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THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

#### STATEMENT OF HARDSHIP

Application Number: CV17-052

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.

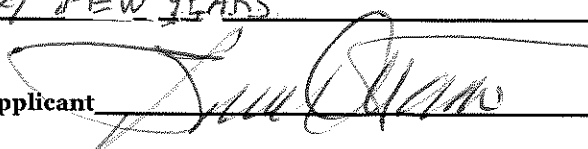
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE:** It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

OUR REQUEST IS FOR A COUNCIL VARIANCE THAT PERMITS THE TEMPORARY STORAGE/STORAGE/RELOCATION, AND EVENTUAL USE OF 1 CLASSROOM MODULARS ADJACENT TO THE EXISTING SCHOOL BUILDING WHILE FOLLOWUP REZONING IS COMPLETED PER CVO2-031A. PER CVO2-031A, THE PROPERTY IS BEING REZONED TO THE APPROPRIATE CLASSIFICATION TO ADDRESS THE PUD & NON-CONFORMING USE FOR EDUCATION. THE REQUEST IS BASED ON THE OWNERS RECORD OF COMMUNITY SUPPORT IN PROVIDING QUALITY EDUCATIONAL SERVICES FOR OVER 15 YEARS & THE NEED TO EXPAND FOR THE UPCOMING 2017/2018 SCHOOL YEAR AS A RESULT OF INCREASED REQUESTS FROM THE COMMUNITY WHILE REZONING IS COMPLETED IN THE NEXT FEW YEARS.

Signature of Applicant



Date

7/27/2018

**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

EPHESUS SDA CHURCH  
COUNCIL VARIANCE APPLICATION  
MAY, 2018

ATTACHMENT A – STATEMENT OF HARDSHIP

Our request is for a Council Variance that permits the installation of six classroom modular units on the current site adjacent to the existing education building while follow up Rezoning is being completed as required per CV02-031A. Per CV02-31A, the property is being re zoned to a more appropriate classification as a result of the current PUD-8 not permitting an education use for the property. The request for hardship is based on the owner's record of community support in providing quality educational services to the community for the last 15 years and it's need to expand to meet their increased student enrolment for the upcoming 2018 school year.

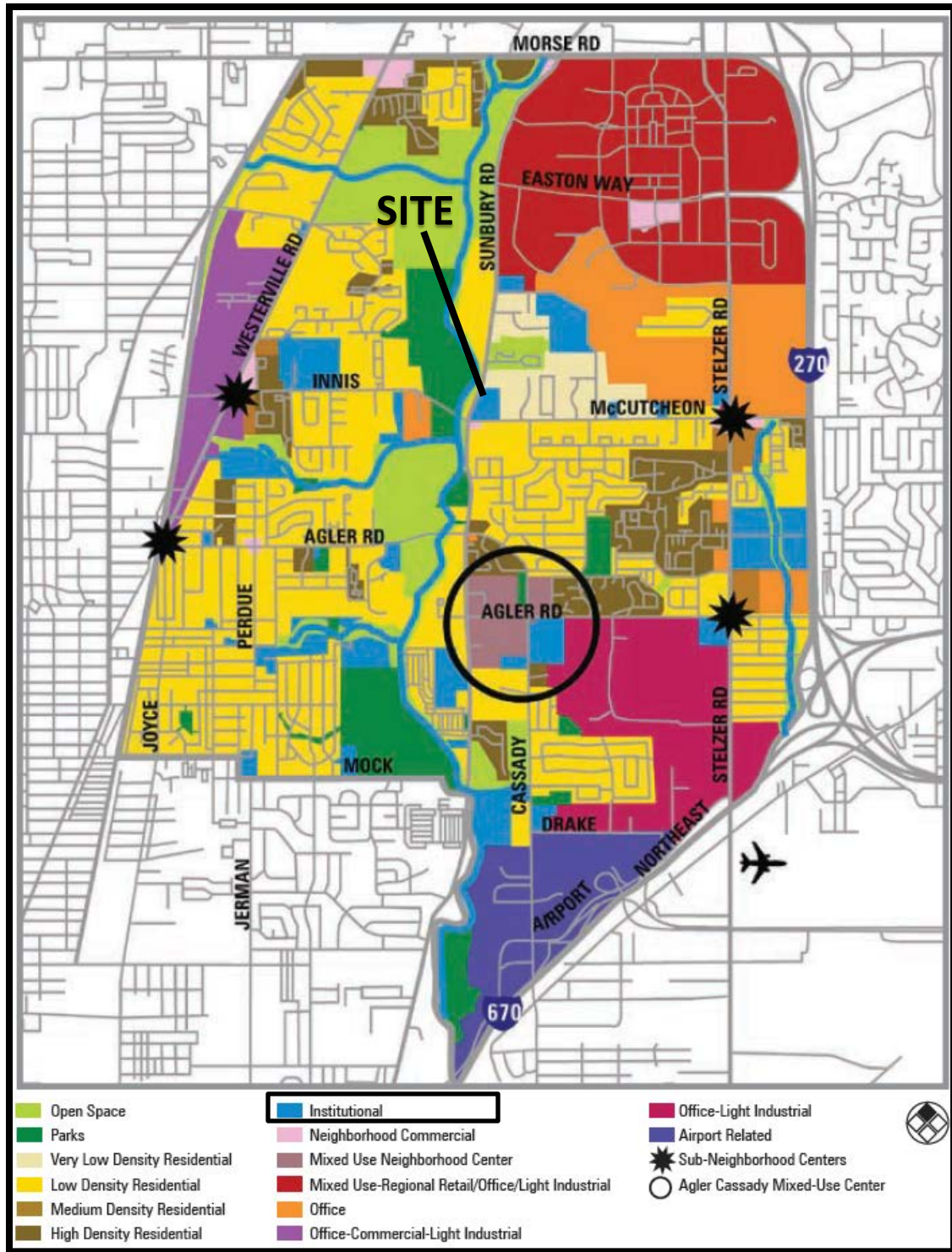
Division of Traffic Management Site Development Requirements

In conjunction with council variance application CV17-052 for 3650 Sunbury Rd., the applicant agrees to comply with the following requirements established by the Division of Traffic Management and are to be included as a part of this application:

- The access point to Sunbury Road shall be limited to only right-in and right-out turning movements.
- The western most access point to McCutcheon Road shall be limited to only right-in and right-out turning movements.
- The eastern most access point to McCutcheon Road may be a full access point permitting all Turning movements.

Approximately 11.64 acres





Northeast Area Plan (2007)

CV17-052  
3650 Sunbury Road  
Approximately 11.64 acres





CV17-052  
3650 Sunbury Road  
Approximately 11.64 acres

# North East Area Commission

"Together we can build a stronger community"

July 10, 2018

Ms. Shannon Pine  
Department of Building & Zoning Services  
111 North Front Street  
Columbus, OH 43215

Ms. Pine:

Subject: CV17-052, property known as 3650 Sunbury Road, Columbus, OH 43219. The North East Area Commission at a public meeting on July 5, 2018 voted to approve the above application provided the modular buildings are positioned and screened in appearance pleasing to the neighborhood.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – NEAC Chair  
Bruce Harris - Agent

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV17-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRUCE HARRIS  
of (COMPLETE ADDRESS) 985 SCHROCK ROAD COLUM OHIO 43229  
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:

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>EPHESUS SDA CHURCH</u> <u>3650 SUNBURY ROAD</u> <u>COLUMBUS, OHIO 43219</u>	2. <u>ALLEGANY WEST CONFERENCE</u> <u>SDA CHURCH</u> <u>1339 EAST BROWN STREET</u> <u>COLUMBUS, OHIO 43205</u>
3.	4.

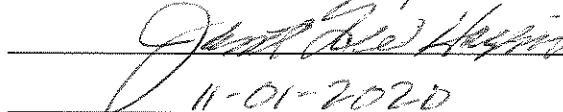
☐ Check here if listing additional parties on a separate page.

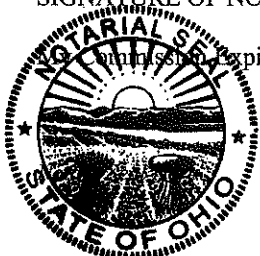
SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 17 day of MAY, in the year 2018

SIGNATURE OF NOTARY PUBLIC

  
11-01-2020



Janet Lee Harris  
Notary Public, State of Ohio  
My Commission Expires 11-01-2020  
This Project Disclosure Statement expires six months after date of notarization.

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