## Zoning Report

### Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2485 CLEVELAND AVE, COLUMBUS, OH</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>2916 HAU DR, COLUMBUS OH 43219-3280</td>
</tr>
<tr>
<td>Owner</td>
<td>DIAKITE ALOUSSENY</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010059873</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

### Zoning Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>ORIG, Commercial, C4, 2/27/1928, H-35</td>
</tr>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>CLEVELAND AVE/NORTH LINDEN UCO</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>North Linden Area Commission</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environ</td>
<td>None</td>
</tr>
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### Pending Zoning Action

<table>
<thead>
<tr>
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</tr>
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<tbody>
<tr>
<td>Zoning</td>
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</tr>
<tr>
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<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
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</table>
Board of Zoning Adjustment Application

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

Application Number: BZA17-034
Date Received: 16 MAR 2017
Fee: $1900

Application Accepted by: NORTH LINDEN

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:

VARIANCES, SEE PLANS. REMOVE DEBRIS OF COLLAPSED BUILDING AND FULL TO PROVIDE PARKING AREA IN FRONT OF REMAINING STRUCTURE TO BE REMODELED. PROVIDE REEF SITE VEHICLE ENTRY, 18' WIDE

LOCATION
Certified Address: 2485 CLEVELAND AVENUE City: COLUMBUS Zip: 43211
Parcel Number (only one required): 010-059873

APPLICANT (If different from Owner):
Applicant Name: DAVID HAWKINS (ARCHITECT) Phone Number: 614-582-5954 Ext.:
Address: 2669 EMERSON AVE City/State: COLUMBUS, OHIO Zip: 43204
Email Address: 3x30hawk@yahoo.com Fax Number: 

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: AL DIDKITE Phone Number: 614-783-609 Ext.:
Address: 2916 HAU DRIVE City/State: COLUMBUS OHIO Zip: 43219
Email Address: AL.LK EXPRESS 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

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: Aloussery Apakte
of (1) MAILING ADDRESS: 2916 Hay Drive, Columbus, Ohio 43219
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: 2485 Cleveland Ave, Columbus, OH 43219
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) Aloussery Apakte
2916 Hay Drive
Columbus, Ohio 43219

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

RAJIV HAWKINS, ARCHITECT.
614-522-5954

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

(5) NORTH LINCOLN ZONING CHAIR
WALTER REINER
50 WESTERVILLE RD
COLUMBUS 43281

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 an 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
Isaiah Ayers
2485 Cleveland Ave

Abdul Mansaray
4170 Cleveland Ave

The chapel of Peace
4170 Cleveland Ave

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

(8) SIGNATURE OF AFFIANT
Aloussery Apakte

Sworn to before me and signed in my presence this 6 day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in disapproval of this submittal.
Applications must be submitted by appointment, call 614-645-7433 to schedule.
Please make checks payable to the Columbus City Treasurer

JAMES GINLEY
Notary Public, State of Ohio
My Commission Expires December 4, 2019
SHINING LIGHT BIBLE MISSION CHURCH
95 W FIFTH AV
COLUMBUS OH 43201

LIMOUNI LACHEN
754 KETTERING RD
COLUMBUS OH 43202

MAPADATH SUJIT
7565 SCIOTO PKWY
POWELL OH 43065

OHIO CALIFORNIA DIOCESES SCHOOL OF BIBLICAL, THEOLOGY
2481 CLEVELAND AVE
COLUMBUS OH 43224

NEW HARVEST URBAN ARTS CENTER
1675 ARLINGTON AVE
COLUMBUS OH 43211

ROTTER NATHAN
1665 ARLINGTON AVE
COLUMBUS OH 43211

BARRETT DYLAN E
BARRETT PAULA K
694 DEER TAIL CT
COLUMBUS OH 43230

TAMBISA INVESTMENTS LLC
ROYALTY MANAGEMENT GROUP LLC
555 LINWOOD AVE
COLUMBUS OH 43205

POWELSON JACK D & JUNE E
1665 GENESSEE AVE
COLUMBUS OH 43211

DIAKITE ALOUSSENY
2916 HAU DR
COLUMBUS OH 43219
<table>
<thead>
<tr>
<th>Name</th>
<th>Address 1</th>
<th>Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUCKEYE FUNERAL PROPERTIES LLC</td>
<td>1401 WOODLAND AVE</td>
<td>COLUMBUS OH 43219</td>
</tr>
<tr>
<td>CITY OF COLUMBUS</td>
<td>109 N FRONT ST</td>
<td>COLUMBUS OH 43215</td>
</tr>
<tr>
<td>BSD REALITY GROUP LLC</td>
<td>2794 BROAD ST</td>
<td>COLUMBUS OH 43204</td>
</tr>
<tr>
<td>MARKS FRANCES N</td>
<td>1672 ARLINGTON AVE NE</td>
<td>COLUMBUS OH 43211-1515</td>
</tr>
<tr>
<td>TAMBISA INVESTMENTS LLC</td>
<td>555 LINWOOD AVE</td>
<td>COLUMBUS OH 43205</td>
</tr>
<tr>
<td>DUTIEL JEFFREY D</td>
<td>2851 SUNBURY RD</td>
<td>GALENA OH 43021</td>
</tr>
<tr>
<td>DUTIEL VALERIE M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BAKER JUDITH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BUCKEYE FUNERAL PROPERTIES LTD</td>
<td>2500 CLEVELAND AVE</td>
<td>COLUMBUS OH 43211</td>
</tr>
<tr>
<td>MASJID UI BAYYINAH</td>
<td>2470 CLEVELAND AVE</td>
<td>COLUMBUS OH 43211</td>
</tr>
</tbody>
</table>
Board of Zoning Adjustment Application

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

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:

There is an existing building that almost entirely fills the entire site with only a 180" access along the south side from Greenwich Street (real alley) that terminates against the front portion of the building. It does not extend to Cleveland Ave. Originally the intent was to demolish the remains of the front portion (essentially some framing with extensive damage over a flooded basement) and access the site from Cleveland Avenue. Because of site restrictions we have revised our approach to only access the property from the rear, part in the area formerly occupied by this deteriorating part of the building and restore the remains of the property. This conflicts with requirement for the structure to be on the front property line or within 15' of it. The new 'front' of the building would be 380" from front property line.

Signature of Applicant: __________________________ Date: Dec 14/2016

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
We are maintaining the 'street scape'. We are addressing (5) variances to achieve this.
Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7435 • www.bza.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) Anthony Dikite
of (COMPLETE ADDRESS) 2916 Hall Drive, Columbus, Ohio 43219
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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Dikite</td>
<td>2916 Hall Drive</td>
</tr>
<tr>
<td></td>
<td>Columbus, Ohio 43219</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT

Anthony Dikite

Sworn to before me and signed in my presence this 6th day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC

JAMES GINLEY
Notary Public, State of Ohio
My Commission Expires December 4, 2019

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