

255 Taylor Station Road

Statement of Hardship

The applicant is requesting a Council Variance for the property located at 255 Taylor Station Road, to permit the reuse of the offices located on the property. The proposed uses for 255 Taylor Station Road First Floor are religious services, classrooms, and offices. The property is zoned in the M-2 manufacturing district zoning classifications, which does not specifically permit the applicant's proposed uses. The applicant is therefore requesting a variance to Columbus City Code Section 3367.01, M-2 Manufacturing district, to permit religious services, classrooms and offices where proposed uses will not adversely affect the surrounding properties or surrounding neighborhood.

The applicant is also requesting a variance to Columbus City Code section 3312.49, which requires a minimum number of parking spaces. The applicant will use the entire first floor containing 6,426 square feet of which 2,400 square feet is for the sanctuary, for which the code requires 80 sanctuary parking spaces. The remaining 4,026 sq. ft. of the first floor will be used by the applicant for classrooms and offices, for which the code requires 17 parking spaces, or a total parking requirement for the applicant's first floor of 97 parking spaces. The entire 6,244 square feet on the second floor is for offices, for which code requires 25 parking spaces. The grand total parking required per the code would be 122 spaces. There are currently 54 spaces surrounding the building.

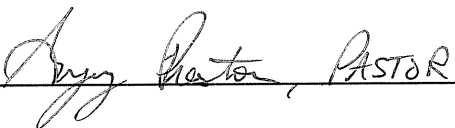
However the property owners of the adjacent properties at 259 Taylor Station Road and 275 Taylor Station Road have granted permission to park in their areas if needed, which would add 111 more spaces, for a grand total of 165 parking spaces.

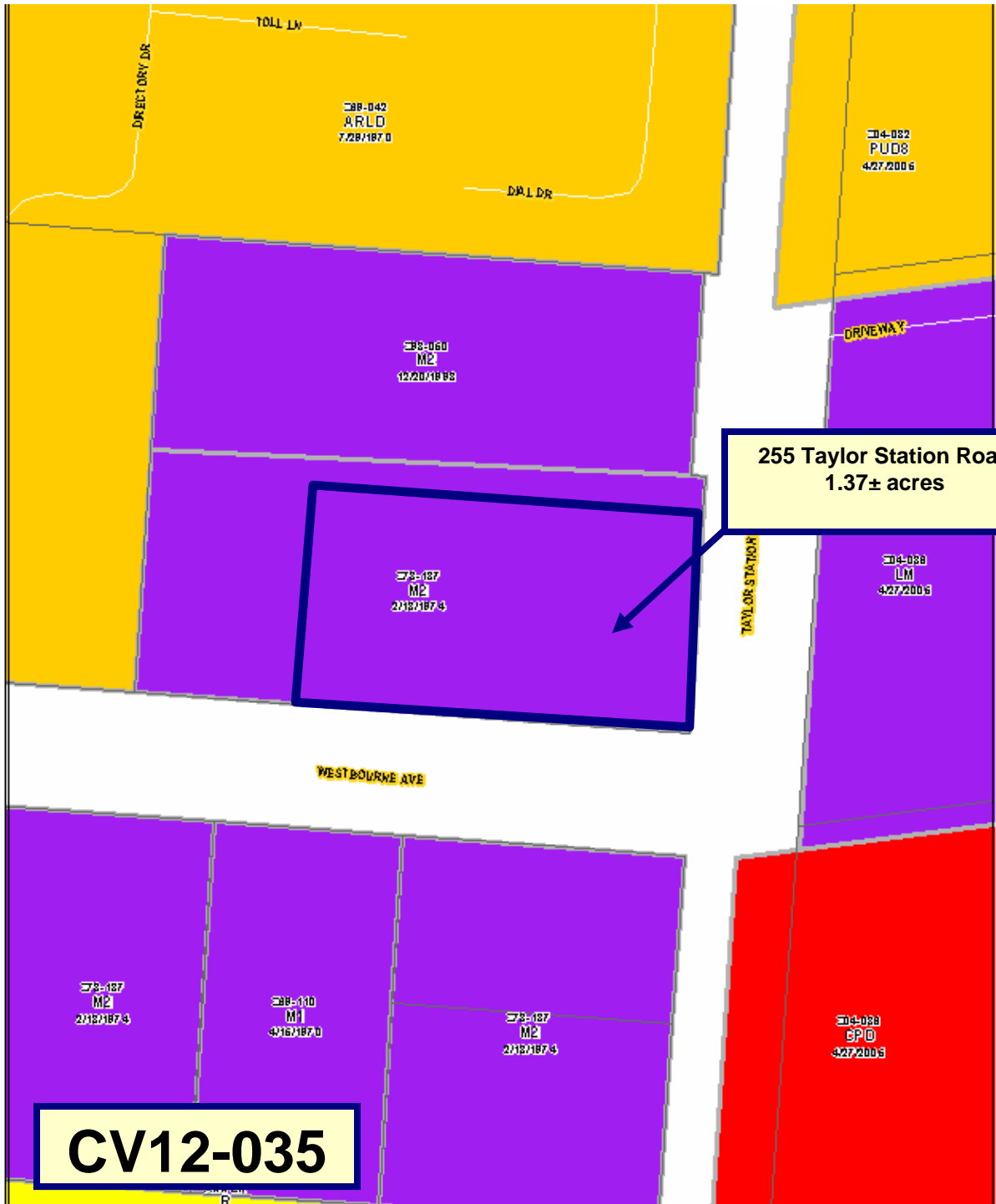
The other businesses are open during normal business hours Monday thru Friday and our services are on Sunday morning and during the weekdays after business hours. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion 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 residents of the City of Columbus.

A hardship exists with the property that is not otherwise encountered on similar properties within this zoning district due to the fact that the large scale of the building makes it difficult to find an individual user for the whole building. Being able to utilize this building for two separate users allows the building to be at full capacity, greatly benefitting the community.

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

Signature of Applicant  
Eastside Community Church

By:  Amy Barton, PASTOR Date: 7/30/12



**ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT**

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

CV12-035

ORD#2099-2012

Page 3 of 5

**APPLICANT: EASTSIDE COMMUNITY CHURCH 327 MILLSIDE DR GAHANNA OH 43230**  
**APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z12-035**

**DATE RECEIVED City of Columbus Dept Building & Zoning Service: 07/31/2012**  
**AREA COMMISSION: FAR EAST AREA COMMISSION**  
**DATE RECEIVED BY AREA COMMISSION: 07/31/2012**

**LOCATION AND ZONING REQUEST:**

**Certified address: 255 TAYLOR STATION RD ZIP: 43213**  
**Parcel Number for Certified Address: 010 287864 00**  
**Current Zoning District: M2 MFG Requested Zoning District: M 2**  
**Proposed Use or reason for rezoning request:**  
**VARIANCE TO ALLOW FOR M-2 OCCUPANCY AS CHURCH AND PARKING LOT VARIANCE TO WAIVE MINIMUM PARKING SPACE REQUIREMENTS.**  
**Proposed Height District: H-35**

**APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent**

**Name JAMES WOOTTON**  
**Phone: 614-468-0198 Fax 545-0559 Cell:**  
**Email: JIM@STANDARDREALTOR.COM**

**ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:**

**NORTH: M2 OCCUPIED AS MEDICAL OFFICES**  
**EAST: TAYLOR STATION RD**  
**SOUTH: WESTBOURNE AVE**  
**WEST: M2 OCCUPIED AS OFFICES**

**PROBLEMS/COMMENTS:**

Building OWNERSHIP IS same as adjacent properties "Taylor Station Medical Partners". Request is being made to allow for occupancy as church. "Statement of Hardship" is requesting waiver of the minimum parking requirements based on agreement with adjacent properties to use their parking areas for needed additional parking.

There are similar Church in M-2 Districts with in a reasonable radius, such as E Quip U Ministries on Americana Parkway to support that this is not a precedent setting request, but acceptable.

**ZONING COMMITTEE RECOMMENDATION: APPROVAL**

Based on the submitted Council Variance application, and Statement of Hardship, It is suggested that variance be allowed.

The request is consistent with the zoning and development patterns of the area, and with the land use recommendations.

**SITE VISITED: DATE: 7-31 BY: L MARSHALL**

**PICTURES: DATE: BY:**

CV12-035  
APPLICATION:

ORD#2099-2012  
Z12-035

PARCEL: 010-287864-00

Page 4 of 5

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 8-6-12

Notification of Identifiable Civic Organization recognized by the City:

Organizations: NONE IDENTIFIABLE

Emailed date: \_\_\_\_\_ Email Received Notification: \_\_\_\_\_ BY: \_\_\_\_\_

Notification of Applicant or legal representative:

JAMES WOOTTON

Emailed Date: 7-31-12 Email "Received" Notification: \_\_\_\_\_ BY: \_\_\_\_\_

APPLICANT COMMENTS:

CIVIC ORGANIZATION COMMENTS:

AREA COMMISSION COMMENTS DECISION ACTIONS:

VOTES: FOR: 8 AGAINST: 0 ABSTAINED: 0 .

DATE: 8-6-12 ,

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE: 8-7-12 TO: dahitt@columbus.gov

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY:



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

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 # CV12-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] James B. Wootton

Of [COMPLETE ADDRESS] 8405 Pulsar Place, Ste 157, Columbus, OH 43240
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

Table with 2 columns and 2 rows for listing parties with interest in the project.

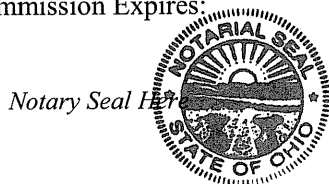
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 10/12/2014



KARLA L. FANDINO LASSO
Notary Public, State of Ohio
My Commission Expires 10-12-2014

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

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