

CJ03-050



**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 SHEET

---



---



---



---



---



---



---



---



---



---

Signature of Applicant *Scott S. Moody* Date 12/04/03  
 Moody-Nolan, Inc.

300 Spruce Street Suite 300 Columbus, Ohio 43215-1112 ph: 614.461.4664 fax: 614.280.8881

www.moody-nolan.com Columbus Cincinnati Nashville



CV03-050

**STATEMENT OF HARDSHIP**  
Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

**The Salvation Army East Main Worship and Service Center**  
966 East Main Street  
Columbus, Ohio

The facility is being built to fulfill the mission of The Salvation Army, which is;

“The Salvation Army, an international movement,  
is an evangelical part of the universal Christian church.  
Its message is based on the Bible.  
Its ministry is motivated by the love of God.  
Its mission is to preach the gospel of Jesus Christ and to meet human  
needs in His name without discrimination.”

Specifically, the proposed center will house the functions that make up the ministry that is the foundation of The Salvation Army – East Main Worship and Service Center and the offices of Columbus Area Services.

The first floor will provide a chapel for worship whether by the congregation, or at times by individuals.

The plan provides offices for The Salvation Army staff from which they may offer services those in need, whether that be spiritual, physical, mental or social. Included is material Assistance, utility assistance, housing assistance and seasonal programs. Multiuse spaces located on the first and floor will provide for youth and adult development programs. In addition, these Multiuse spaces will provide one-on-one and group tutoring in the academic-based Learning Center as well as personal development enrichment activities. A computer lab will offer training for employment services.

A kitchen space is provided in the center which prepares food for meals for after-school activities or congregational meals. A choice pantry is provided at this location where families in need to can secure a supply of family necessities.

The second floor will occupy the offices for the city-wide support staff of The Salvation Army in Columbus. Five departments of Salvation Army activity will be headquartered here: Administration, development, program / social services and business.

The services provided by the Salvation Army, as stated above, are presently housed in multiple building locations making these types of assistance difficult to obtain by those especially in need, and a particular hardship. Our purpose is to combine all services in one location that can best serve all in need.

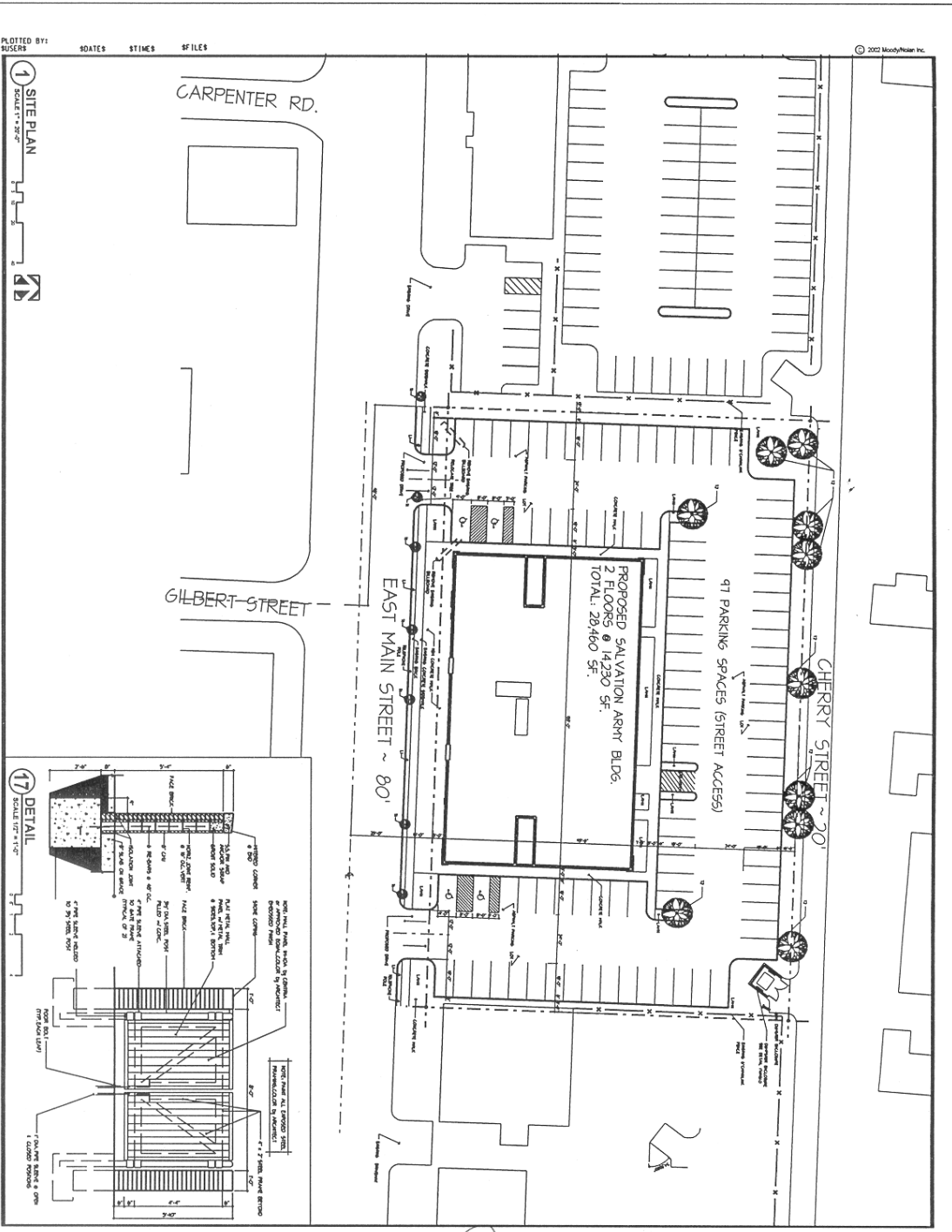
This variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonable diminish or impair the public health, safety, comfort morals, or welfare of the inhabitants of the City of Columbus.

Principals:

Curtis J. Moody, FAIA, NOMA, Howard E. Nolan, P.E. (emeritus), Robert K. Larrimer, AIA, Paul F. Pryor, AIA, J. William Miller, AIA, ACHA  
Eileen M. Goodman, NCIDQ, Alden M. Mcgee, P.S., Valerie D. Klingman, P.E., P.S., Clyde R. Seidle, P.E., Mark J. Bodien, AIA

...103139AS10.dgn 6/4/2004 9:27:53 AM

CVO-050 final received by *[Signature]* June 6/18/04



**LEGEND**

**General Notes**

*[Handwritten signature and date: 6/18/04]*

1	Issue	Design/Construction
---	-------	---------------------

**MOODY & HOUSTON INC.**  
 ARCHITECTS  
 966 EAST MAIN STREET  
 COLUMBUS, OHIO 43260

**SALVATION ARMY BUILDING**

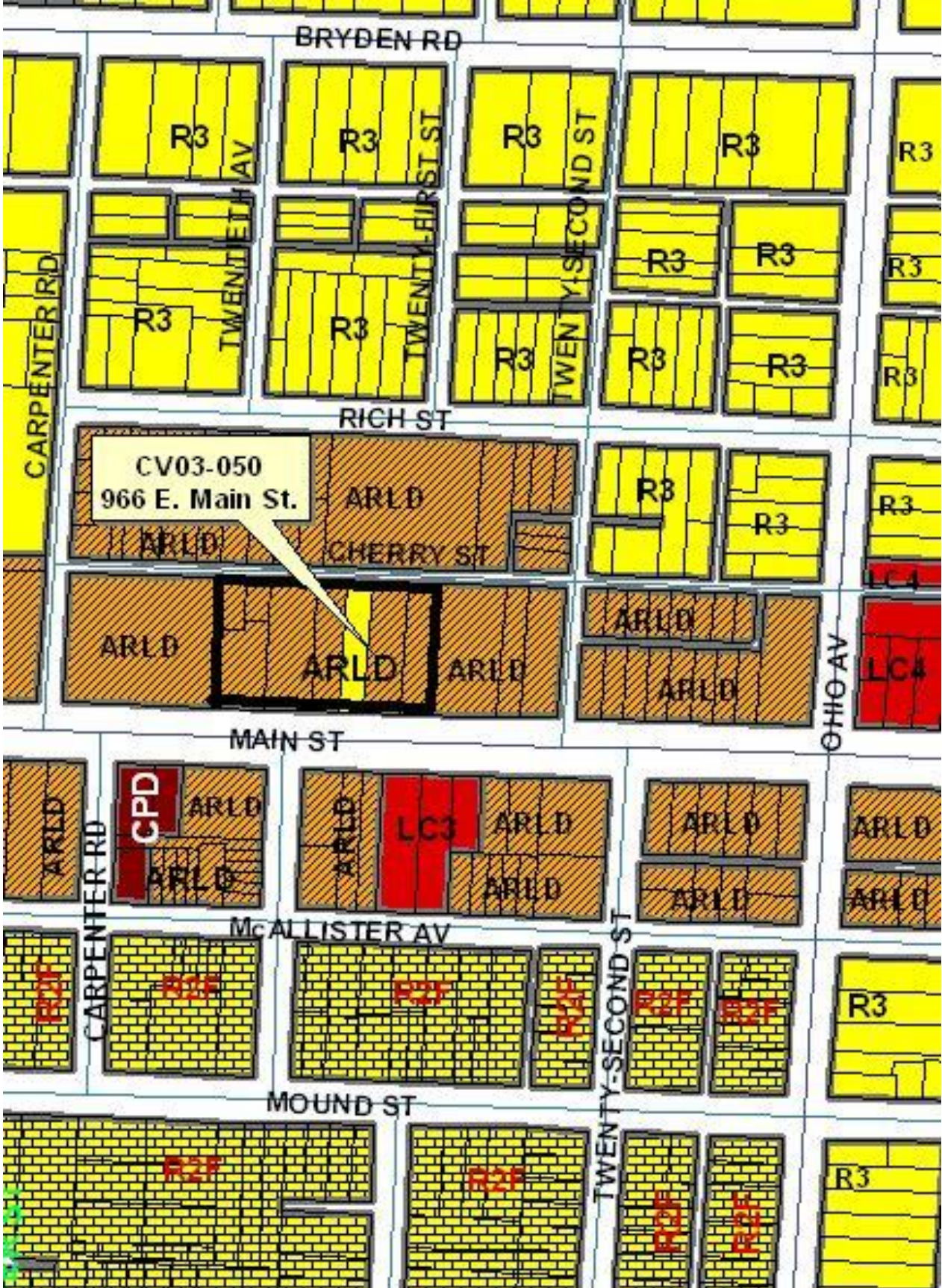
PROGRESS DRAWING NOT FOR CONSTRUCTION

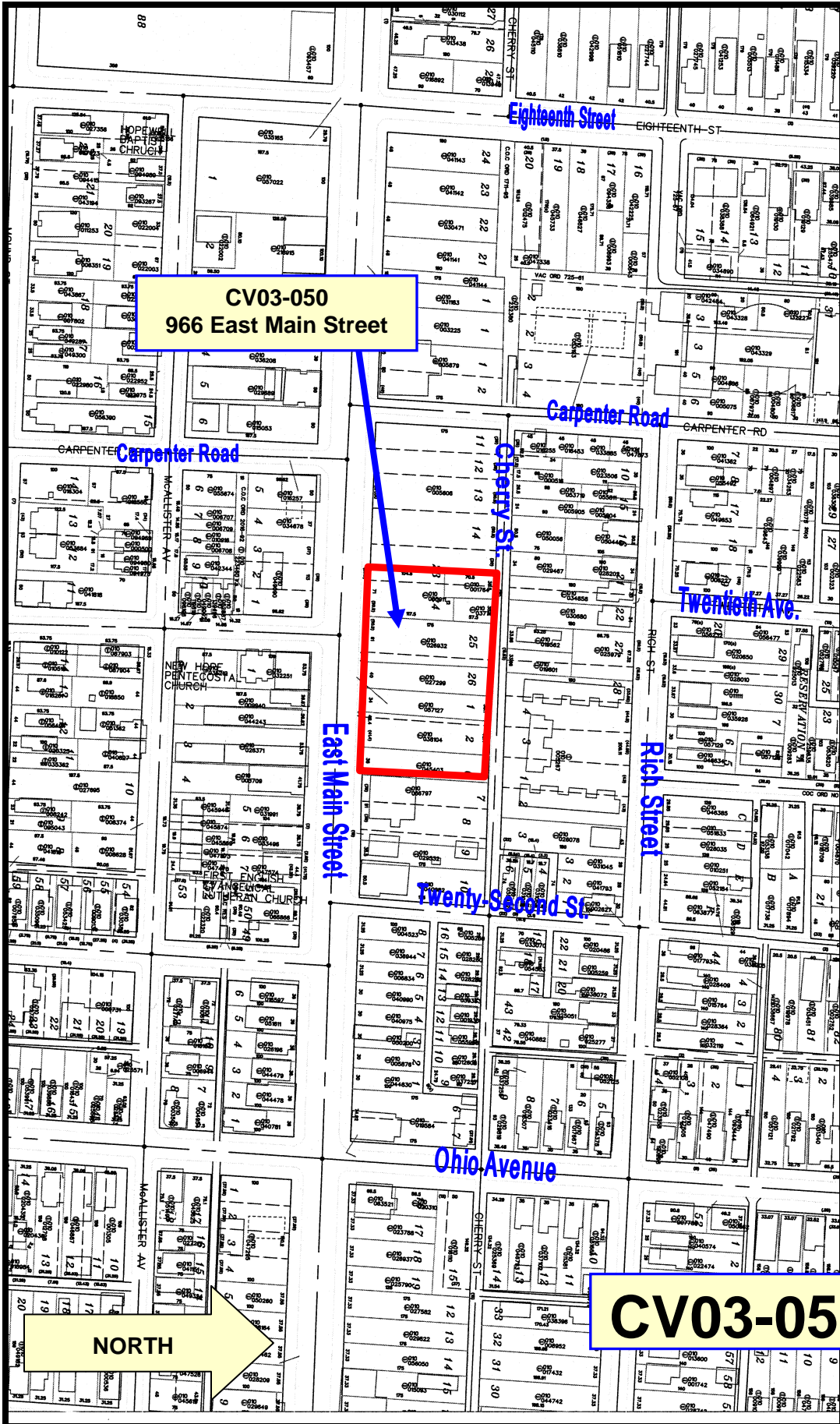
DATE	NO. OF SHEETS	TOTAL SHEETS
6/18/04	1	1

**SITE PLAN AS1.0**

PHASE SCHEMATIC DESIGN 12000







**CV03-050**

**NORTH**



P.O. BOX 83344  
 COLUMBUS, OH 43203-0344

April 9, 2004

2000-2003 OFFICERS

KATHLEEN BAILEY

CHAIR

LARRY W. ROBERTS

VICE CHAIR

KIMULA POWELL

SECRETARY

MARGARET COOLEY

ASST. SECRETARY

PAT LEWIS

TREASURER

Shannon Pine  
 City of Columbus  
 Department of Trade and Development  
 Building and Development Services  
 757 Carolyn Avenue  
 Columbus, Ohio 43224

Dear Shannon,

Attached, please find the recommendation of the Near East Area Commission (NEAC) on CV03-050, Salvation Army applicant.

Because I recused myself and did not preside over the deliberation of this variance, the document bears the signature of NEAC's Vice-Chair, Commissioner Margaret Cooley. Additionally, attached is the result of a voice vote taken as requested by Walter Cates, President of the Main Street Business Association.

I may be reached at 252-3283 should you have any questions.

Sincerely yours,

Kathleen Bailey  
 Chair

City of Columbus | Department of Trade and Development | Building and Development Services | 757 Carolyn Avenue, Columbus, Ohio 43224



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
**STANDARDIZED RECOMMENDATION FORM**

Group Name

*Near East Area Commission - NEAC*

Meeting Date

*April 8, 2004*

Specify Case Type

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

Case Number

Recommendation  
(Check only one)

- Approval
- Disapproval
- Conditional Approval (please list conditions below)  
(Area Commissions, see note below\*)

*see attached memo for  
voice vote.*

\*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote

Signature of Authorized Representative

*Wagner B. Cook*

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

*Vice Chair / Near East Area Commission*

*614-327-7496*

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;  
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224.





P.O. BOX 83344  
COLUMBUS, OH 43203-0344

April 13, 2004

To Whom It May Concern:

2000-2003 OFFICERS

KATHLEEN BAILEY

CHAIR

LARRY W. ROBERTS

VICE CHAIR

KIMULA POWELL

SECRETARY

MARGARET COOLEY

ASST. SECRETARY

PAT LEWIS

TREASURER

Following is the vote on the recommendation to support CV03-050, 966 E. Main Street, Salvation Army, applicant that took place at the Near East Area Commission General Business Meeting on Thursday April 8, 2004.

Commissioner Brown – yes  
Commissioner Fittrakis – yes  
Commissioner Jackson – yes  
Commissioner Lake – no  
Commissioner Mahoney – yes  
Commissioner C. Powell – yes  
Commissioner K. Powell – yes  
Commissioner Richardson – no  
Commissioner Roberts – yes  
Commissioner Shelby – abstain  
Commissioner Vinson - abstain

*Margaret Cooley*  
vice chair, NEAC



**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 # CV03-053

Being first duly cautioned and sworn (NAME) Howard L. Tillman  
of (COMPLETE ADDRESS) 3400 Kohr Boulevard, Columbus, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>New Covenant Believers' Church</u>	<u>(APPLICANT)</u>
<u>c/o Howard L. Tillman, CBM</u>	
<u>Columbus, OH 43224</u>	
<u>Robert R. Ricketts</u>	
<u>3992 Cleveland Avenue</u>	
<u>Columbus, OH 43224</u>	<u>(OWNER)</u>

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 12<sup>th</sup> day of April, in the year 2004

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 4-17-2005

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

