



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-050
Date Received: 4/14/15
Commission/Civic: N. Linden
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Comments: 6/23/15

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

OBTAIN A PARKING VARIANCE FOR 11 ADDITIONAL SPACES PER THE
ORIGINAL VARIANCE FOR THIS SITE ISSUED IN SEPT. 2010
SEE ATTACHED SITE PLAN

LOCATION

1. Certified Address Number and Street Name 2533-53 CLEVELAND AVE.
City COLUMBUS State OH Zip 43211
Parcel Number (only one required) 010-060005 & 010-059720

APPLICANT: (IF DIFFERENT FROM OWNER)

Name DDP & ASSOCIATES ARCHITECTS/PLANNERS - DANIEL POPP
Address 855 E. LOOKE RD City/State COLS, OH Zip 43224
Phone # 614-262-7973 Fax # 262-7963 Email DDPARCH@COL.COM

PROPERTY OWNER(S):

Name AS-SALAB - FAREED
Address 2533-53 CLEVELAND AVE City/State COLS, OH Zip 43211
Phone # 614-484-8881 Fax # - Email -
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name DANIEL POPP
Address 855 E. LOOKE RD. City/State COLS, OH Zip 43224
Phone # 262-7973 Fax # 262-7963 Email: DDPARCH@COL.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

BZA15-050
2533-35 Cleveland Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DANNY POPP
of (1) MAILING ADDRESS 855 E. Wacker Dr. Columbus, OH 43224
deposed 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
for which the 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) AS-SHARES MESSID
2533-35 CLEVELAND AVE.
COLUMBUS, OH 43211

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

DANNY POPP - ARCHITECT
614-262-7973

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

(5) NORTH LINDEN AREA COMMISSION
JENNIFER GOSIR
1355 HOBBS DR., COLUMBUS, OH 43224

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED EVIDENCE LABELS

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

SIGNATURE OF AFFIANT

(8)

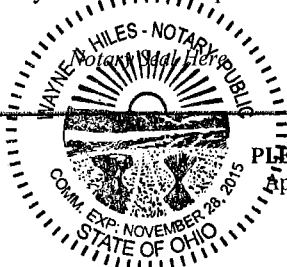
Subscribed to me in my presence and before me this 13 day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

11/28/2015



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IRA BLESSINGS LLC
ABOVE BOARD MGMT
PO BOX 297875
COLUMBUS OH 43229

DARLENE MATTHEWS
2655 KENVIEW RD S.
COLUMBUS OH. 43209

SHERRILLE W MILLER
1683 MINNESOTA AVE.
COLUMBUS OH. 43211

GARY D MILLER
2510 NORTHWOLD RD.
COLUMBUS OH. 43231

TARA N BOSLEY
1679 MINNESOTA AVE.
COLUMBUS OH. 43211

GOSS INDUSRIES INC.
2557 CLEVELAND AVE
COLUMBUS OH. 43211

AZAALAMI MUSTAPHA
2548 CLEVELAND AVE.
COLUMBUS OH. 43211

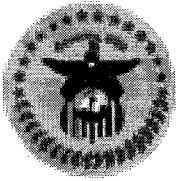
BRANDON D JOHNSON
BENCHMARK BANK
461 BEECHER RD
GAHANNA OH 43230

ROBERT L KNOX
PO BOX 83545
COLUMBUS OH 43203

MATTHEW REEVES JR.
2205 WOODLAND AVE.
COLUMBUS OH. 43211

SALAH ALI Y & THAFER T SKOKANI
5979 ULRY RD.
WESTERVILLE OH. 43081

BZA15-050
2533-35 Cleveland Ave.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-050
2533-35 Cleveland Ave.

One Stop Shop Zoning Report Date: Thu Apr 16 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2533 CLEVELAND AVE COLUMBUS, OH

Mailing Address: 1811 HIGHTOWER DR

COLUMBUS OH 43235

Owner: AS-SAHABA MASJID

Parcel Number: 010060065

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: CLEVELAND AVE/NORTH LINDEN UCO

Graphic Commission: N/A

Area Commission: North Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

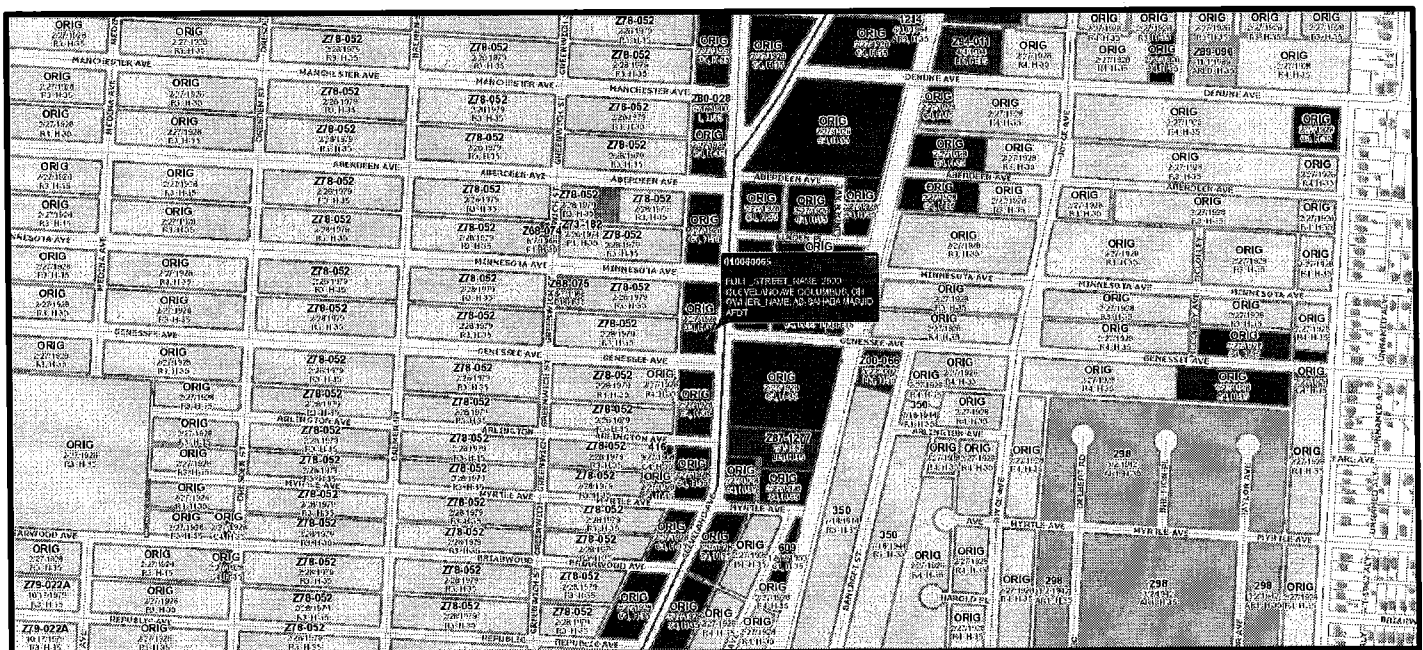
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

BZA15-050
2533-35 Cleveland Ave.

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

THE BLD'G OWNER WISHES TO RECONSTRUCT THE EXIST'G VACANT 2ND FLOOR OF THEIR MOSQUE TO HAVE THE FACILITY'S ADMINISTRATIVE OFFICES & 2 MEN REST ROOMS.

BECAUSE THE OCCUPANT LOAD FOR THE BLD'G IS NOT BEING INCREASED IT IS A HARSHSHIP FOR THE OWNER TO PROVIDE MORE PERSONAL SPACES WHEN THE BUILDING'S OCCUPANTS ISN'T INCREASING. WHEN NOT ATTENDING SERVICES THESE CHURCH ADMINISTRATORS ARE HOME ON THE 2ND FLOOR TAKING CARE OF CHURCH BUSINESS.

VARIANCE FOR 11 PERSONAL SPACES - 3312.47

Signature of Applicant _____

Date _____

4/14/15

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75

20
R/V

580

Ex. 7

Ex. P & S

ALLEY

-Ex Primary Pale

20
R/

-Ex. R/W

U

Ex. R/W

7-11

1

erhead
ondary
ting

Y 18

1

Ex.
Bldg

Ex. Parking

70'
R/W

DOPW(
Undergr
Street Lig

Ex. Parking

586°33'58"E
38.00'

GOSS INDUSTRIES INC
2557 CLEVELAND AVE
PID-010-059599
ZONED C-4

DARLENE MATTHEWS

2551-553 CLEVELAND AVE

PID-010-059304

ZONED C-4

EX.
Bldg

-586°33'58"E — — 101.85'

1	40	39	38	37
---	----	----	----	----

Existing
Shared
Parking

DOPW(P) O.H.
Secondary S.L.

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

21	8	7
20	9	6
19	10	5
18	11	4
17	12	3
16	13	2
15	14	1

Existing
Building

N86°33'58"W 140.00'

BRANDON JOHNSON & RAYMOND SUITER
2525 CLEVELAND AVE
010-059797
ZONED C-4

Ex.
Bldg

Ex. Parking

CLEVELAND AVE

70'
R/W

-Ex. Street Light

Vehicular Access

Ex. CUIA shelter-

Ex. Street Light-



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/3/15



Disclaimer

Scale = 30

Grid
North

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

BZA15-050
2533-35 Cleveland Ave.

ent



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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 #

BZA15-050

2533-35 Cleveland Ave.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANIEL POPP

of (COMPLETE ADDRESS) 955 E. LOOKE DR. COLUMBUS, OH 43224

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

AS-SHALEA HASJID

1811 HIGHTOWER, DR.
COLS, OH 43255

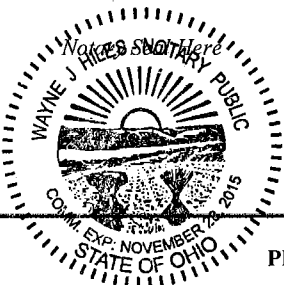
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11/26/2015



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