

## Zoning Report

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### Site Information

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Address	3425 REFUGEE RD, COLUMBUS, OH
Mailing Address	3425 REFUGEE RD COLUMBUS OH 43232-4894
Owner	
Parcel Number	530257926
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	Z98-090, Commercial, C3, 2/23/1999, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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**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: BZA16-158 Date Received: 12 Dec. 2016  
 Application Accepted by: [Signature] Fee: \$1900-  
 Commission/Civic: N/A  
 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:

Title 33-Zoning Code/Chapter 3312-Offset Parking&Loading, Table 3. Parking Variance

Proposed Parking Count-81 spaces Required Parking-113 spaces

**LOCATION**

Certified Address: 3425 Refugee Road City: Columbus Zip: 43232

Parcel Number (only one required): 530-257926-00

**APPLICANT** (If different from Owner):

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

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

Email Address: \_\_\_\_\_ Fax Number: n/a

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

Name: St.Michael Ethiopian Orthodox Tewahedo Church Phone Number: 614.805.5107/409.7114 Ext.: \_\_\_\_\_

Address: 3425 Refugee Road City/State: Columbus, OH Zip: 43232

Email Address: zaksexport@aol.com Fax Number: n/a

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

Name: Melva C. Williams-Argaw, R.A. Phone Number: 614.238.9080 Ext.: \_\_\_\_\_

Address: 3354 E. Broad Street, Suite C City/State: Columbus, OH Zip: 43213

Email Address: melva@xyzprofessionalservices.com Fax Number: 614.238.9070

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE SIN

ATTORNEY / AGENT SIGNATURE Melva C. Williams-Argaw

**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

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Melva C. Williams - Argaw, R.A. of (1) MAILING ADDRESS 3354 E. Broad Street, Suite C Columbus, OH 43213

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 3425 Refugee Road Columbus OH 43232

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) St. Michael Ethiopian Orthodox TeWahedo Church 3425 Refugee Road Columbus OH 43232

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

Melva C. Williams - Argaw (614) 238.9080

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

(5) N/A

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 1. NEW BIRTH CHRISTIAN MINISTRIES 3475 REFUGEE RD COLUMBUS OH 43232 3599 REFUGEE RD COLUMBUS, OH 43232 2. JAMES D. FRYE 3411 REFUGEE RD COLUMBUS, OH 43232 1561 E. WEBER RD COLUMBUS OH 43211 3. WALNUT BUILDERS INC 2677 VEYBURN RD COLUMBUS, OH 4525 HARBOR BLVD COLUMBUS, OH 43232

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

(8) SIGNATURE OF AFFIANT Melva C. Williams - Argaw

Sworn to before me and signed in my presence this 09 day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 12/25/2020



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**BZA16-158**  
**3425 REFUGEE RD**

**APPLICANT/AGENT**

Melva C. Williams-Argaw, R.A.  
XYZ Professional Services, LTD  
3354 E. Broad Street, Suite C  
Columbus, OH 43213

**PROPERTY OWNER**

St. Michael Ethiopian Orthodox  
Tewahedo Church  
3425 Refugee Road  
Columbus, OH 43232

**SURROUNDING PROPERTY OWNERS**

New Birth Christian Ministries  
3599 Refugee Road  
Columbus, OH 43232

James D. Frye  
1561 E. Weber Road  
Columbus, OH 43211

Walnut Builders Inc.  
4525 Harbor Blvd  
Columbus, OH 43232

New Birth Christian Ministries  
3475 Refugee Road  
Columbus, OH 43232

James D. Frye  
3411 Refugee Road  
Columbus, OH 43232

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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:**

Parcel ID#530-257926-00 located at 3425 Refugee Rd is an approximately 2-acre site with an existing religious structure of approximately 4,300sf: current assembly area-1709sf; non-assembly area-2591sf.

The property owner has a building permit approved by the City of Columbus Building Department for expanding the assembly area: existing assembly area - 1709sf; new assembly area-3099sf for a total building area of 5,689sf. Per City of Columbus Title 33-Zoning Code/Chapter 3312-Off-Street Parking & Loading, Table 3, the following parking requirements are for the expanded building structure: Assembly Area-1 parking space/30sf=103 parking spaces; Non-Assembly Area-1 parking space/250sf Assembly Area-3,099sf/30sf=103 parking spaces; Non-Assembly Area-2,591sf/250sf=10 parking spaces for a total of 113 required parking spaces. Proposed Parking Spaces = 81 parking spaces or 72% of required parking.

Because of a leechbed in green space in front of the building there is limited space for meeting the parking requirement. There is no sanitary sewerline in the Refugee Road right-of-way for the Owner to tap into for abandoning the septic tank thus being able to mitigate the leechbed soils for placing additional parking. The City of Columbus Building Department advised that the Owner will not be required to construct a sanitary sewer line to the nearest public sanitary line located approximately 400ft from Owner's property line in a subdivision situated south of the Owner's property. Approval of the Owner's Proposed Site Plan and CC Stormwater Plans submitted to the City of Columbus Building & Zoning Department is contingent upon obtaining a Parking Variance.

Signature of Applicant Melissa C. Williams Spear

Date 12/2/2010

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/30/16



Disclaimer

Scale = 150



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.



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

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melva C. Williams-Argaw  
of (COMPLETE ADDRESS) 3354 E. Broad Street, Suite C Columbus OH 43213  
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>Dr. Eskender Getachew</u>	<u>3425 Refugee Rd</u>
<u>St. Michael Ethiopian</u>	<u>Columbus, OH 43232</u>
<u>Orthodox Tewahedo Church</u>	

SIGNATURE OF AFFIANT Melva C. Williams-Argaw

Sworn to before me and signed in my presence this 09 day of December, in the year 2016

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Jan 25, 2020  
My Commission Expires



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