

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

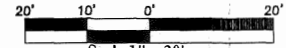
SHEET 1/2

A Site Compliance Plan prepared for and certified to:

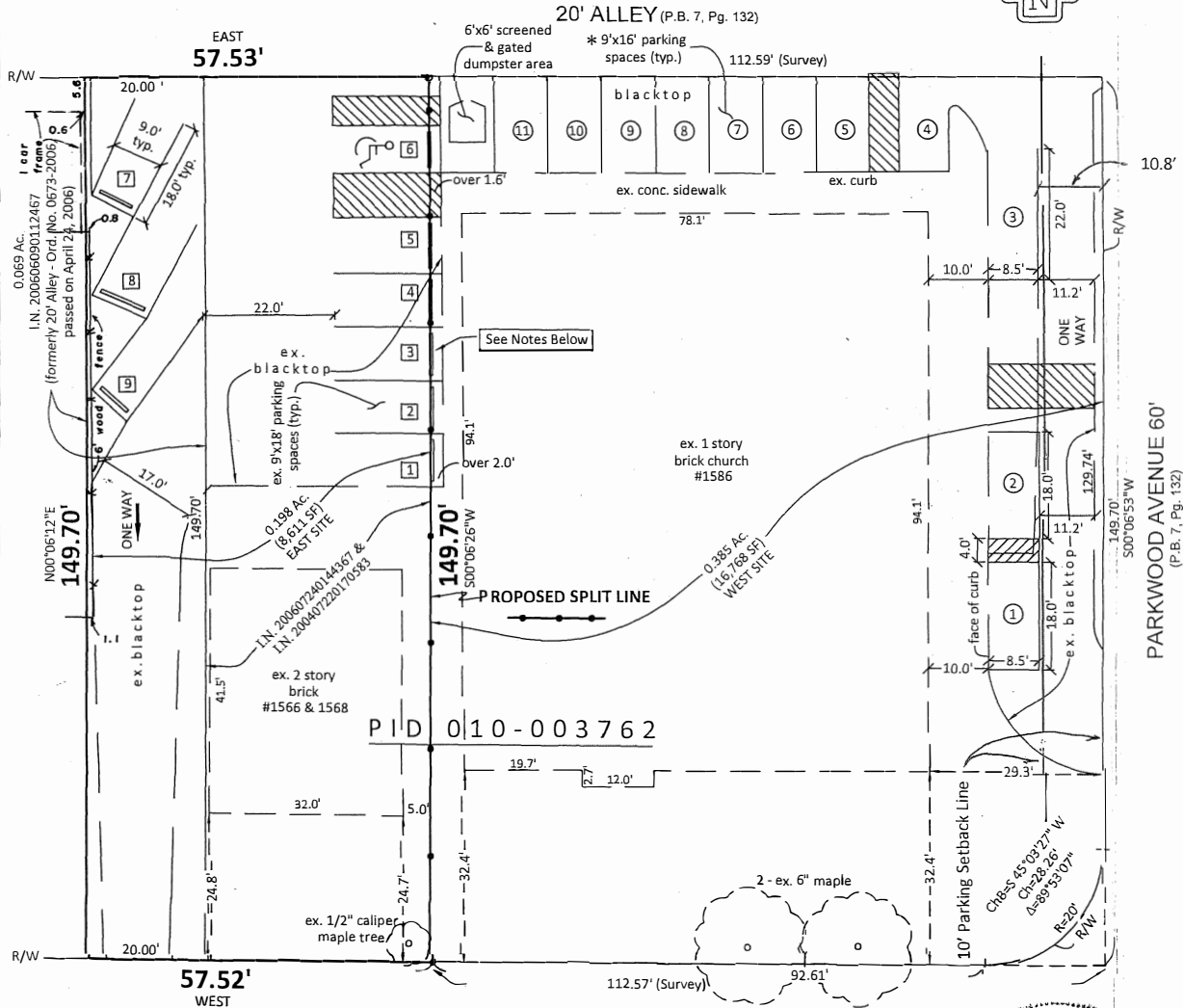
**Kamari Odai**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus, Being Lots 10, 11, 12, and 13, Levi R. and High E. Smith Woodland Park Addition, Plat Book 7, Page 132, and a 0.069 Acres Tract (formerly 20' Alley - Ord. No. 0673-2006)

**Applicant/Owner:** Asbury North United Methodist Church  
**Posted Address:** 1566 & 1568 Clifton Avenue (West Site) & 1586 Clifton Avenue (East Site), Columbus, Ohio - PID 010-003762



Scale 1" = 20'  
 Date: 09/30/2024  
 Rev.: 11/04/2024



## CLIFTON AVENUE 50'

(P.B. 7, Pg. 132)

Ex. Parking Provided 20 Spaces, Required - 35 - Spaces - See Sheet 2/2  
 East Site - 0.385 Ac. - 11 Spaces = ①  
 West Site - 0.198 Ac. - 9 Spaces = ②

Note: Spaces ① - ⑥ will partly cross the proposed split line.

\* = Parking spaces reduced size & maneuvering in Alley approved by variance.



Myers Surveying Co., Inc

By *Joseph P. Myers*  
 11/4/2024  
 Professional Surveyor

Basis of bearings is the north line of Clifton Avenue, held as WEST per I.N.200606090112467.

Myers Order No.-5-02/14/2023

Rec.	Field	DWG.	Ltr.	CK.
	JM			

FINAL SITE PLAN RECEIVED 11.04.2024 SHEET 1 OF 1 CV24-119

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV24-119  
**Location:** 1586 CLIFTON AVE. (43203), being 0.58± acres located at the northwest corner of Clifton Avenue and Parkwood Avenue (010-003762; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Proposed Use:** Two-unit dwelling and parking.  
**Applicant(s):** Asbury North United Methodist Church, c/o Bryan S. Hunt, Atty.; 3300 Riverside Drive, Suite 125; Columbus, OH 43221.  
**Property Owner(s):** The Applicant.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a religious facility and two-unit dwelling in the R-3, Residential District as allowed by Ordinance #0019-2007 (CV06-052). The requested variance will conform the existing uses after a proposed lot split is completed, resulting in the two-unit dwelling with non-accessory parking on a separate lot from the religious facility. Ordinance #0019-2007 (CV06-052) will be repealed with this ordinance.
- A Council variance is required because the R-3 district does not allow a two-unit dwelling and non-accessory parking uses. Variances to landscaping and screening, parking space size, required parking, parking setback, and maneuvering are included in this request.
- To the north, south, east, and west of the site are single- and two-unit dwellings, all in the R-3, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not specify a recommended land use at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested Council variance will allow a two-unit dwelling, and non-accessory parking uses in the R-3, Residential District after a proposed lot split is completed. Staff recognizes that the proposal will not create any new physical characteristics to the property, and that the existing uses will remain.

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## STATEMENT OF HARDSHIP

### Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes  No

The variances are necessary to accomplish the lot split, which is required to sell the 2-unit duplex.

2. Whether the variance is substantial.

Yes  No

The variances are necessary to create two lots with existing structures on each. Thus, they are not substantial.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes  No

This is a pre-existing site and no new development is being proposed. Thus, the variances will have no effect on the neighborhood or adjoining properties.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).  
 Yes  No

*This is a pre-existing site and no new development has been proposed. There have been no issues with the delivery of government services in the past, and that will not change.*

5. Whether the property owner purchased the property with knowledge of the zoning restriction.  
 Yes  No

*The property owner was not aware of the restriction.*

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.  
 Yes  No

*Without the variances, the duplex has no productive value.*

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  
 Yes  No

*Granting the variances will eliminate a practical difficulty and allow for the productive use of the property.*

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached.

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Signature of Applicant Kamari M. Odu, Trustee

Date 7-22-2024

***Asbury North United Methodist Church***

1586 CLIFTON AVENUE • COLUMBUS, OHIO 43203 • 614.826.1123  
 asburynorthumc@aol.com • www.asburynorthunitedmethodistchurch.com  
 REVEREND MICHAELA BROWN JASPER

Letter of Hardship,

I am Michael R. Patterson, Chairperson of the Leadership Team at Asbury North UMC. We lead the congregation in all matters relevant to the church. I am writing this letter on behalf of the congregation. As indicated in the letter written by Pastor Jasper, Asbury North has been a part of the Woodland community for over 150 years. While we are still active, we are an aging and financially challenged congregation. The impact of the Pandemic and losing members has led us to an inability to meet our financial obligations, which has caused hardships for the congregation. As the Chairperson, I am requesting that the requests made by Pastor Jasper be considered. We thank you for your consideration of the issues indicated.

**Purposed Lot Split of 1566-68 Clifton Ave from 1586 Clifton Ave.**

**Parcel ID: 010-003762-00**

**Eastern Lot 11 spaces 9ftx18ft (3 stacked or parallel spaces) Western Lot 9 spaces 9ftx18ft**

We are requesting the following variances per city planner:

**3332.035 R-3, Residential district, allows one single-unit dwelling per lot and does not allow commercial parking while the applicant proposes a two-unit dwelling on Western Lot and to allow the church to utilize 5 parking spaces on a residential lot. Two-unit dwelling has existed on (Western Lot) for over 100 years.**

**3312.21(A) Interior Landscaping and screening - requires the interior of any parking lot containing 10 or more parking spaces to provide one deciduous tree per 10 spaces within islands or peninsulas, with 2 trees being required for 20 spaces. 2 trees planted in front of the duplex.**

**3312.21(B) Landscaping and screening, requires perimeter screening that is a minimum of five feet in height for parking lots located within eighty (80) feet of residentially-zoned property in a landscaped area that is a minimum of four feet in width, while the applicant proposes to provide screening as indicated on the site plan. The property does not allow for screening in the rear of the duplex due to being paved at some point in the past.**

**There are 8ft high hedges in the front of the property on Western Lot. There is also a 6ft high privacy on the west property line of Western Lot belonging to the neighbor to the west. Any improvements to Western Lot were agreed to be taken on by the buyer of Western Lot.**

**3312.25** Maneuvering for Parcel A to allow the parallel parking spaces to maneuver in the 15-foot required parking setback. **3 stacked or parallel spaces near the main entrance of the church on Eastern Lot.**

**3312.27** Parking setback line - requires a minimum 25ft parking setback line from Clifton Avenue. **Parking is in the rear of both properties.**

**3312.29** Parking space, requires parking spaces to be a rectangular area not less than 9 feet by 18 feet. Parking space size variance is needed on Eastern Lot for 3 parallel parking spaces to allow them to be 8.5 feet wide; variance to allow the north row of parking spaces to be 16 feet deep; variance to allow parking spaces along the shared parcel line. On Western Lot, a parking space size variance is needed to allow 6 parking spaces along the shared property line to cross the parcel line and allow one of the angled parking spaces to be less than 9 feet wide. **All parking spaces have been measured and all parking spaces (20 in total) are 9ft by 18ft.**

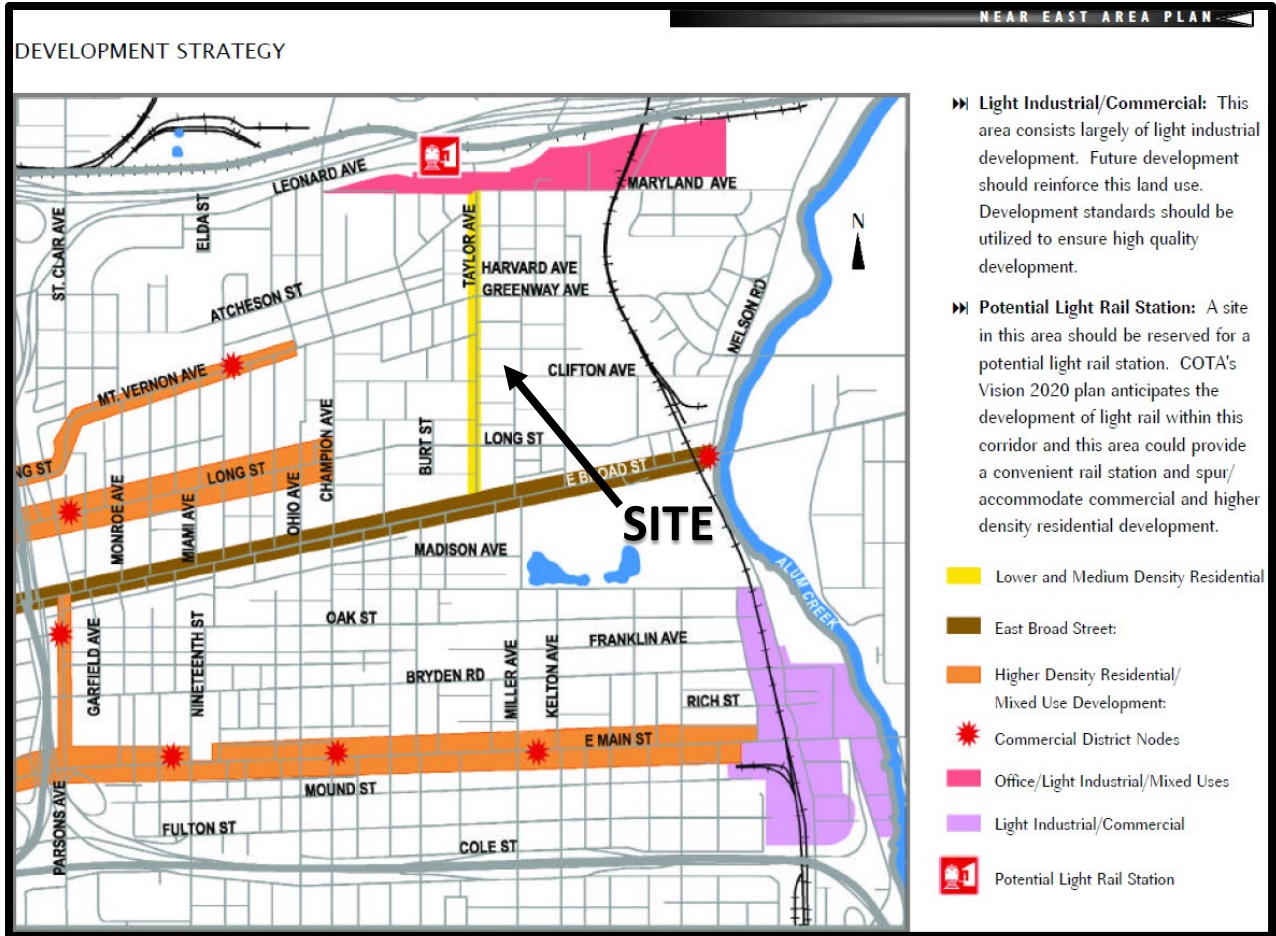
**3312.49(C)** Required parking, 500sqft of Assembly space: 1 space : 30sqft (17 spaces required) and 6,882sqft of Non-Assembly: 1 space : 500sqft(14 spaces required), or a total of 35 spaces required parking for Eastern Lot, while the the applicant proposes to maintain 11 spaces on Parcel A and 6 spaces on West Lot, a total of 16 spaces provided. **20 spaces in total but 4 designated parking for the duplex on Western Lot. Note: church parking is not usually fully parked.**

Respectfully,

Michael R. Patterson



CV24-119  
1586 Clifton Ave.  
Approximately 0.58 acres



CV24-119  
 1586 Clifton Ave.  
 Approximately 0.58 acres





CV24-119  
1586 Clifton Ave.  
Approximately 0.58 acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV24-119

Address 1586 CLIFTON AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 11/14/2024

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote \_\_\_\_\_

Signature of Authorized Representative \_\_\_\_\_

Recommending Group Title \_\_\_\_\_

Daytime Phone Number \_\_\_\_\_

13-0-0

*[Signature]*

chair

4144032225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-119

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

Being first duly cautioned and sworn (NAME) Kamari Odai  
of (COMPLETE ADDRESS) 1586 Clifton Avenue, Columbus, OH 43203

deposes and states that they are 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:

For Example: Name of Business or individual  
Contact name and number  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees

1. <u>Asbury North United Methodist Church</u> <u>Attn: Kamari Odai</u> <u>1586 Clifton Avenue, Columbus, OH 43203</u> <u>2</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

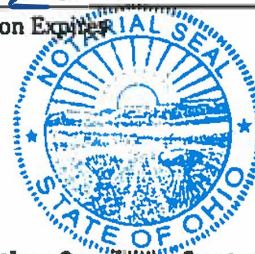
SIGNATURE OF AFFIANT Kamari M. Odai, Trustee

Sworn to before me and signed in my presence this 22<sup>nd</sup> day of J-G, in the year 2024

[Signature]  
SIGNATURE OF NOTARY PUBLIC

[Signature]  
My Commission Expires

Notary Seal Here



Bryan S. Hunt, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**This Project Disclosure Statement expires six (6) months after date of notarization.**