

# 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

OFFICE USE ONLY

Application Number: CV16-032 Date Received: 4/27/16  
Application Accepted by: TD + JB Fee: \$1,600  
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341  
Shannon Pine; spine@columbus.gov; 614-645-2208

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 465 N. Champion Ave Col OH Zip: 43203

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 010 03844500 010-05469100 010 05869000

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R3

Area Commission or Civic Association: NEAR EAST AREA Commission

Proposed Use or reason for Council Variance request:

Parking Lot

Acreage: 0.0332

### APPLICANT:

Name: Greater Glory Ministries Phone Number: 614 291 0787 Ext.: \_\_\_\_\_

Address: 487 N. Champion Ave City/State: Columbus OH Zip: 43203

Email Address: greater-glorym88@yahoo.com Fax Number: \_\_\_\_\_

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

Name: Alfonso Jennings Phone Number: 614 582 2758 Ext.: \_\_\_\_\_

Address: 8456 HALEIGH WOODS DRIVE City/State: BLACKICK OH Zip: 43004

Email Address: Jenningsil1@live.com Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**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

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CV16-032

**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.

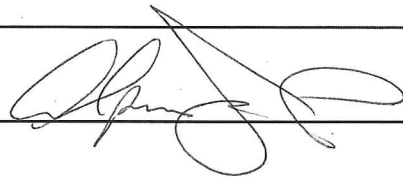
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the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

**Council Variance Request**

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 consist 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 space.

The paved parking will be constructed in accordance with the church's conceptual design plan of which will be submitted with this application as parking lot layout plan. The proposed parking will be constructed in accordance with city code sections except as indicated in the following request code variances.

### 3332.37 Use Variance

Use Variance properties for off street parking constructed in compliance with City Code Chapter 3342

### 3332.25 Maximum Side Yard Required

The Church request a variance for maximum side yard required from 15' to 5' each space. Requiring the 16' side yard would unreasonably and adversely affect our ability to maximize the allotted parking spaces. Granting this variance would not adversely impact surrounding properties or the esthetics of the surrounding neighborhood.

### 3332.26 Minimum Side Yard permitted

The Church request a complete variance for minimum side yard permitted from 5' to 0'. Obtaining this variance will allow us to construct our proposed parking to adjoin our current parking lot.

### 3332.27 Rear Yard

The Church request a complete variance for rear yard. Requiring rear yard would unreasonably and adversely affect our ability to maximize the allotted parking spaces. Granting this variance would not adversely impact surrounding properties or esthetics of the surrounding neighborhood.

### 3332.30 Vision Clearance

The Church request a variance in vision clearance as it pertains to our building to. We do not believe this variance request a hazard because of the proximity of the building to the alley which would be used to access the proposed parking lot. There is little to no pedestrian traffic along the ally and vehicle speed is also low in the ally.

### 3342.17 Parking Lot Screening

The Church request a variance to parking lot screening for adjacent property located south of proposed parking lot site. We believe this variance will not adversely impact surrounding residence and will add to overall esthetics of the parking lot area. Required parking lot screening will be maintained for adjacent property located to the south of proposed parking site that has a dwelling.

### 3342.18 Parking Setback Line

The Church request a variance to the parking lot setback from 25' to 10'. Requiring the 25' parking setback line would unreasonably and adversely affect our ability to maximize the allotted parking spaces. The Church believes having the parking lot entrance along the alley and not Toronto Street reduces the need for a 25' setback along the north side of the parking lot. Having a 10' setback will allow the Church to maintain a setback that will be consistent with the existing setback for its P1 parking lot. Also, having a reduced set back will adversely impact adjacent property owners.

### 3371.02 Parking Setback Line

The Church request a variance to the parking lot setback from 25' to 10'. Requiring the 25' parking setback line would unreasonably and adversely affect our ability to maximize the allotted parking spaces. The Church believes having the parking lot entrance along the alley and not Toronto Street reduces the need for a 25' setback along the north side of the parking lot. Having a 10' setback will allow the Church to maintain a setback that will be consistent with the existing setback for its P1 parking lot. Also, having a reduced set back will adversely impact adjacent property owners.



**Greater "GLORY" Ministries**

**487 N. Champion Avenue**

**Columbus Ohio 43203**

**614 291-0787**

**Bishop Alphonso Jennings, Pastor**

To whom it may concern;

It is our goal in the King-Lincoln district to improve the appearance as well as be a community outreach as a church.

We already do a monthly food bank, a summer bi-weekly Free Produce, receiving our items from Mid-Ohio Food bank.

We are in need of additional parking, we were able to acquire 465 N. Champion Avenue, (two lots) which we need to excavate VIA On Site Excavation.

Per, Frank P. Kownacki, Asset Manager of Land Redevelopment Office, the City of Columbus, after the city have torn the house down, we Greater "GLORY" Ministries Inc. can annex the property located at 475 N. Champion Avenue.

It is our intention to pave these lots next to our church for the additional parking for our church members and also have room for our Free Produce days. And make and maintain these areas thus, beautifying this area.

Thank you

Pastor Alphonso Jennings

THE CITY OF  
**COLUMBUS**

ANDREW J. GANTHER, 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

**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-032

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Greater Glory Ministries  
of (1) MAILING ADDRESS 487 N. Champion Ave Columbus OH 43203

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 465/475 N. CHAMPION AVE Col. OH, 43203  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4-27-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Greater Glory Ministries  
Alphonso Jennings  
8456 HALEIGH WOODS DR Blacklick OH,  
43004

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

Greater Glory Ministries

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

(5) NEAR EAST AREA Commission  
874 OAKWOOD AVE Col, OH 43216  
Ann Womack 614 531 2700

and that the attached document (6) 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 (7)

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19 day of April, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires Feb 1, 2021

Notary Seal Here

*This Affidavit expires six (6) months after the date of notarization.*



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Please make checks payable to the Columbus City Treasurer



<b>EXHIBIT A, Public Notice</b>  <b>CV16-<u>032</u></b>		
<b><u>APPLICANT</u></b>	<b><u>PROPERTY OWNER</u></b>	<b><u>ATTORNEY</u></b>
Greater "GLORY" Ministries Inc. c/o Alphonso Jennings  487 N. Champion Avenue Columbus, OH 43203	Greater "GLORY" Ministries Inc. c/o Alphonso Jennings  487 N. Champion Avenue Columbus, OH 43203	
<b><u>COMMUNITY GROUP</u></b>		
Near Eastside Area Commission		
	<b><u>PROPERTY OWNERS WITHIN 125 FEET</u></b>	
Presidio Group 492 N. Ohio Ave Columbus Ohio 43203	Terrance Springer 474 N. Ohio Ave Columbus Ohio 43203	Pamela Gregory 470 N. Ohio Ave Columbus Ohio 43203
Tomika Greathouse 468 N. Ohio Ave Columbus Ohio 43203	Crystal Wingo 464 N. Ohio Ave Columbus Ohio 43203	<b>City of Columbus</b> <b>458 N. Ohio Ave</b> Columbus Ohio 43203
Equity Trust 456 N. Ohio Ave Columbus Ohio 43203	John Little 447 N. Champion Avenue Columbus, OH 43203	Evette Alexander 449-451 N. Champion Avenue Columbus, OH 43203
City of Columbus 455 N. Champion Avenue Columbus, OH 43203	Lori Starn 459 N. Champion Avenue Columbus, OH 43203	Trio Investment 463 N. Champion Avenue Columbus, OH 43203



[illegible]

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### 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 # CV11-032

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Alphonso Jennings

of (COMPLETE ADDRESS) 8456 HALEIGH WOODS DR BLACK HOK OH. 43004

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>Greater Glory Ministries</u> <u>487 N. CHAMPION AVE</u> <u>COLUMBUS OHIO 43203</u> <u>Alphonso Jennings</u> <u>614 507 2758</u> 5 Columbus Based Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27 day of APRIL, in the year 2016

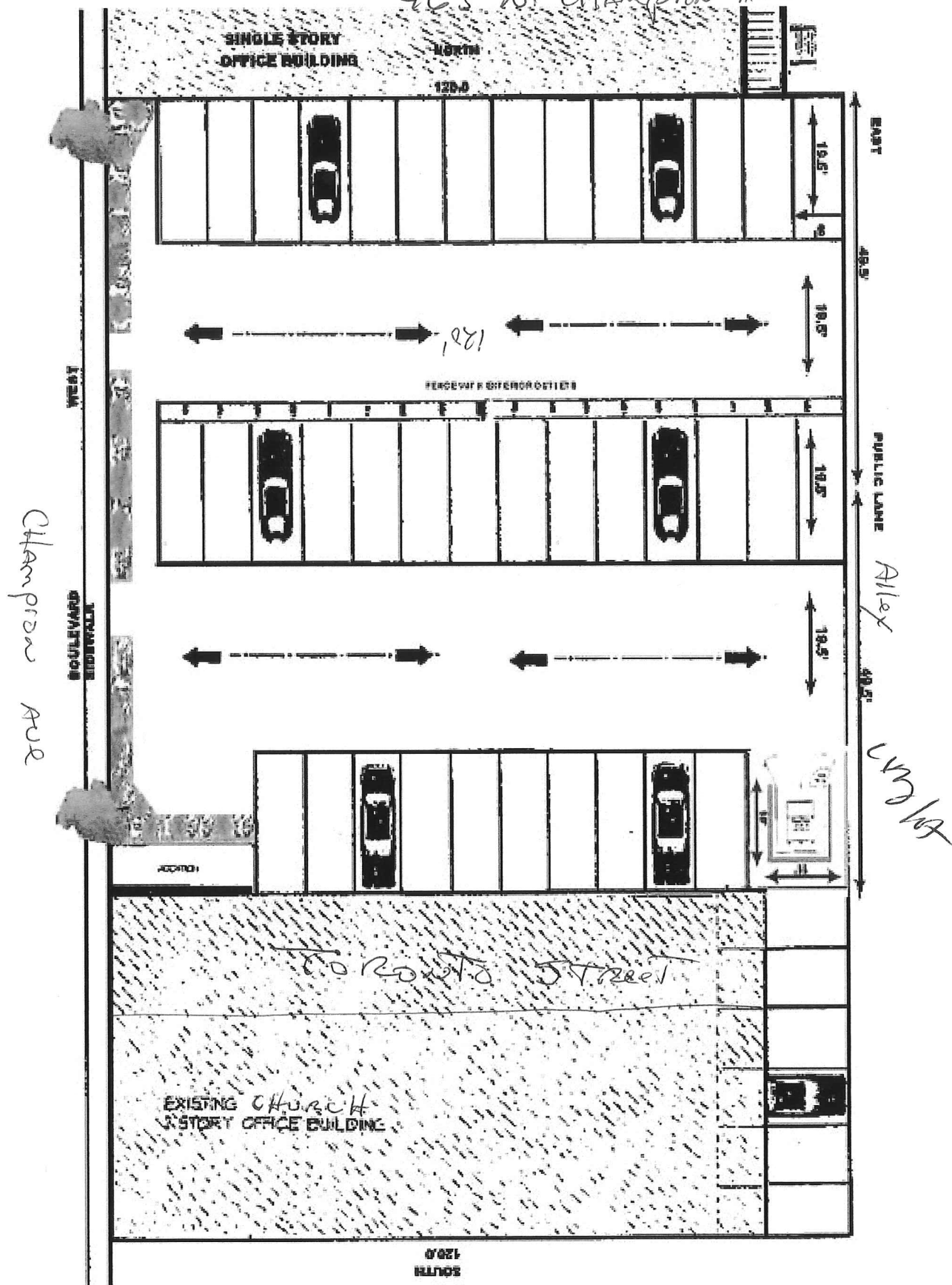
SIGNATURE OF NOTARY PUBLIC

March 5, 2018  
My Commission Expires



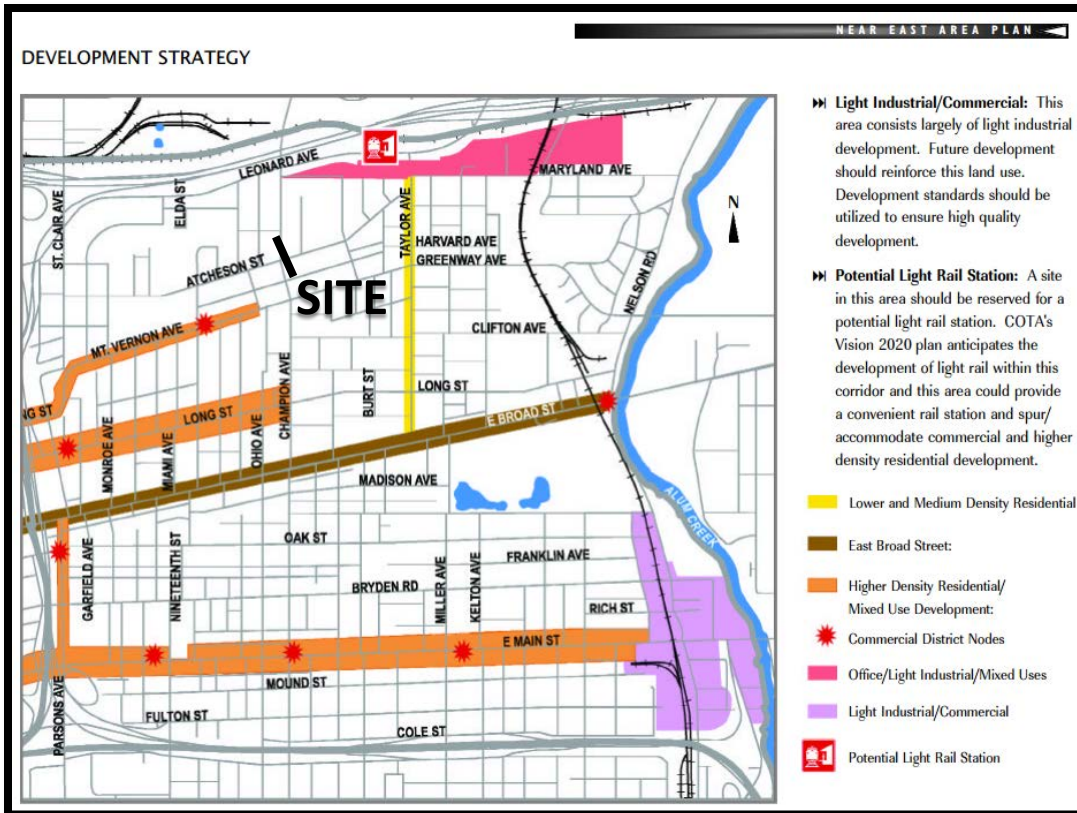
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463 N. Champion Ave





CV16-032  
465 North Champion Avenue  
Approximately 0.03 acres



CV16-032  
465 North Champion Avenue  
Approximately 0.03 acres





CV16-032  
465 North Champion Avenue  
Approximately 0.03 acres