



**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

*CV13-013*

**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:**

See attached statement

Signature of Applicant

*Robert J. de la Torre*  
*x Maria Conrado*

Date 2-4-13

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

CV13-013  
Statement of Hardship

My name is Robert del M. Castillo and I am the founder and pastor of Cristo Rey Ministries. I am also the owner of Majestic Drywall, which is a residential and commercial drywall business in Columbus, Ohio. Majestic Drywall has operated its business for several years at 1850 Dividend Drive, Columbus, Ohio 43228. The owner of the building, Coronado Investments LLC, is owned by my wife, Maria. The nature of my drywall business has changed, over time, with the downturn in the economy, but we are doing well, anyway, and we have expanded into another building in the same industrial park that the property at 1850 Dividend Drive is located.

With the help and grace of God, my wife and I founded a Spanish-language Christian Church. The congregation is not wealthy, as many of our parishioners are immigrants or first generation Americans, working hard to pursue the American Dream. The congregation grew to the point where we knew it would need a lot of space, but it did not have the money to acquire or rent space. So, my wife and I have donated much of the space in the building at 1850 Dividend Drive for use as worship hall for our congregation. Our congregation functions much like any other church, meeting on Sundays for praise and worship and Christian education. Sometimes Bible studies and Christian education happen on other nights of the week. The space at 1850 Dividend Drive would be very useful the Cristo Rey Ministries on an ongoing basis because it is a little bigger than we need at present, but gives the congregation to grow and save money until it can buy or build a building of its own. Once that happens, which I expect to be in about three years, Majestic Drywall will re-expand into the space and use it for construction warehousing purposes consistent with M2 zoning.

The properties neighboring 1850 Dividend Drive are warehouses. Our church use does not interfere with their usages. Indeed, they mostly function during the business week during business hours. On the other hand, our church mostly functions on Sundays, with some evenings during the week for Bible studies, prayer, Christian pre-marital counseling and related church activities.

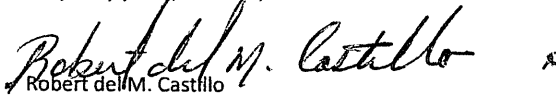
Cristo Rey Ministries will not change the exterior dimensions of the building or parking lots at 1850 Dividend Drive. It will represent a decrease in street usage relative to my drywall business that operated out of that building. It presents a lower risk of fire or danger than typical M2 uses, and it will not diminish the morals or welfare of the inhabitants of the City of Columbus.

Because adult entertainment venues are assembly-type uses permitted in the M2 zoning district, I cannot see why a church (also an assembly-type of use) could not be permitted in the M2 zoning district. And, I believe that the church fits perfectly into the M2 district pursuant to the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. Sec. 2000cc(b)(1) because of this other type of use already permitted in M2.

I pray that you have mercy on us. Cristo Rey Ministries is a beautiful work of God and man to improve the spiritual lives of some of the newest members of our Columbus community. I promise you

that we will not let you down in any way and our efforts will contribute to the friendliness and greatness of the City of Columbus. Thank you.

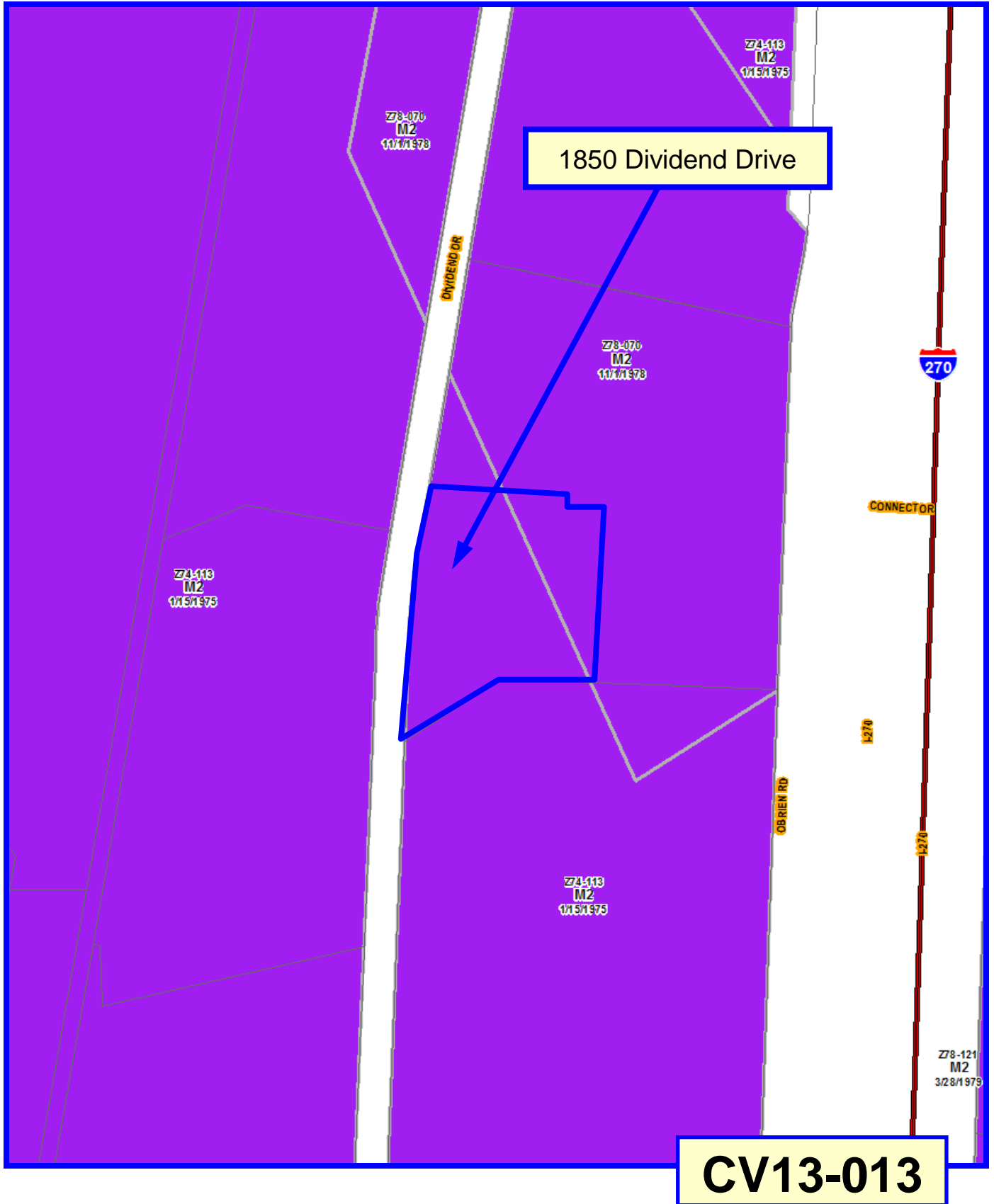
Very truly yours, in Christ,

A handwritten signature in black ink that reads "Robert del M. Castillo". The signature is written in a cursive style with a small "x" mark at the end.

Robert del M. Castillo

Pastor

Christo Rey Ministries



### Plan Recommendations

Trabue/Roberts Area Plan

1850 Dividend Drive

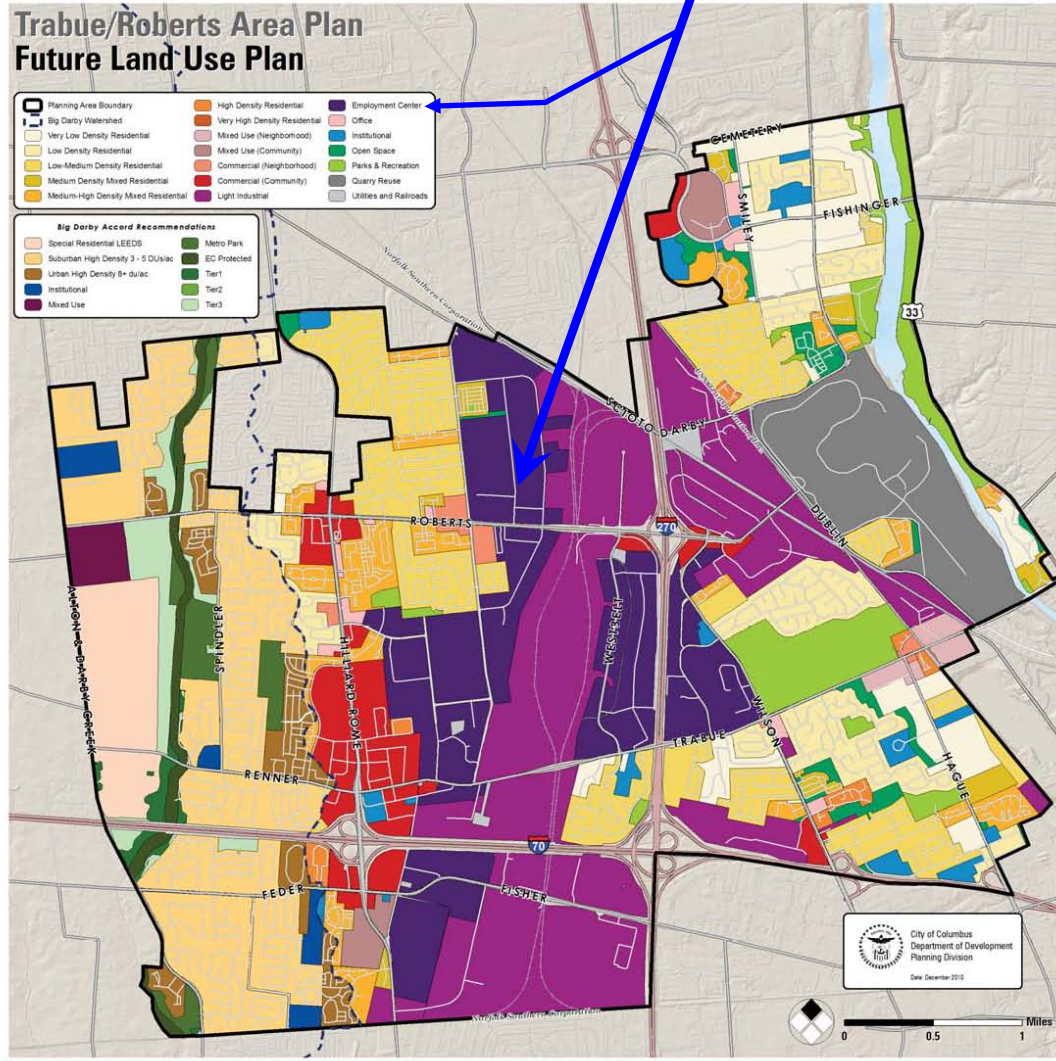
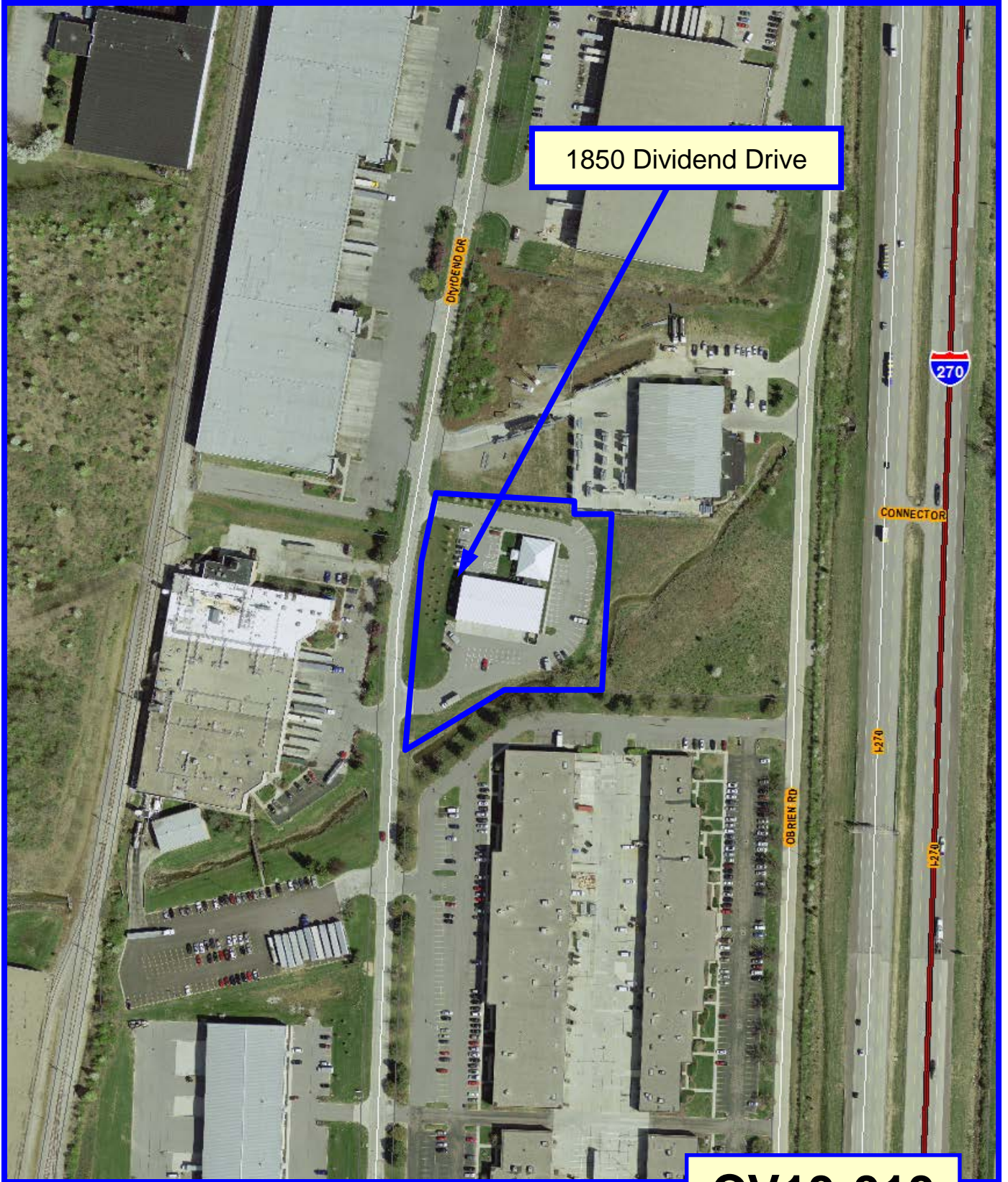


Figure 16

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**CV13-013**



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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 # CV13-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Robert del M. Castillo

Of [COMPLETE ADDRESS] 1850 Dividend Drive, Columbus, Ohio 43228  
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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Cristo Rey Ministries Inc. 1850 Dividend Drive Columbus, Ohio 43235 # of Employees: 2-3 Contact: Robert del M. Castillo 614-527-8655	2. Coronado Investments LLC 7351 Roberts Road Hilliard, Ohio 43026 # of Employees: 0 Contact: Maria de Lourdes Coronado 614-771-5000
3.	4.

Check here if listing additional parties on a separate page.

*Robert del M. Castillo & Maria de Lourdes Coronado*  
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4<sup>th</sup> day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC [Signature]  
My Commission Expires: 09-02-2014



Robert D Chambers  
Notary Public, State of Ohio  
My Commission Expires 09-02-2014

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

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