

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.

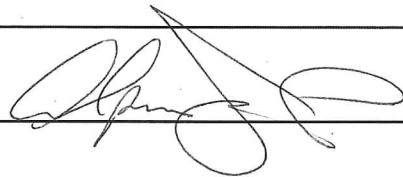
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

Greater Glory Ministries Request A VARIANCE
THAT WILL ALLOW OUR PROPERTIES PARCELS
010 038445-00; 010 039671-00; 010 054690 00
IN R-3 ZONING TO BE USED AS PAVED PARKING
DOING THIS WOULD ALLEVIATE CONGESTION
ALONG N. CHAMPION AVENUE AND TORONTO STREET.
THIS WOULD REDUCE OUR ON STREET PARKING
BY APPROXIMATELY 50%. THIS PARKING WILL
NOT DIMINISH OR IMPAIR PUBLIC HEALTH
OR SAFETY OF RESIDENTS.

(Please See EXHIBIT A)

Signature of Applicant



Date

4-18-16

EXHIBIT A

Greater "GLORY" Ministries Inc.
Council Variance Request
Council Variance Application
Variance Requested

Greater GLORY Ministries is requesting a variance to permit the development of additional paved parking for use by the church which is located at; 487. N. Champion Avenue. The Church presently utilizes existing parking which is grossly inadequate. Additionally, the church uses the N. Ohio Avenue lot for parking, but this is inadequate and causes congestion on these streets which are only 15 feet wide with no sidewalks.

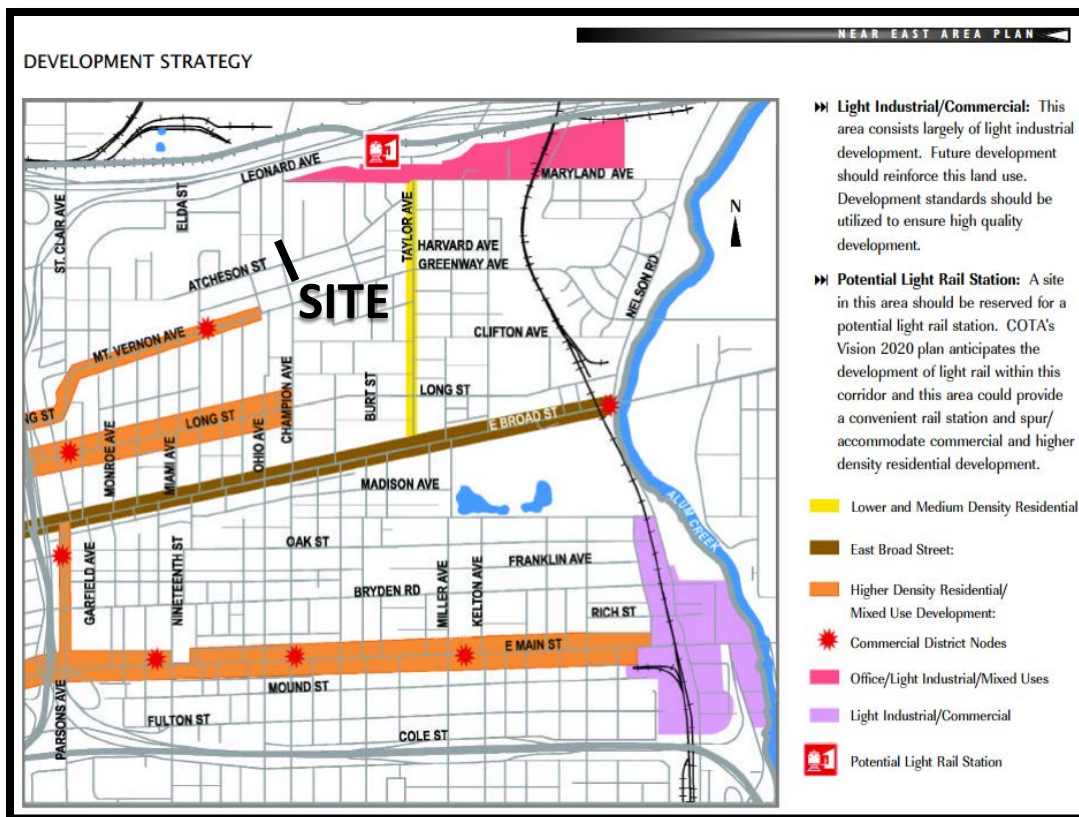
A council variance is appropriate to provide reasonable accommodations for improved off street parking for the church, its members and visitor parking. In addition, providing the variance leaves the existing R3 residential zoning of the site and the existing characteristics of neighborhood in place.

The proposed parking project is located west of N. Champion Avenue and south of Toronto Street, south from the church and consists of three vacant lots with 465 N. Campion Avenue owned by the church. The church development plans include 475 N. Champion Avenue.

This site consists of; 010-038445-00; 010- 039671-00; and 010-054690-00. The Church is requesting a variance to allow maximum development of off street parking lot.



CV16-032
465 North Champion Avenue
Approximately 0.03 acres



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465 North Champion Avenue
Approximately 0.03 acres



CV16-032
465 North Champion Avenue
Approximately 0.03 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV16-032

Address

465 N. CHAMPION 43205

Group Name

NEAR EAST AREA COMMISSION

Meeting Date

10/13/16

Specify Case Type

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

APPLICANT PRESENT ALPHONSO TENNINGS

Vote

12-8-1

Signature of Authorized Representative

Patricia D. Bily

Recommending Group Title

CHAIR NEAR

Daytime Phone Number

614-582-3053

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

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 checks payable to the Columbus City Treasurer

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 # CV16 032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Alphonso Jennings
8456 HALEIGH WOODS DR BACKLICK OFF
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 format: 43004

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

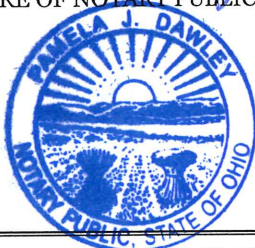
1. <u>Greater Glory Ministries</u> <u>487 N. CHAMPION AVE</u> <u>COLUMBUS OHIO 43203</u>	2.
3. <u>614 507 275 P</u> <u>0 Columbus Based Employees</u>	

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC



PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

My Commission Expires

Notary Seal Here

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