------------------|-------------------------------------|--------------------------|
| 1. <u>WORK WITH SURROUNDING</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. <u>NEIGHBORS FOR APPROPRIATE</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. <u>SCREENING / LANDSCAPING</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. _____ | <input type="checkbox"/> | <input type="checkbox"/> |

Recommendation

☐ Approval ☐ Disapproval ☒ Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 10 Against 1

1 ABSTENTION

Signature / Title of Authorized Representative: [Signature]

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

**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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-045

Being first duly cautioned and sworn (NAME) John Parmo
of (COMPLETE ADDRESS) 186 N. 17th Street Columbus, Ohio 43203
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 formats

Name of business or individual
Business of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Second Baptist Church 186 N. 17th Street Columbus, Ohio 43215 five (5) Columbus Based Employees Andrea Donaldson 614 253-4314	

☐ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

John Parmo
Subscribed to me in my presence and before me this 9th day
of June, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Kimberly L. McNeal
6/12/08

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

Notary Seal Here

Kimberly L. McNeal, Notary Public
Franklin County, State of Ohio
My Commission Expires 6/12/08