

Zoning Report

Site Information

| | |
|-----------------|---|
| Address | 5796 KARL RD |
| Mailing Address | 3373 E POWELL RD LEWIS CENTER OH 43035-952 |
| Owner | FAITH LIFE FAMILY CHURCH |
| Parcel Number | 010025377 |
| In Columbus? | Yes |
| County | FRANKLIN |

Zoning Information

| | |
|---|---|
| Zoning | Z76-031, Commercial, C4, 6/23/1976, H-35 Z71-106, Commercial, C4, 12/15/1971, 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 |

Pending Zoning Action

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

Board of Zoning Adjustment Application

BZA17-029

5796 Karl Road

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

OFFICE USE ONLY

Application Number: BZA17-029 Date Received: 3/15/17
Application Accepted by: W. Reiss Fee: \$1,900.00
Commission/Civic: Northland
Existing Zoning: C-4
Comments: 5/23/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

We are looking for a variance for parking. We are
currently at 2175 to 1. Code 3312.49

Reduce required addl. pkg. from 19 to 0 (49 provided)
Legal description from recorder website: 4796 Karl Rd Simkins Subdiv
4967 Acres Lot 1 calculated area .97

LOCATION

Certified Address: 5796 Karl Rd City: Columbus Zip: 43229

Parcel Number (only one required): 010-025377-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Columbus Faith Life Family Church Phone Number: (614) 898 7688 Ext.: _____

Address: 5796 Karl Rd City/State: Columbus, Oh Zip: 43229

Email Address: flfcolts@gmail.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 John A. Corral

PROPERTY OWNER SIGNATURE John A. Corral

ATTORNEY / AGENT 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.

Board of Zoning Adjustment Application

BZA17-029

5796 Karl Road

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** John D. Cascio
of **(1) MAILING ADDRESS** 3373 E Powell Rd Lewis Center, Oh 43031
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 5796 Karl Rd Columbus, Oh 43229
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) Faith Life Family Church
5796 Karl Rd
Columbus, Oh 43229

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

John D. Cascio
(614) 496-8889

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

(5) Northland Community Council
248 E 11th Ave
Columbus, Oh 43201 (614) 645-7371

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) SIGNATURE OF AFFIANT

John D. Cascio

Sworn to before me and signed in my presence this 13th day of March, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

Frank T. Gordish

My Commission Expires

Notary Seal Here



FRANK T. GORDISH
Notary Public, State of Ohio
My Commission Expires April 17, 2018

Faith Life Family Church
5796 Karl Rd
Columbus, Ohio 43229

Northland Community Council
c/o Zoning Chair Person
248 E. 11th Ave
Columbus, Ohio 43201

Grace And Mercy Fellowship
5800 Karl Rd.
Columbus, Ohio 43229

Paul E Graves
5798 Karl Rd
Columbus, Ohio 43229

1680 Properties Ltd
PO Box 29363
Columbus, Ohio 43229

Genco Realty Corp.
PO Box 20493
Columbus, Ohio 43220

480 Properties LLC
PO Box 126
Plain City, Ohio 43064

Granville Centre Assoc. LLC
678 Reisterstown Rd
Pikesville, Md 21208

STATEMENT IN SUPPORT

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. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

We will be using half of our facility as our sanctuary. The other half will be for children's church. They will all be traveling with parents attending services. We are currently at 2.75 to 1. We are also in the process of getting written permission from the property just to our east.

Please see additional page:

Signature of Applicant

John R. Carver

Date

3/13/17

I grew up in this area. I went to school in this area. Graduated from Northland H.S. It has changed since I lived here. My desire is, through our church to help revitalize this area in a positive impact. We not only desire to hold church services, but also want to train people in the proper attitude to maintain a job. Family and financial training.

This building we purchased is the first dinner date I took my wife on. It would be so wonderful if you would consider helping us with permitting this variance.

Thank you for your time,

Don Arnold

Pastor Faith Life Family Church

NOTE TO PLANS EXAMINER

THIS PROJECT IS A CHANGE-OF-USE AND REMODEL FROM THE FORMER "LARUE CONFERENCE & BANQUET" CENTER. THERE ARE NO CHANGES TO THE BUILDING ENVELOPE. ADDITIONAL INFORMATION CAN BE FOUND FROM THE 2014 PLANS APPROVED MAY 02, 2014 (PERMIT #CHAN1404241).

ZONING CODE SUMMARY

THE PROPERTY IS ZONED C-4 AND H-35 (PARCEL ID# 010025377).

RELIGIOUS FACILITIES ARE A PERMITTED USE IN C-4 PER COLUMBUS CODE SECTION 3356.03(A), AS A RESULT OF BEING A PERMITTED USE IN ZONE C-2 IN CODE SECTION 3353.03 (F).

PARKING SPACES REQUIRED: NON-ASSEMBLY: 4851 / 250 PER = 19.4 } 68 SPACES

PARKING SPACES REQUIRED: 1,458 S.F. WORSHIP CENTER / 30 S.F. PER SPACE = 48.6 SPACES

PARKING SPACES PROVIDED: 49, INCLUDING 2 ADA ACCESSIBLE SPACES

BUILDING CODE SUMMARY - 2011 OBC**USE GROUP/CONSTRUCTION TYPE**

EXISTING USE GROUP(S): A-2/B

EXISTING CONSTRUCTION TYPE: III-B

PROPOSED USE GROUP(S): A-3 (INCLUDING CLASSROOM AREAS PER OBC 305.1)

AREA TABULATIONS

TOTAL BUILDING FOOTPRINT = 6,309 S.F.*

TOTAL "BUILDING AREA" WITHIN EXTERIOR WALLS PER OBC 502.1 = 5,939 S.F.

ALLOWABLE AREA PER OBC TABLE 503

9,500 SQ. FT.

FRONTAGE INCREASE PER OBC 506.2 = 36% =

3,420 SQ. FT.

TOTAL ALLOWABLE AREA CALCULATED

12,920 SQ. FT.

TOTAL ACTUAL AREA

5,939 SQ. FT.

HEIGHT TABULATIONS

NO CHANGE IN EXISTING BUILDING HEIGHT.

FIRE RESISTANCE RATINGS

(SEE PLAN FOR LOCATIONS)

EXISTING 2 HOUR RATED FIRE BARRIER (NO LONGER REQUIRED)

AUTOMATIC SPRINKLER SYSTEM

AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED FOR THIS BUILDING.

FIRE ALARM AND DETECTION SYSTEM

A FIRE ALARM AND DETECTION SYSTEM IS NOT REQUIRED FOR THIS BUILDING PER OBC 907.2.1.

OCCUPANT LOAD

CALCULATED OCCUPANT LOAD PER OBC TABLE 1004.1.1 = 270

TOTAL EGRESS PROVIDED = 850

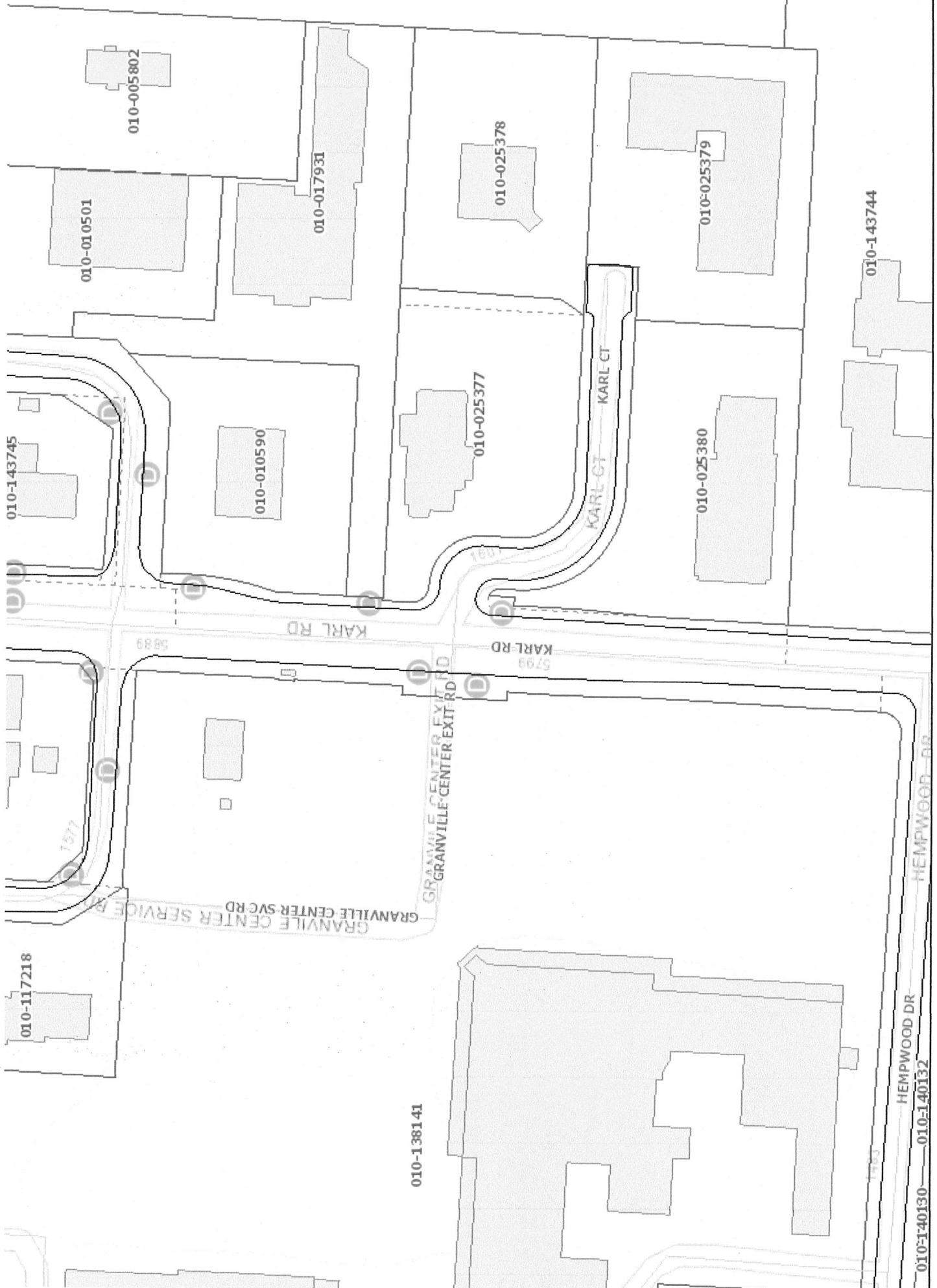
PLUMBING TABULATIONS

ASSEMBLY
MAI ES

ASSEMBLY
FFMAI ES

CLASSROOM
MAI ES

CLASSROOM
FFMAI ES



ParcelID: 010-025377-00
FAITH LIFE FAMILY CHURCH**Map-Rt: 010-O100D -007-01**
5796 KARL RD**Owner**

| | |
|-------------------|---|
| Owner | FAITH LIFE FAMILY CHURCH |
| Owner Address | 3373 EAST POWELL RD LEWIS CENTER OH 43035 |
| Legal Description | 4796 KARL ROAD SIMKINS SUBDIV .997 ACRE LOT 1 |
| Calculated Acres | .97 |
| Legal Acres | 0 |
| Tax Bill Mailing | FAITH LIFE FAMILY CHURCH 3373 E POWELL RD LEWIS CENTER OH 43035-9527 View Google Map |

Most Recent Transfer

| | |
|-----------------|-------------|
| Transfer Date | JAN-12-2017 |
| Transfer Price | \$380,000 |
| Instrument Type | GW |

2016 Tax Status

| | |
|------------------------|------------------------------|
| Property Class | C - Commercial |
| Land Use | 434 - SUPPER CLUB/NIGHT CLUB |
| Tax District | 010 - CITY OF COLUMBUS |
| School District | 2503 - COLUMBUS CSD |
| City/Village | COLUMBUS CITY |
| Township | |
| Appraisal Neighborhood | X4500 |
| Tax Lien | No |
| CAUV Property | No |
| Owner Occ. Credit | 2016: No 2017: No |
| Homestead Credit | 2016: No 2017: No |
| Rental Registration | No |
| Board of Revision | No |

Zip Code 43229

2016 Current Market Value

| | Land | Improvements | Total |
|--------|---------|--------------|---------|
| Base | 325,700 | 129,300 | 455,000 |
| TIF | | | |
| Exempt | | | |
| Total | 325,700 | 129,300 | 455,000 |
| CAUV | 0 | | |

2016 Taxable Value

| | Land | Improvements | Total |
|--------|---------|--------------|---------|
| Base | 114,000 | 45,260 | 159,260 |
| TIF | | | |
| Exempt | | | |
| Total | 114,000 | 45,260 | 159,260 |

2016 Taxes

| Net Annual Tax | Taxes Paid | CDQ |
|----------------|------------|-----|
| 13,859.62 | 6,929.81 | |

Building Data

| Yr Built | Eff Yr | Stry | Structure Type | Sq Ft | Grade |
|----------|--------|------|---------------------|-------|-----------------|
| 1976 | 1986 | 01 | MEDICAL OFFICE BLDG | 6,219 | AVERAGE QUALITY |
| Total: | | | | 6,219 | |

Site Data

| Frontage | Depth | Acres | Historic District |
|----------|-------|-------|-------------------|
| | | .997 | |

"Woldemariam, Adugna M" <AMWoldemariam@columbus.gov>
Zoning number
March 16, 2017 7:57 AM

John:

Please see attached the zoning number you requested for your variance application for PID # 010025377.

Thank you

OneStopPlans

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE
OneStopPlans@columbus.gov
Direct: 614-645-5664
Fax: 614-645-1876
www.Columbus.gov

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: 010025377

Zoning Number: 5796

Street Name: KARL RD

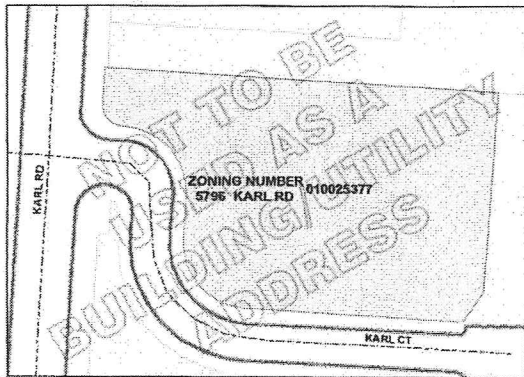
Lot Number: 1

Subdivision: SIMKINS SUB

Requested By: FAITH LIFE FAMILY CHURCH (JOHN CASCIOLI)

Issued By: *John Cascioli*

Date: 3/15/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet
GIS FILE NUMBER: 86839

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PLUMBING TABULATIONS

ASSEMBLY
MAI ES

ASSEMBLY
FFMAI ES

CLASSROOM
MAI ES

CLASSROOM
FFMAI ES

Larry's Lawns & More

Lawn Care, Fertilizing, Leaf Clean-up and Snowplowing
763 Clubview Boulevard South
Columbus, Ohio 43235-1710
(614) 975-0553 Mobile

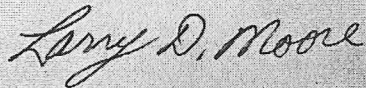
May 2, 2017

Mr. Dan Cascioli
FAITH LIFE FAMILY CHURCH
P.O. Box 297732
Columbus, Ohio 43229

Dear Mr. Cascioli,

I authorize your church to use 19 parking spaces at Granville Centre shopping center on Sundays and other days as needed for your congregation's cars. No overnight parking allowed. No liability is assumed by Granville Centre and its owners.

Sincerely,



Larry D. Moore
Property Manager
Granville Centre
Columbus, OH 43229
614-975-0553
LDM763@wowway

Board of Zoning Adjustment Application

BZA17-029

5796 Karl Road

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 # CHAN 1702669

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John D Casali
of (COMPLETE ADDRESS) 3373 E Powell Rd Lewis Center, Oh 43031
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>John D Casali</u> | <u>3373 E Powell Rd Lewis Center, Oh 43031</u> |
| <u>Kimberly S. Casali</u> | <u>3373 E Powell Rd Lewis Center, Oh 43031</u> |
| <u>Daniel R Rohrer</u> | <u>5258 Ansley Dr Westerville, Oh 43082</u> |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



FRANK T. GORDISH
Notary Public, State of Ohio
My Commission Expires April 17, 2018