



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY
Application Number: BZA15-119
Date Received: 11 NOV. 2015
Application Accepted by: [Signature]
Fee: \$1900
Commission/Civic: Fair North Columbus Communities Coalition
Existing Zoning: R
Comments: 1/26/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- [x] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

To accommodate the lot split requested, the following variances are required: sections 3332.25 and 3332.26 - Maximum and minimum side yards, section 3332.27 - rear yard, section 332.47 - Parking Calculation methods

LOCATION section 3312.45 wheel stop device
Certified Address: 8225 Worthington-Galena Rd City: Westerville Zip: 43081

Parcel Number (only one required): 610-166650-00

APPLICANT (If different from Owner):
Applicant Name: Greg Eller, Eller Architecture LLC Phone Number: 614-493-8134 Ext.:
Address: 7861 Walnut Street City/State: New Albany, OH Zip: 43054
Email Address: geller@ellerarchitecture.com Fax Number:

PROPERTY OWNER(S) [] Check here if listing additional property owners on a separate page
Name: Grace Brethren Church of Columbus Phone Number: 614-888-7733 Ext.:
Address: 8724 Olde Worthington Road City/State: Westerville, OH Zip: 43082
Email Address: jim.augsburger@gracepolaris.org Fax Number:

ATTORNEY / AGENT (Check one if applicable): [] Attorney [x] Agent
Name: Greg Eller, Eller Architecture LLC Phone Number: 614-493-8134 Ext.:
Address: 7861 Walnut St, New Albany, City/State: New Albany, OH Zip: 43054
Email Address: geller@ellerarchitecture.com Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)
APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Greg Elter
of (1) MAILING ADDRESS 7861 Walnut Street, New Albany, OH 43054

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 8225 Worthington Galena Rd., Westerville, OH 43081
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) Grace Brethren Church of Columbus
8724 Old Worthington Rd.
Westerville, OH 43082

APPLICANT'S NAME AND PHONE # (same as listed on front application)
Greg Elter, Elter Architecture Inc.
7861 Walnut Street, New Albany, OH 43054

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Far North Communities Coalition
Jim Palmisano
7984 Brookpoint Pl.
Westerville, OH 43081

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

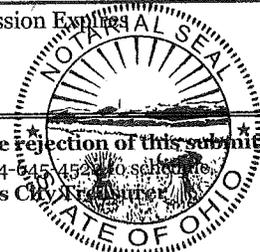
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>see attached</u>	_____	_____
_____	_____	_____
_____	_____	_____

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 11th day of NOVEMBER, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 4/1/2017 Notary Seal Here



James S. Kanzeg
Notary Public, State of Ohio
My Commission Expires 04-01-2017

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8225 Worthington-Galena Road

ELLER ARCHITECTURE, LLC
C/O GREG ELLER
7861 E. WALNUT STREET
NEW ALBANY, OH 43054

GRACE BRETHERN CHURCH OF
COLUMBUS
8724 OLDE WORTHINGTON RD.
WESTERVILLE, OH 43082

FAR NORTH COMMUNITIES
COALITION
JIM PALMISANO
7984 BROOKPOINT PL.
WESTERVILLE, OH 43081

GRACE BRETHERN CHURCH OF
COLUMBUS
PO BOX 1650
WESTERVILLE, OH 43086

BYRUM JOHN E, THERESE M
8240 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

ALLSOP RYAN & MEGHAN
8176 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

PIERPONT APARTMENTS LTD
8200 WORTHINGTON - GALENA RD
WESTERVILLE, OH 43081

MORROW GLENN, JACQUELINE
8232 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

RAMIREZ ANTHONY & LORI
8168 WORTHINGTON CRSG DR.
WESTERVILLE, OH 43081

TODARO THOMAS , BETH
01316 MENTOR DR
WESTERVILLE, OH 43081

HUNT DAVID & LISA
8224 WORTHINGTON CRSG DR.
WESTERVILLE, OH 43081

REUSCHER RODNEY
8160 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

RETFERFORD AMY M
01322 MENTOR DR
WESTERVILLE, OH 43081

PANEK DAVID J .
8216 WORTHINGTON CRSG DR.
WESTERVILLE, OH 43081

MATISCIK LORI
1336 CHASELEY CT
WESTERVILLE, OH 43081

POLARIS POINTE LLC
8115 WORTHINGTON-GALENA RD
WESTERVILLE, OH 43081

DANIELS LEE M HOGAN
8208 WORTHINGTON CRSG DR.
WESTERVILLE, OH 43081

COE CHRISTOPHER & LOREY
1344 CHASELEY CT
WESTERVILLE, OH 43081

NARAYANABHATTA SRINIVAS ET
01328 MENTOR DR
WESTERVILLE, OH 43081

HARRISON PHILLIP
8200 WORTHINGTON CRSG DR.
WESTERVILLE, OH 43081

BURGESS GEOFFREY M &
ELIZABETH
1343 CHASELEY CT
WESTERVILLE, OH 43081

JDP LAND HOLDINGS LLC
PO BOX 1815
WESTERVILLE, OH 43086

MOORE DEBRA A
CRECELIUS SCOTT
8192 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

FULLER ALLAN & RACHEL
1337 CHASELEY CT
WESTERVILLE, OH 43081

BZA15-119
8225 Worthington-Galena Road

FOLEY J & MI SOOK TRUSTEES
1524 ELECTRA ST
COLUMBUS OH 43240

AGOSTA L
1528 ELECTRA ST
COLUMBUS OH 43240

DMELLO L & DESIREE O
1532 ELECTRA ST
COLUMBUS OH 43240

SOMKIAT PIANKIJSAKUL
1536 ELECTRA ST
COLUMBUS OH 43240

VPP
1540 ELECTRA ST
COLUMBUS OH 43240

JESSICA KUNTZ RICHARDS
MATTHEW
1544 ELECTRA ST
COLUMBUS OH 43240

BOYD J
1548 ELECTRA ST
COLUMBUS OH 43240

CARLOS BRICENO BRICENO
ALIZO JUDITH M
1513 SARIN ST
COLUMBUS OH 43240

LISA CHASTAIN JAMES
1517 SARIN ST
COLUMBUS OH 43240

CHARLES FAY
1521 SARIN ST
COLUMBUS OH 43240

NESBITT C & ANTHEA M
1525 SARIN ST
COLUMBUS OH 43240

SUSAN KIRCHNER
1529 SARIN ST
COLUMBUS OH 43240

GARRETT AMBURGEY AMY
1533 SARIN ST
COLUMBUS OH 43240

ROGERS J & JOEL C
1537 SARIN ST
COLUMBUS OH 43240

ZABKAR C & THOMPSON
MERITT L
1541 SARIN ST
COLUMBUS OH 43240

SUMMIT AND PROPERTIES LLC
1545 SARIN ST
COLUMBUS OH 43240

CARVAJAL A & MARIANA M
1549 SARIN ST
COLUMBUS OH 43240

MARILYN CORDLE
1553 SARIN ST
COLUMBUS OH 43240

KONTOS M
1557 SARIN ST
COLUMBUS OH 43240

CARZOO & LUNT MICHAEL
1561 SARIN ST
COLUMBUS OH 43240

CREWS M
1565 SARIN ST
COLUMBUS OH 43240

CARLETTA ROSEBORO
1569 SARIN ST
COLUMBUS OH 43240

SILVA & JOSE M
1573 SARIN ST
COLUMBUS OH 43240

CUGINI G
1552 ELECTRA ST
COLUMBUS OH 43240

COX W & GRETCHEN L
1556 ELECTRA ST
COLUMBUS OH 43240

JANSZEN A & LISA G
1560 ELECTRA ST
COLUMBUS OH 43240

COLE R
1564 ELECTRA ST
COLUMBUS OH 43240

ROBERT HOLLOWAY
1568 ELECTRA ST
COLUMBUS OH 43240

HULSE G
1572 ELECTRA ST
COLUMBUS OH 43240

LETECHIPIA IAN & TREVINO
MARIA
1576 ELECTRA ST
COLUMBUS OH 43240

BZA15-119
8225 Worthington-Galena Road

KNICKERBOCKER INC XLII
1339 STERLING SILVER WAY
COLUMBUS OH 43240

STATE OF OHIO
LAZELLE RD
COLUMBUS OH 43240

NAUMANN AND
1620 ELECTRA ST
COLUMBUS OH 43240

LAMBERT J
1624 ELECTRA ST
COLUMBUS OH 43240

JAEGLE & ANGELA
1628 ELECTRA ST
COLUMBUS OH 43240

HAYNES H & KEPLAR JANINE
S
1577 SARIN ST
COLUMBUS OH 43240

BROWN A
1581 SARIN ST
COLUMBUS OH 43240

ARCARA M
1580 ELECTRA ST
COLUMBUS OH 43240

LIN
1592 ELECTRA ST
COLUMBUS OH 43240

HOWARD J
1596 ELECTRA ST
COLUMBUS OH 43240

ROE L
1600 ELECTRA ST
COLUMBUS OH 43240

RAUCH S
1604 ELECTRA ST
COLUMBUS OH 43240

GARAPATI RAO
1608 ELECTRA ST
COLUMBUS OH 43240

BRIGGS
1612 ELECTRA ST
COLUMBUS OH 43240

CASEY J
1616 ELECTRA ST
COLUMBUS OH 43240

CROUTHAMEL L & RYAN P
8211 CARANO WAY
COLUMBUS OH 43240

AWAN
8231 CARANO WAY
COLUMBUS OH 43240

GARDNER P
8235 CARANO WAY
COLUMBUS OH 43240

PEDRO OTAVALO
8239 CARANO WAY
COLUMBUS OH 43240

EMICH E
8243 CARANO WAY
COLUMBUS OH 43240

HILAMAN P
8247 CARANO WAY
COLUMBUS OH 43240

JASON MONTGOMERY
8251 CARANO WAY
COLUMBUS OH 43240

ALIMOHAMMED K & SHAO
ASIF R
8255 CARANO WAY
COLUMBUS OH 43240

HERING W & JOANNE C
8259 CARANO WAY
COLUMBUS OH 43240

OBERT K & ERIC S
8263 CARANO WAY
COLUMBUS OH 43240

JIMMY SMITH SANDRA K
8267 CARANO WAY
COLUMBUS OH 43240

GCB LTD
8271 CARANO WAY
COLUMBUS OH 43240

GARAPATI RAO
8275 CARANO WAY
COLUMBUS OH 43240

FOURMAN
8279 CARANO WAY
COLUMBUS OH 43240

TAUCHE M
1520 ELECTRA ST
COLUMBUS OH 43240

BZA15-119

8225 Worthington-Galena Road

SUDHAKAR TONI J
8248 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

TAM MICHAEL
8184 WORTHINGTON CRSG DR
WESTERVILLE, OH 43081

BOGIN RUBEN & KASHKINA
1362 PANNELLY PL
WESTERVILLE, OH 43081

PAEK CHUL & JIE-YUNG
1369 PANNELLY PL
WESTERVILLE, OH 43081

YANOK ELENA & JASON
1361 PANNELLY PL
WESTERVILLE, OH 43081

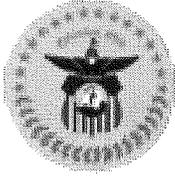
GRACE BRETHREN CHURCH OF
COLUMBUS OHIO
PO BOX 1650
WESTERVILLE, OH 43086

SAITO YOSI SHIMIZU
8232 WORTHINGTON CRSG. DR.
WESTERVILLE, OH 43081

BZA15-119

8225 Worthington-Galena Road

KNICKERBOCKER INC XLII
1500 ROYAL GOLD DR
COLUMBUS OH 43240



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Dec 2 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 8225 WORTHINGTON GALENA RD COLUMBUS, OH
Mailing Address: PO BOX 1650
WESTERVILLE OH 43086-1650

Owner: GRACE BRETHREN CHURCH OF COLS
Parcel Number: 610166650

ZONING INFORMATION

Zoning: Z79-101, Residential, R
effective 3/5/1980, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



STATEMENT OF HARDSHIP

Property Location: 8225 Worthington-Galena Road
Property Owner: Grace Polaris Church

APPLICATION # _____

1. This property is a public use (religious facility) located in a rural residential district. The property is 64.636 acres which is a much larger parcel and development than the smaller, more traditional single and multi-family housing units surrounding the property. The property is located at the intersection of more heavily traveled arterial connector roads Worthington-Galena and Lazelle Road which creates a prominent public landmark in the community.
2. The variance requests (noted below) are not the result of actions of the property owner or applicant and are intended to facilitate a lot split between the east side of the property/building and the west side of the property/building. The building and grounds are currently used by both the school and church and will facilitate a permanent, legal separation of natural separated uses currently existing on the property.
3. The variances requested (noted below) will preserve the ability to utilize the property as it is currently being used. The church and school have and will continue to use the property in essentially the same way as it is currently being used. Traffic flow (ingress and egress), parking and use will not change. The school and church will maintain and operate under a cross access/joint use agreement to share parking and facilities as they currently operate.
4. The variances requested will not be injurious to neighboring properties nor be contrary to the public interest or intent of the Zoning Code. The variances will allow the use of the site essentially as it is used today and will not affect density, traffic flow, etc. The property is very large at 64.636 with the majority of the developed areas in the center of the site which provides large setbacks to surrounding properties.

PARKING SUMMARY:

School Parcel

Parking Required: 230 spaces

Parking Provided: 388 spaces

Church Parcel

Parking Required: 1,161 (Based on concurrent use of assembly, non-assembly and preschool uses)

Parking Provided: 851 spaces (includes elimination of 162 spaces at Future Building)

Notes: Not all uses on the church parcel will be in use at the same time. The preschool is not in operation during church events and not all areas of the non-assembly areas are in use at the same time as the main assembly areas. We request consideration of non-concurrent use of these spaces in calculating parking required which would be based on the main assembly area which would reduce the total parking required from 1,161 spaces down to 821 spaces. In addition, note that the owners of each parcel will execute a cross access / joint use agreement to share parking and facilities. The church will have access to additional spaces (including the 310 spaces to provide for all concurrent uses on the church parcel). These calculations are based on the added building area and associated loss of parking spaces associated with the Future Church Building shown on the site plan.

VARIANCES REQUESTED:

3312.47 Parking Calculation Methods – Wave requirement for combined sum of each separate primary and accessory use on the church parcel, and/ or allow access to the school parcel via cross access agreement for additional parking required. On the church parcel, the main assembly area, all non-assembly areas and the preschool will all not be in use at the same time. Also, with a cross access agreement, each parcel will have access to additional parking on the adjacent lot. Church events and High School event occur on different days and times which allow joint use as has been naturally occurring on this property for many years.

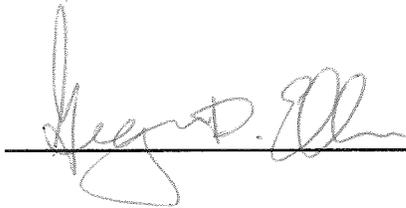
3312.45 Wheel Stop Device – Wave requirement for wheel stop devices where common parking areas are split with the new lot split line. This occurs on the north side of the property. These parking areas will have a cross access agreement and be shared by both parcels.

3332.25 Maximum Side Yard – The lot split line will extend through the existing building which will create a zero lot line at the building. As a result, there will not exist an east side yard for the school parcel.

3332.26 Minimum Side Yard - The lot split line will extend through the existing building which will create a zero lot line at the building. As a result, there will not exist an east side yard for the school parcel.

3332.27 Rear Yard – The lot split line will extend through the existing building which will create a zero lot line at the building. As a result, there will not exist a rear yard for the church parcel.

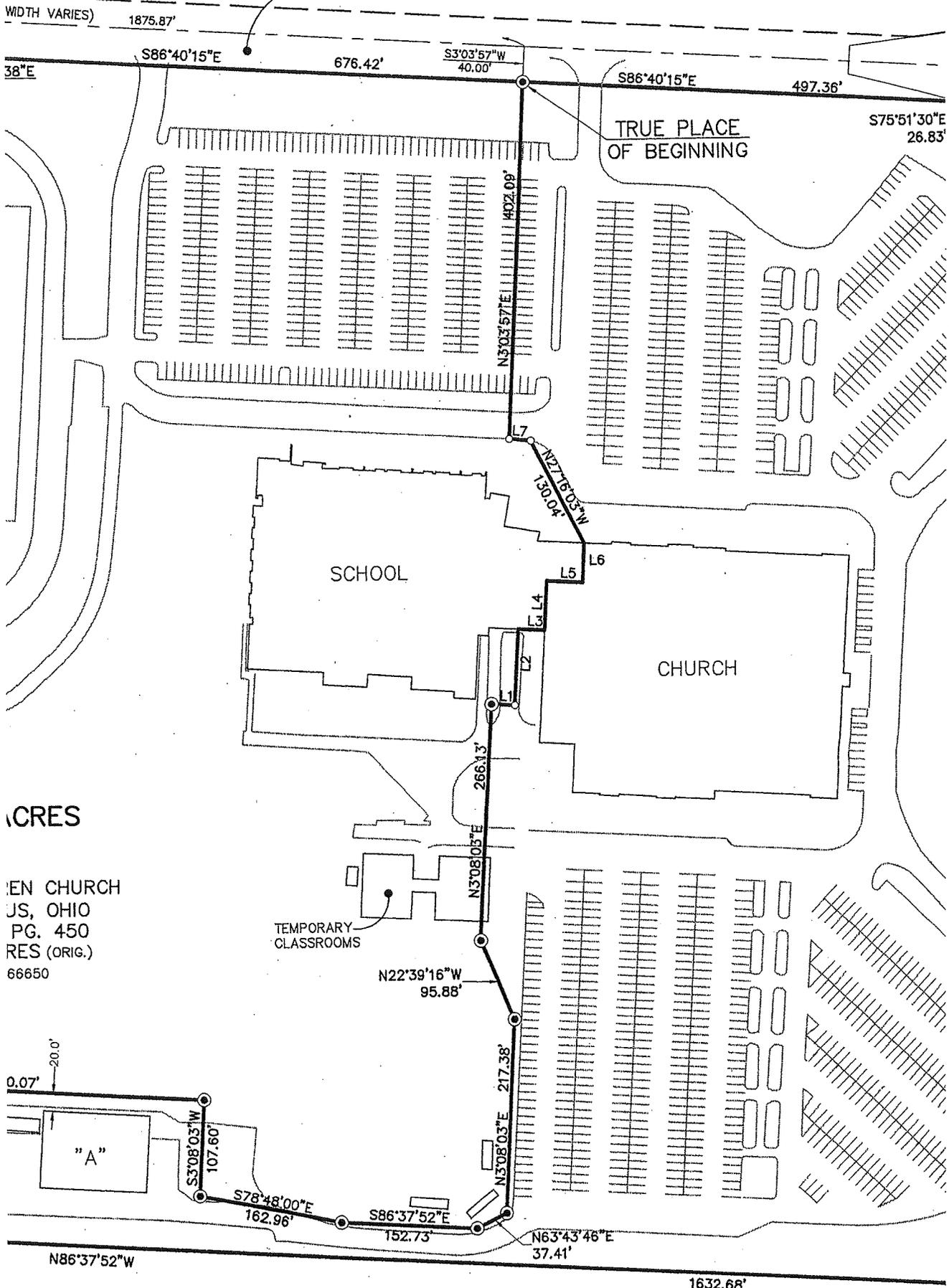
Signature of Applicant



Date

11/12/2015

CITY OF COLUMBUS
D.V. 3764, PG. 804
2.097 ACRES



ACRES
EN CHURCH
JS, OHIO
PG. 450
RES (ORIG.)
66650



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/6/15



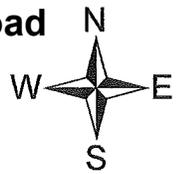
Disclaimer

Scale = 450



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

Parcel ID: 610166650

Zoning Number: 8225

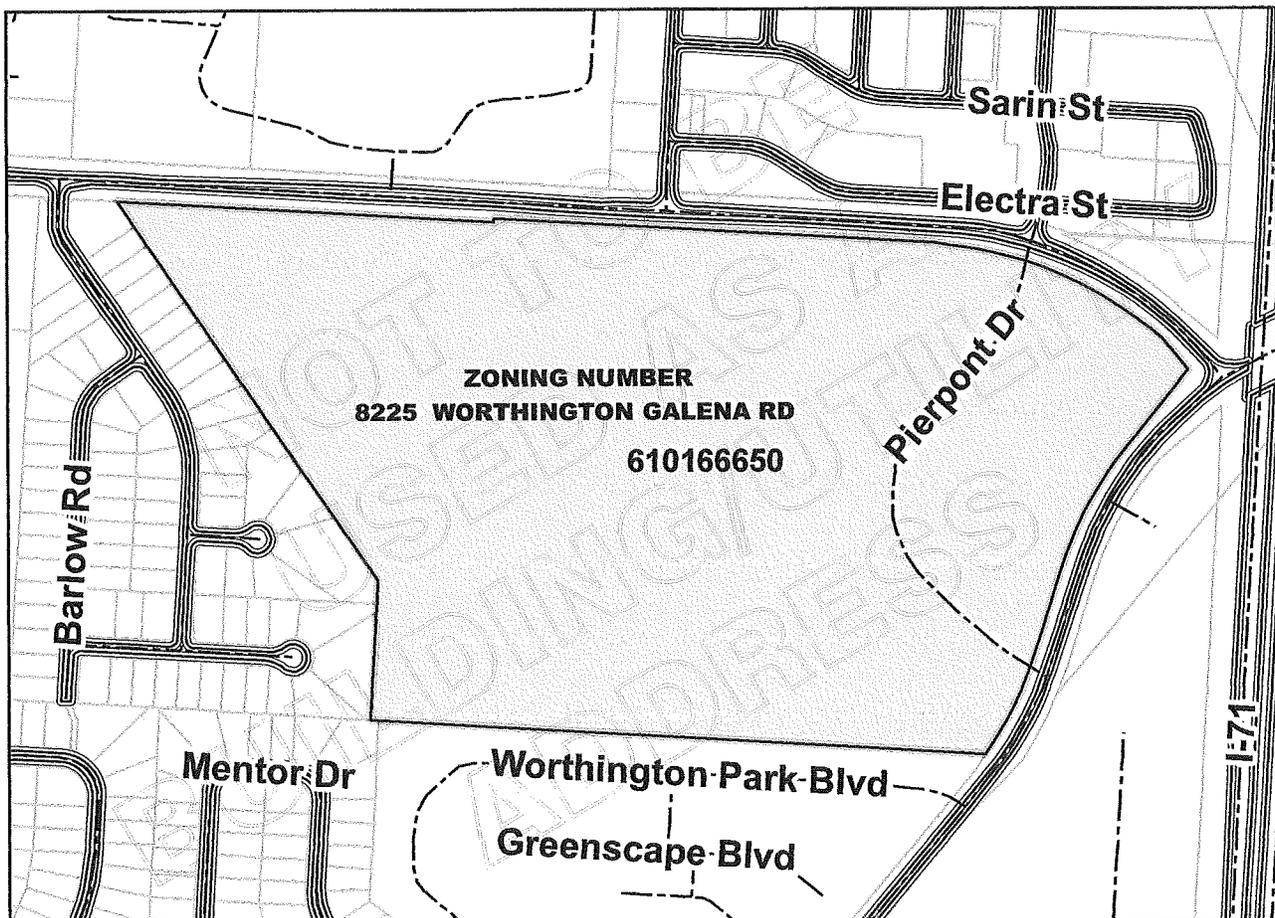
Street Name: WORTHINGTON GALENA RD

Lot Number: N/A

Subdivision: N/A

Requested By: ELLER ARCHITECTURE INC (GREG ELLER)

Issued By: *Regina Abramson* Date: 11/6/2015



SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 48133



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Greg Eller - Eller Architecture LLC
of (COMPLETE ADDRESS) 1861 Walnut Street, New Albany, OH 43054

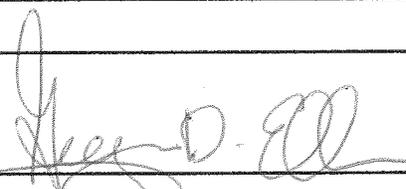
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

<u>Grace Brethren Church</u>	<u>8724 Old Worthington Road, Westerville, OH</u>
<u>of Columbus</u>	<u>43082</u>

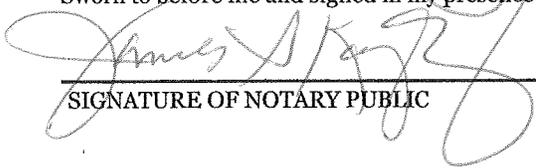
SIGNATURE OF AFFIANT



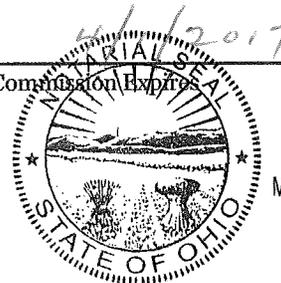
Sworn to before me and signed in my presence this 11th day of NOVEMBER, in the year 2015

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires



James S. Kanzeg
Notary Public, State of Ohio
My Commission Expires 04-01-2017

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