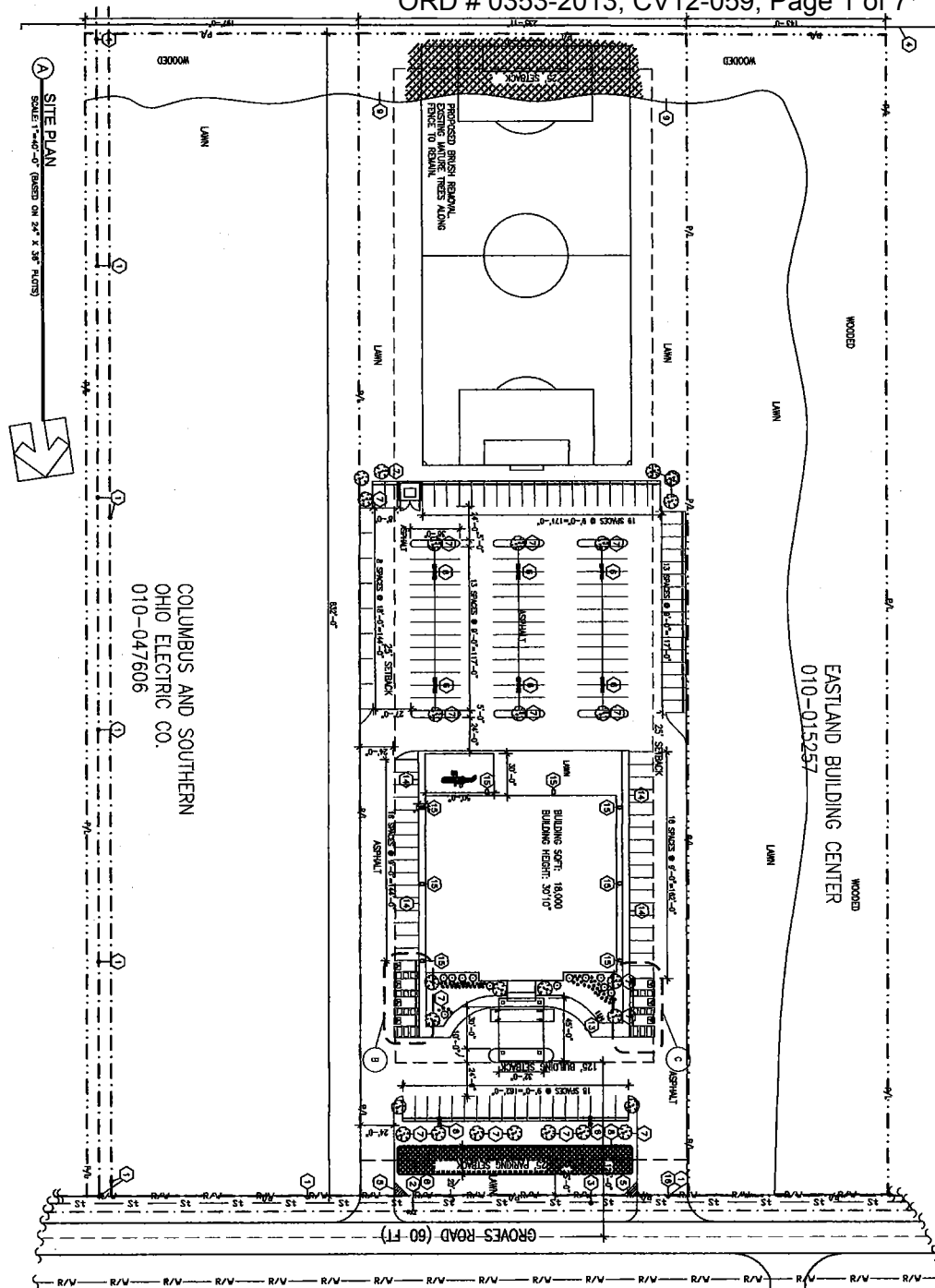
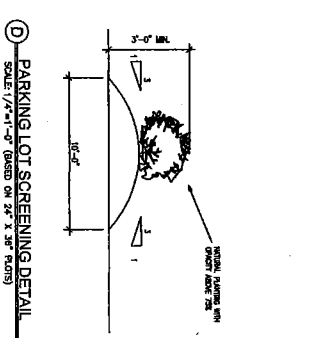
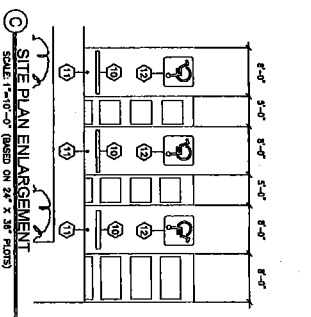
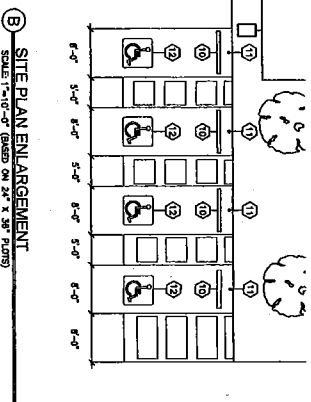


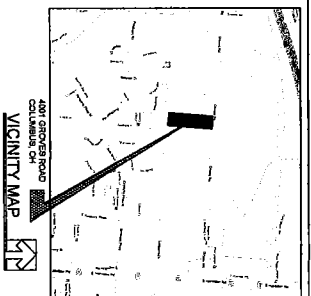
EASTLAND BUILDING CENTER  
010-015257



COLUMBUS AND SOUTHERN  
OHIO ELECTRIC CO.  
010-047606



CV12-059  
Final Received  
2/9/14



<b>ZONING</b>	Municipal Code (M.C.)
<b>ADJACENT PROPERTY ZONING</b>	Residential Single-Family (R.S.F.)
<b>PARCEL INFORMATION</b>	Parcel No. 010-015257
<b>PARKING REQUIREMENTS</b>	Minimum 1 space per 100 sq. ft. of building area.
<b>OWNER / ARCHITECT / APPLICANT</b>	3D / Group, Inc.
<b>CODED NOTES</b>	1. EXISTING BUILDING TO REMAIN WITH EXISTING UTILITIES. 2. EXISTING FENCE TO REMAIN. 3. EXISTING TREES TO REMAIN. 4. EXISTING DRIVEWAY TO REMAIN. 5. EXISTING SIDEWALK TO REMAIN. 6. EXISTING DRIVEWAY TO REMAIN. 7. EXISTING DRIVEWAY TO REMAIN. 8. EXISTING DRIVEWAY TO REMAIN. 9. EXISTING DRIVEWAY TO REMAIN. 10. EXISTING DRIVEWAY TO REMAIN. 11. EXISTING DRIVEWAY TO REMAIN. 12. EXISTING DRIVEWAY TO REMAIN. 13. EXISTING DRIVEWAY TO REMAIN. 14. EXISTING DRIVEWAY TO REMAIN. 15. EXISTING DRIVEWAY TO REMAIN. 16. EXISTING DRIVEWAY TO REMAIN. 17. EXISTING DRIVEWAY TO REMAIN. 18. EXISTING DRIVEWAY TO REMAIN. 19. EXISTING DRIVEWAY TO REMAIN. 20. EXISTING DRIVEWAY TO REMAIN. 21. EXISTING DRIVEWAY TO REMAIN. 22. EXISTING DRIVEWAY TO REMAIN. 23. EXISTING DRIVEWAY TO REMAIN. 24. EXISTING DRIVEWAY TO REMAIN. 25. EXISTING DRIVEWAY TO REMAIN. 26. EXISTING DRIVEWAY TO REMAIN. 27. EXISTING DRIVEWAY TO REMAIN. 28. EXISTING DRIVEWAY TO REMAIN. 29. EXISTING DRIVEWAY TO REMAIN. 30. EXISTING DRIVEWAY TO REMAIN. 31. EXISTING DRIVEWAY TO REMAIN. 32. EXISTING DRIVEWAY TO REMAIN. 33. EXISTING DRIVEWAY TO REMAIN. 34. EXISTING DRIVEWAY TO REMAIN. 35. EXISTING DRIVEWAY TO REMAIN. 36. EXISTING DRIVEWAY TO REMAIN. 37. EXISTING DRIVEWAY TO REMAIN. 38. EXISTING DRIVEWAY TO REMAIN. 39. EXISTING DRIVEWAY TO REMAIN. 40. EXISTING DRIVEWAY TO REMAIN. 41. EXISTING DRIVEWAY TO REMAIN. 42. EXISTING DRIVEWAY TO REMAIN. 43. EXISTING DRIVEWAY TO REMAIN. 44. EXISTING DRIVEWAY TO REMAIN. 45. EXISTING DRIVEWAY TO REMAIN. 46. EXISTING DRIVEWAY TO REMAIN. 47. EXISTING DRIVEWAY TO REMAIN. 48. EXISTING DRIVEWAY TO REMAIN. 49. EXISTING DRIVEWAY TO REMAIN. 50. EXISTING DRIVEWAY TO REMAIN. 51. EXISTING DRIVEWAY TO REMAIN. 52. EXISTING DRIVEWAY TO REMAIN. 53. EXISTING DRIVEWAY TO REMAIN. 54. EXISTING DRIVEWAY TO REMAIN. 55. EXISTING DRIVEWAY TO REMAIN. 56. EXISTING DRIVEWAY TO REMAIN. 57. EXISTING DRIVEWAY TO REMAIN. 58. EXISTING DRIVEWAY TO REMAIN. 59. EXISTING DRIVEWAY TO REMAIN. 60. EXISTING DRIVEWAY TO REMAIN. 61. EXISTING DRIVEWAY TO REMAIN. 62. EXISTING DRIVEWAY TO REMAIN. 63. EXISTING DRIVEWAY TO REMAIN. 64. EXISTING DRIVEWAY TO REMAIN. 65. EXISTING DRIVEWAY TO REMAIN. 66. EXISTING DRIVEWAY TO REMAIN. 67. EXISTING DRIVEWAY TO REMAIN. 68. EXISTING DRIVEWAY TO REMAIN. 69. EXISTING DRIVEWAY TO REMAIN. 70. EXISTING DRIVEWAY TO REMAIN. 71. EXISTING DRIVEWAY TO REMAIN. 72. EXISTING DRIVEWAY TO REMAIN. 73. EXISTING DRIVEWAY TO REMAIN. 74. EXISTING DRIVEWAY TO REMAIN. 75. EXISTING DRIVEWAY TO REMAIN. 76. EXISTING DRIVEWAY TO REMAIN. 77. EXISTING DRIVEWAY TO REMAIN. 78. EXISTING DRIVEWAY TO REMAIN. 79. EXISTING DRIVEWAY TO REMAIN. 80. EXISTING DRIVEWAY TO REMAIN. 81. EXISTING DRIVEWAY TO REMAIN. 82. EXISTING DRIVEWAY TO REMAIN. 83. EXISTING DRIVEWAY TO REMAIN. 84. EXISTING DRIVEWAY TO REMAIN. 85. EXISTING DRIVEWAY TO REMAIN. 86. EXISTING DRIVEWAY TO REMAIN. 87. EXISTING DRIVEWAY TO REMAIN. 88. EXISTING DRIVEWAY TO REMAIN. 89. EXISTING DRIVEWAY TO REMAIN. 90. EXISTING DRIVEWAY TO REMAIN. 91. EXISTING DRIVEWAY TO REMAIN. 92. EXISTING DRIVEWAY TO REMAIN. 93. EXISTING DRIVEWAY TO REMAIN. 94. EXISTING DRIVEWAY TO REMAIN. 95. EXISTING DRIVEWAY TO REMAIN. 96. EXISTING DRIVEWAY TO REMAIN. 97. EXISTING DRIVEWAY TO REMAIN. 98. EXISTING DRIVEWAY TO REMAIN. 99. EXISTING DRIVEWAY TO REMAIN. 100. EXISTING DRIVEWAY TO REMAIN.

**SP1**

NOTICE TO CONTRACTOR

DATE: 2/12/2014

BY: J.L.W.

FOR: J.L.W.

PROJECT: 401 GROVES ROAD, COLUMBUS, OH

NEW FACILITIES FOR:

**MINISTERIO IGLESIA DE DIOS EL SHADDAI CHURCH**

401 GROVES ROAD COLUMBUS, OHIO

Architecture - Engineering - Project Management

266 North Fourth Street, Ste. 200  
Columbus, Ohio 43215-2565  
614.464.3600 fax: 614.464.9331  
e-mail: 3dinfo @ 3dgroup.com

**3D / Group, Inc.**

STATE OF OHIO

ANTONIO COLONNO

REGISTERED ARCHITECT

6520

EXPIRATION: 12-31-15

**Statement of Hardship**

4001 Groves Road

PID: 010-017879

The applicant is requesting a Council Variance for the property located at 4001 Groves Road, to permit the use of a church/assembly place on the property. The property is zoned M-1 manufacturing zoning classifications, which does not permit the applicant's proposed use. The applicant is therefore requesting a variance to Columbus City Code Section 3365.01, M-1 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 3312.59, which requires a minimum number of parking spaces. The Code currently requires 1 parking space for every 30 square feet of space in the sanctuary. Since the site is so narrow, and the applicant is proposing a recreational area for both the church and surrounding community, the site cannot accommodate all the required parking spaces. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the residents in the City of Columbus.

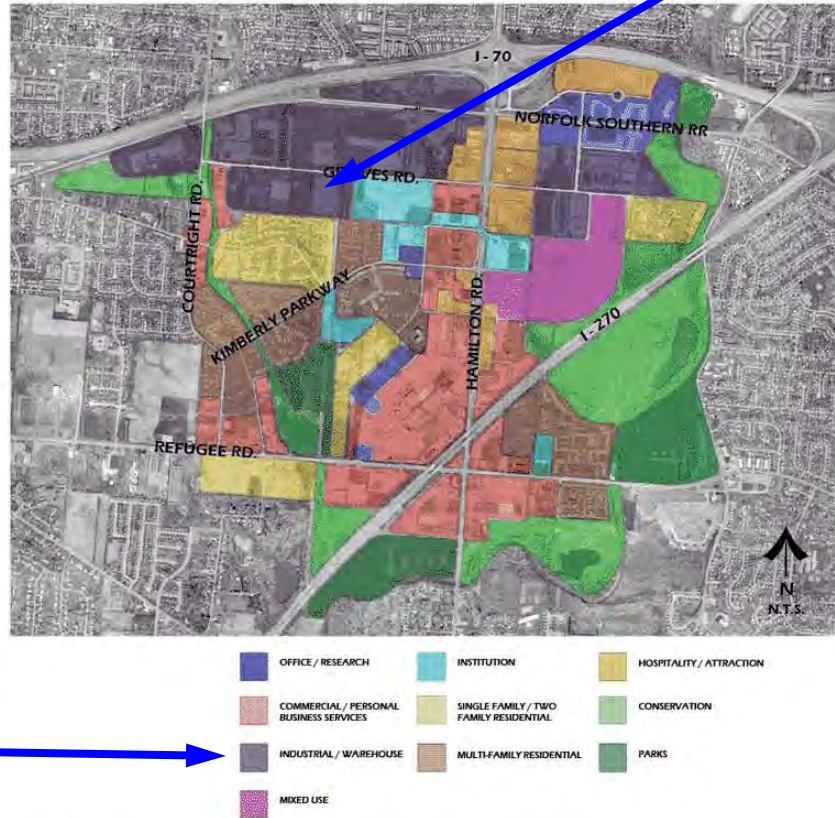
The applicant respectfully requests that the Council of the City of Columbus adopt legislations grading these variances.

Signature of Applicant: Michael E. Jones, architect Date: 2/11/14  
2D GROUP



4001 Groves Road

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



Source: BBPC, Jacobs Carter Burgess

Infill development/redevelopment in the Hamilton Road corridor will take place over the next ten to fifteen years. The pace of development will be incremental, especially with respect to commercial redevelopment, which tends to lag behind residential growth. An overriding influence will be the restricted share of market demand for commercial space that the study area is expected to capture. Another factor that may play a role in future business location decisions are variations in acquisition and development/redevelopment costs of individual sites, which in the past have acted to scatter redevelopment activity versus building business synergy and long term stability.

These market realities suggest the importance of weighing priorities within the corridor regarding how commercial development should occur in order to strengthen its market

CV12-059



4001 Groves Road



CV12-059



### 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)

### STANDARDIZED RECOMMENDATION FORM

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

GROUP NAME Southeast Community Coalition MEETING DATE 1-3-2013

CASE NUMBER CV12-059 Case Type  Council Variance  Rezoning

ZONING ADDRESS 4001 Groves Road APPLICANT Mission Evangelica E/ Shaddai

PERSON[S] REPRESENTING APPLICANT MEETING Antonio Colosimo, 3D Group, Inc.

#### CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. <u>Traffic study completed and any requirements met</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Contact with multifamily owners to the south and</u>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>landscape buffering as needed</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"/>

#### Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response)

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

SECC sees no negative impact on the area, assuming that any requirements resulting from the traffic study are met, and any buffering (if needed at all) between the multifamily to the south is agreed to and put in place at the appropriate time.

Recommending Commission / Association / Accord Partner Vote: For Unanimous Against \_\_\_\_\_

Signature / Title of Authorized Representative Judy White, zoning chair

Daytime phone number 740-927-1173 or 614-864-0259 (Monte Johnson, pres.)

NOTE TO AREA COMMISSIONS: Ordinances sent to Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

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 all checks payable to the Columbus City Treasurer

FILED IN 505



**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)

**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 # CV12-059

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael E. Jones, Architect, 3D Group, Inc.

Of [COMPLETE ADDRESS] 266 N. Fourth St, Columbus, Ohio, 43215

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. Mission Evangelical El Shaddai dba: Ministerio Iglesia De Dios El Shaddai Church 8596 Greylag St. Blacklick, Ohio, 43004 Guillermo Quintanilla (614) 360-6808	2. 3D Group, Inc. 266 N. Fourth St. Columbus, Ohio 43215 Michael E. Jones, Architect (614) 464-3600
3.	4.

Check here if listing additional parties on a separate page.

*Michael E. Jones, Architect  
 3D GROUP*

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 11<sup>th</sup> day of February, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

*Laura Rent*

My Commission Expires:

4-19-18



**LAURA RENT**

Notary Public, State of Ohio  
 My Commission Expires 04/19/2018

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

**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