

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 14 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 55 E BLAKE AVE COLUMBUS, OH
Mailing Address: 55 E BLAKE AVE
COLUMBUS OH 43202-2905

Owner: COLUMBUS CAMERA GROUP INC
Parcel Number: 010066958

ZONING INFORMATION

Zoning: Z79-069, Residential, R2F
effective 10/31/1979, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

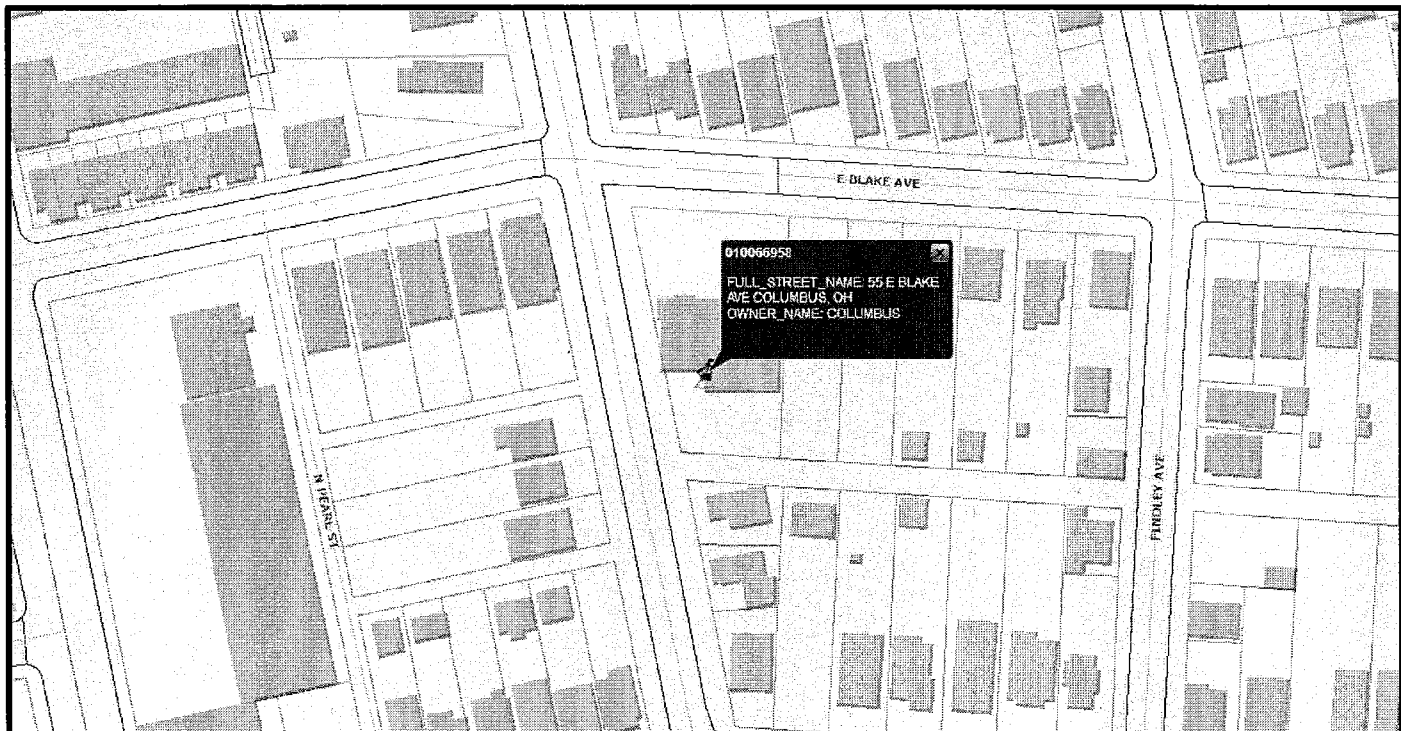
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-004 Date Received: 11 Jan. 2016
Application Accepted by: UAC JF Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Please see Statement of Hardship for complete list of variances sought.

LOCATION

Certified Address: 55 East Blake Avenue City: Columbus Zip: 43202

Parcel Number (only one required): 010-066958-00

APPLICANT (If different from Owner):

Applicant Name: Central Vineyard Church Phone Number: 614-214-7571 Ext.: _____
c/o Jeffrey Cannell, Senior Pastor
Address: 2999 Indianola Avenue City/State: Columbus, OH Zip: 43222
Email Address: jcannell@mac.com Fax Number: 614-221-0216

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Columbus Camera Group, Inc. Phone Number: 614-648-2692 Ext.: _____
Address: 55 East Blake Avenue City/State: Columbus, Ohio Zip: 43202-2905
Email Address: johnhoffman58@yahoo.com Fax Number: 614-267-1037

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Brent D. Rosenthal Phone Number: 614-628-0772 Ext.: _____
Carlile Patchen & Murphy LLP
Address: 366 East Broad Street City/State: Columbus, OH Zip: 43215
Email Address: broseenthal@cpmlaw.com Fax Number: 614-221-0216

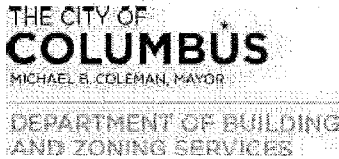
SIGNATURES (All signatures must be provided and signed in blue ink)

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

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent D. Rosenthal, Esq.

of (1) MAILING ADDRESS Carlile Patchen & Murphy LLP, 366 E. Broad Street, Columbus, OH 43215

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 55 East Blake Avenue, Columbus, OH 43202

(2) per ADDRESS CARD FOR PROPERTY _____

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) Columbus Camera Group, Inc.
55 East Blake Avenue
Columbus, Ohio 43202-2905

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Central Vineyard Church
614-214-7571

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) University Area Commission
Susan Keeny, Zoning Committee Chair
358 King Avenue
Columbus, Ohio 43201

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

PLEASE SEE ATTACHED LIST OF SURROUNDING PROPERTIES AND CORRESPONDING OWNERS

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

(8) SIGNATURE OF AFFIANT

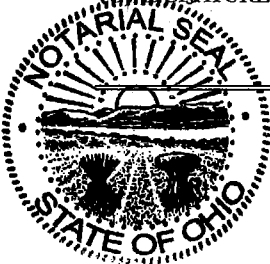
Brent D. Rosenthal, Attorney for Applicant

Sworn to before me and signed in my presence this 8th day of January, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC - Amy S. Maxwell

July 7, 2018
My Commission Expires

Notary Seal Here



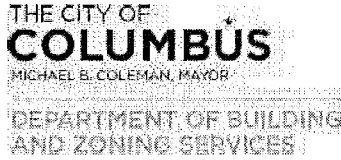
AMY S. MAXWELL
NOTARY PUBLIC

FOR THE
STATE OF OHIO
My Commission Expires
July 7, 2018

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Board of Zoning Adjustment Application

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STATEMENT OF HARDSHIP

APPLICATION #

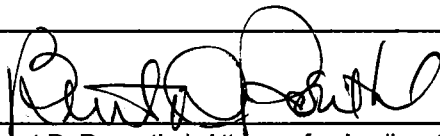
3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

PLEASE SEE "EXHIBIT A" ATTACHED HERETO.

Signature of Applicant


Brent D. Rosenthal, Attorney for Applicant

Date January 8, 2016

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Exhibit A

STATEMENT OF HARDSHIP
BOARD OF ZONING ADJUSTMENT VARIANCE REQUEST
APPLICATION # _____

Applicant: Central Vineyard Church

Subject Property Address: 55 E. Blake Avenue, Columbus, Ohio 43202

Parcel Numbers: 010-066958-00; 010-051527-00; 010-027882-00

1. **Overview.** The Applicant seeks to obtain Board of Zoning Adjustment variance to permit the contracted buyer of the property to restore a church building, currently used for commercial (retail) purposes, back to a church. Applicant is in contract to purchase the Property, contingent on obtaining zoning approval.

2. **Variances Sought.** Applicant seeks the following variance:

- a. Section 3312.49C – to permit 31 onsite parking spaces, instead of the required 66.

NOTE: 114 spaces are required based on Code calculations (1 space for each 30 square feet of sanctuary space, and 1 space for each 250 square feet of non-sanctuary space). The property receives a credit of 48 spaces for the existing commercial use, resulting in a net of 66 spaces required.

- b. Section 3321.21 – to permit a setback of 0 feet from the East Avenue front yard setback, instead of the required 25 feet.

- c. Section 3312.27 – to permit a setback of 3 feet, 1 inch from the Blake Avenue front yard setback, instead of the required 25 feet, for parking.

3. **Description of Property.** The subject property consists of approximately .50 acres of land, upon which is situated an approximately 12,195 square foot church building. The church building is two stories above ground, plus a bell tower, with a basement. The building was built in approximately 1900 and for several years has been used to conduct the retail business of Columbus Camera Group. The property is currently zoned R2F-Residential. As the contemplated use as a church is a permitted use in the R2F zoning classification, no zoning change is sought. All abutting properties are likewise zoned residential and are primarily residences.

Applicant is currently preparing plans to modify the building to restore the sanctuary space to that use, along with common spaces. The sanctuary will contain approximately 2,200 square feet. Non-sanctuary space will consist of approximately 9,958 square feet of classrooms, smaller gathering areas, and common area in the two stories.

4. **Variance Factors.** The subject Property is a church lot in an older residential neighborhood. Although larger than the surrounding residential lots, with only .50 acres and a rather sizeable footprint, limited space remains on the property to add on-site parking with safe maneuverability and ingress/egress. The Church's plans call for 31 spaces on site, circling the building on the north, east, and south sides. The Church is requesting a curb cut on East Avenue, to provide ingress to the parking, with one way traffic through the parking area, with egress through the alley on the south boundary of the property.

The Church anticipates that the on-site spaces, along with on-street parking, and off-site parking spaces acquired through parking leases, will be sufficient for its needs both currently and for the foreseeable future. The church conducts one worship service Sunday mornings and smaller events throughout the week. Average attendance at

the worship services is about 200 people, including children. Most attendees are families, and the Church calculates 1 parking space for an average of 3 attendees (the sanctuary will contain approximately 250 seats).

The Church is negotiating and expects to enter into parking agreements with nearby property owners to utilize approximately 100 additional parking spaces at commercial properties a 750' radius from the subject property. The leased space would allow the church to have rights to approximately 200% of the required parking spaces.

The East Avenue front yard setback variance is required because the building, which was built about 1900, touches the right of way line (which was adopted well after construction). The Blake Avenue front yard setback variance is required to permit the addition of the parking spaces. The rear yard lot area variance, like the East Avenue front yard setback, is required by the original placement of the building on the lot at a time when no setbacks existed.

The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code. The granting will permit the Applicant to upgrade the aesthetics of the property and the neighborhood. It will restore the building to its originally intended use, removing the commercial use, and thereby enhancing the quality of life of the neighborhood. There will be no noise, light, and other emissions. There will be no discernible vibration, emissions of smoke, dust or other particulates, odors, glare, light, or heat from the property. Finally the use is permitted under the current zoning and is fully compatible with the residential character of the neighborhood.



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/30/15



Disclaimer

Scale = 60



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.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

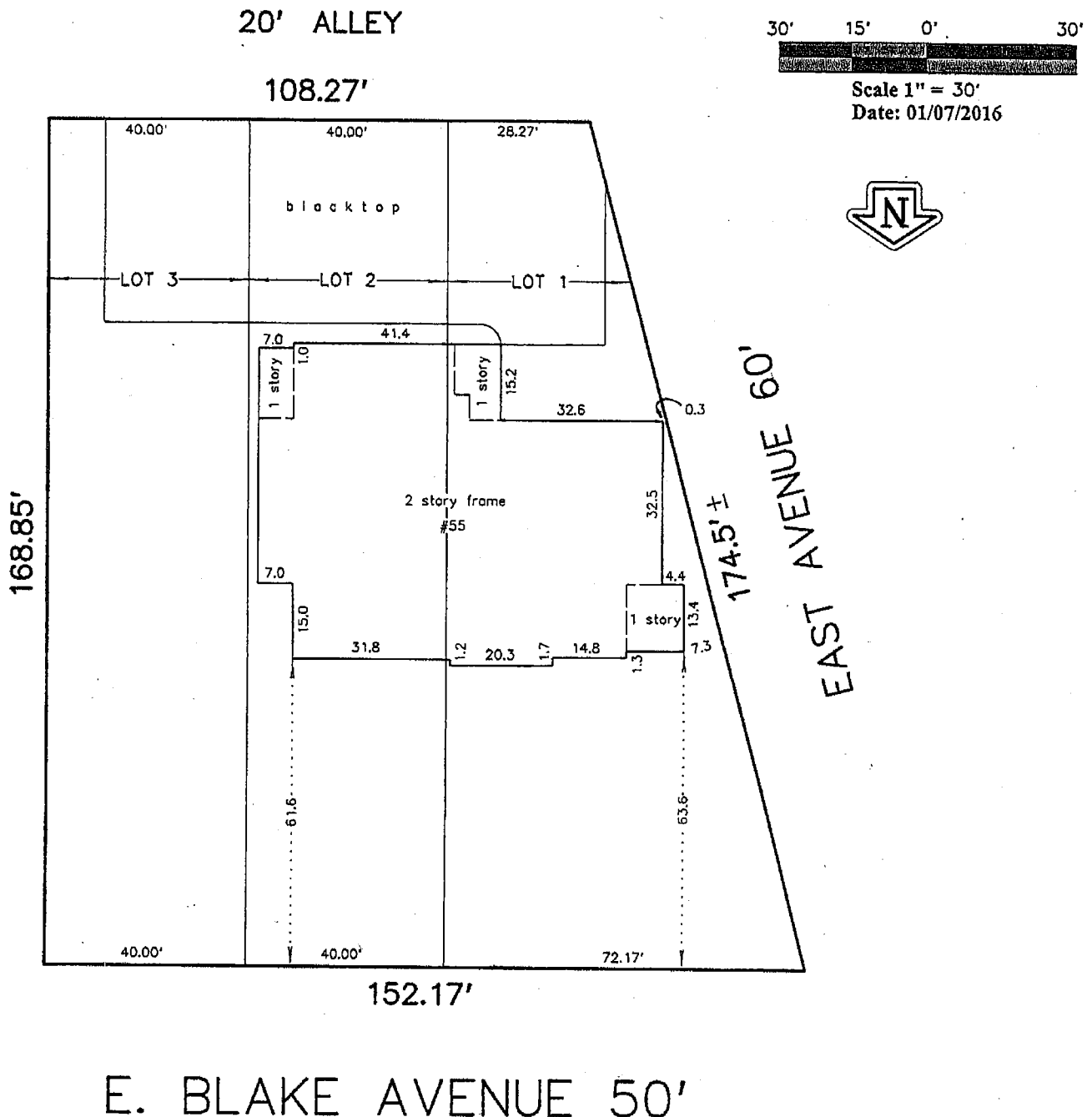
The Huntington National Bank

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lots 1, 2, and 3 Laura M Knickerbocker's Sub., Plat Book 3, Page 440

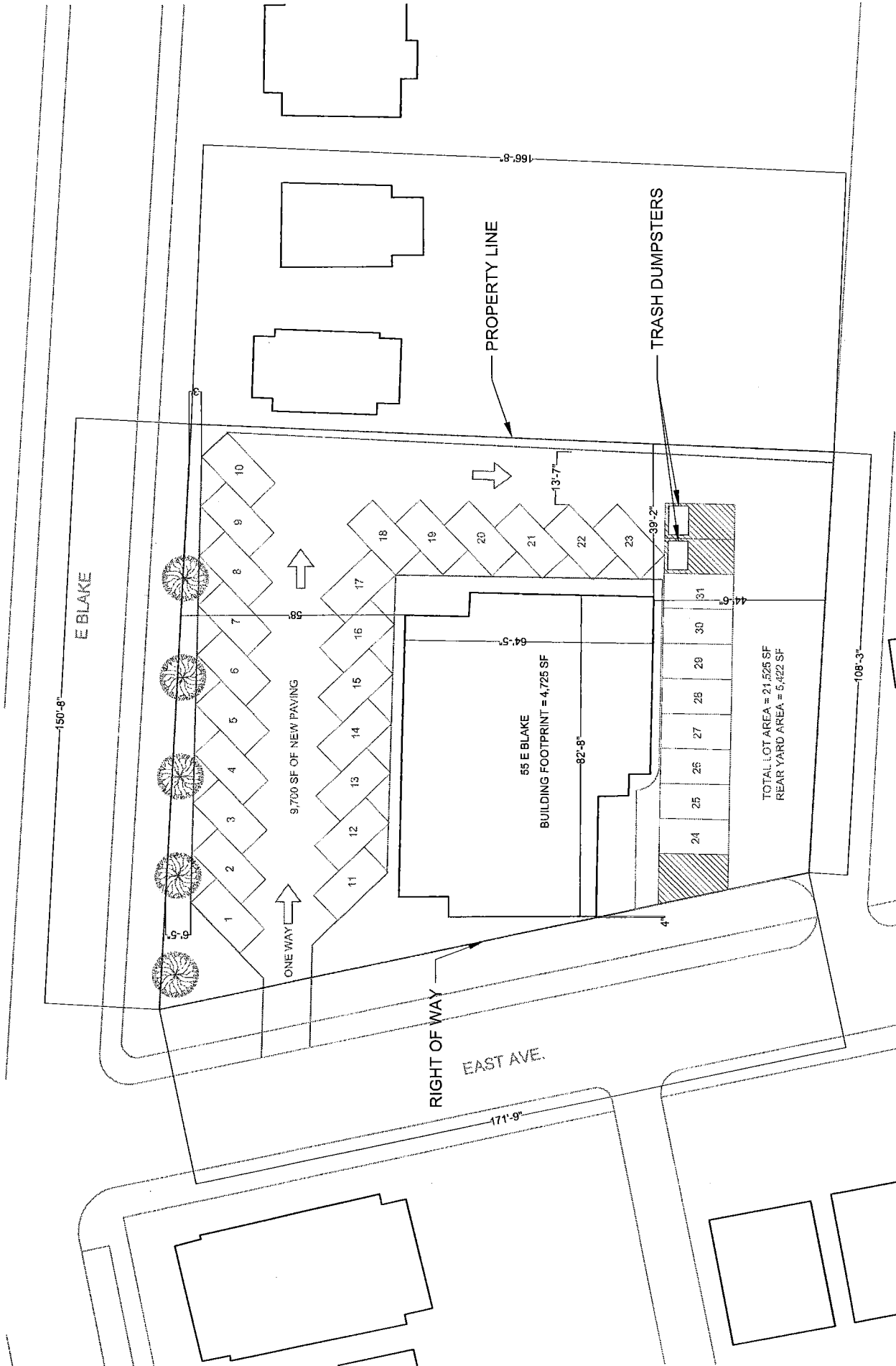
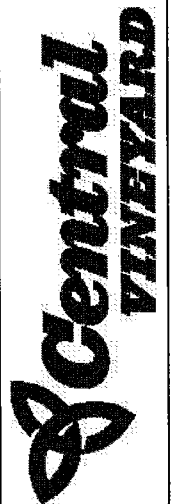
Applicant:

Posted Address: 55 E. Blake Ave., Columbus, Ohio

Apparent Encroachments: 1) None



55 EAST BLAKE
 SITE PLAN



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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) Brent D. Rosenthal
of (COMPLETE ADDRESS) Carlile Patchen & Murphy LLP, 366 East Broad Street, Columbus, Ohio 43215
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:

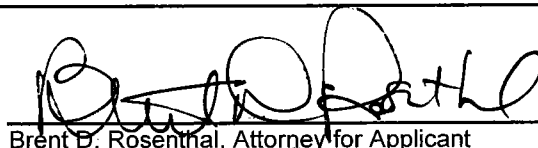
NAME

COMPLETE MAILING ADDRESS

Central Vineyard Church

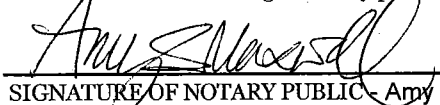
Central Vineyard Church
c/o Jeffrey Cannell, Senior Pastor
2999 Indianola Avenue
Columbus, Ohio 43222

SIGNATURE OF AFFIANT



Brent D. Rosenthal, Attorney for Applicant

Sworn to before me and signed in my presence this 8th day of January, in the year 2016


SIGNATURE OF NOTARY PUBLIC - Amy S. Maxwell

July 7, 2018
My Commission Expires

Notary Seal Here



AMY S. MAXWELL
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 7, 2018

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