

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: CV17-052 Date Received: 7/28/2017
Application Accepted by: SP & TD Fee: \$3,360
Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 3050 SUNBURY ROAD Zip: 43219

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: 010140570

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

Current Zoning District(s): PUD B

Area Commission or Civic Association: NORTH EAST AREA COMMMISSION

Proposed Use or reason for Council Variance request: SEE ATTACHMENT "A" EDUCATION MODULAR
RELOCATION DURING
FOLLOW UP CV PROCESS
REQUIREMENT

Acreage: 14.638

APPLICANT:

Name: BRUCE HARRIS Phone Number: 614 465 0195 Ext.: _____

Address: 985 SCHROCK ROAD City/State: COLUMBUS OHIO Zip: 43229

Email Address: BHARRIS@HARRISAIA.COM Fax Number: 614 985 1194

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

Name: AWC SDA CHURCH Phone Number: 614 743 7575 Ext.: _____

Address: 3050 SUNBURY ROAD City/State: COLUMBUS OHIO Zip: 43219

Email Address: RADOZIER.3125@YAHOO.COM Fax Number: 614 743 7575

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

Name: BRUCE HARRIS Phone Number: 614 465 0195 Ext.: _____

Address: 985 SCHROCK ROAD City/State: COLUMBUS OHIO Zip: 43229

Email Address: BHARRIS@HARRISAIA.COM Fax Number: 614 985 1194

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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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STATEMENT OF HARDSHIP

Application Number: CV17-052

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

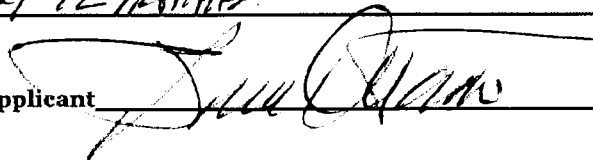
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

OUR REQUEST IS FOR A COUNCIL VARIANCE THAT PERMITS THE TEMPORARY STORAGE/STAGING/DECKING AND EVENTUAL USE OF CLASSROOM MODULARS ADJACENT TO THE EXISTING SCHOOL BUILDING WHILE FOLLOWUP REZONING IS COMPLETED PER CVO2-031A. PER CVO2-031A, THE PROPERTY IS BEING REZONED TO THE APPROPRIATE CLASSIFICATION TO ADDRESS THE PUD & NON-CONFORMING USE FOR EDUCATION. THE REQUEST IS BASED ON THE OWNERS RECORD OF COMMUNITY SUPPORT IN PROVIDING QUALITY EDUCATIONAL SERVICES FOR OVER 15 YEARS & THE NEED TO EXPAND FOR THE UPCOMING 2017/2018 SCHOOL YEAR AS A RESULT OF INCREASED REQUESTS FROM THE COMMUNITY WHILE REZONING IS COMPLETED IN THE NEXT 12 MONTHS.

Signature of Applicant



Date

7/27/2018

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BRUCE HARRIS
of (1) MAILING ADDRESS 985 SHARON ROAD COLUMBUS OHIO 43229

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 3650 SUNBURY ROAD COLUMBUS OHIO 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) EPHRAIM SANCHEZ ATTN MR ROY DOZIER
3650 SUNBURY ROAD
COLUMBUS OHIO 43219

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

BRUCE HARRIS
614 965 0145

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

(5) NORTHERN RIVER COMMUNITY
ALICE PORTER
3130 MCCUTHEON PLACE CEX, OH 43219

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)

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

(8) SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 28 day of JULY, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

11-01-2020
My Commission Expires

Notary Seal



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

Janet Lee Harris
Notary Public, State of Ohio
My Commission Expires 11-01-2020

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CV17-052

ALLEGHENY WEST CONFERENCE
CORP OF SEVENTH-DAY, ADVENTIST
1339 E BROAD ST
COLUMBUS OH 43205

ALLEGHENY WEST CONFERENCE
CORP OF SEVENTH DAY ADVTS
3650 SUNBURY RD
COLUMBUS OH 43219

ALICE PORTER
NORTHEAST AREA COMMISSION- ZONING
3130 MCCUTCHEON PLACE
COLUMBUS, OH 43219

BRUCE A HARRIS
HARRIS ARCHITECTS
PO BOX 2758
WESTERVILLE OH 43086

VINTAGE GROUNDS CHURCH
HUA ZHANG
PO BOX 141327
COLUMBUS, OH 43229

COLUMBUS & SOUTHERN / OHIO ELECTRIC CO
TAX DEPT 27TH FL
PO BOX 16428
COLUMBUS OH 43216-6428

AMER ALWAWI
4785 BRITTONHURST DR
HILLIARD OH 43026-8650

DESTINY THOMPSON or Current Occupant
2133 MCCUTCHEON RD
COLUMBUS OH 43219

JAMES C MERRYMAN or Current Occupant
3800 SUNBURY RD
COLUMBUS OH 43219

GUY E FLORA / KAREN G NOKES
or Current Occupant
3818 SUNBURY RD
COLUMBUS OH 43219-3055

STEPHEN R GRILL, DONNA M VILLAREAL or
Current Occupant
2299 MCCUTCHEON RD
COLUMBUS OH 43219

PATRICIA A OVERTON or Current Occupant
6325 WELL FLEET DR
COLUMBUS OH 43231

TR MIFFLIN TWP
3840 SUNBURY ROAD
COLUMBUS OH 43219

PAHAL SARKI, KALPANA KAMI
HASTA SARKI, DEVI SARKI
or Current Occupant
3049 MCCUTCHEON CROSSING
COLUMBUS OH 43219

DAN GLENN, NANCY S GLENN
or Current Occupant
3233 MCCUTCHEON PL
COLUMBUS OH 43219

EBONY HALE, TRACY P HALE
or Current Occupant
3217 MCCUTCHEON PL
COLUMBUS OH 43219

ERIC W WITT or Current Occupant
3209 MCCUTCHEON PLACE
COLUMBUS OH 43219

JAMARAH R ROBINSON
or Current Occupant
3201 MCCUTCHEON PL
COLUMBUS OH 43219

ANTHONY W CARTER, CATHERINE CARTER
or Current Occupant
3193 MCCUTCHEON PL
COLUMBUS OH 43219

KRISTALINE L WILLIAMS
or Current Occupant
3169 MCCUTCHEON PL
COLUMBUS OH 43219

KIMBERLY S DEMARCUS
or Current Occupant
3161 MCCUTCHEON PL
COLUMBUS OH 43219

MYRA N FERRARI, JOEL R FERRARI or
Current Occupant
3149 MCCUTCHEON PLACE
COLUMBUS OH 43219

LISA PACKER or Current Occupant
3137 MCCUTCHEON PL
COLUMBUS OH 43219

NUWOO L SMITH or Current Occupant
3129 MCCUTCHEON PL
COLUMBUS OH 43219

COREY M STROUD
or Current Occupant
3121 MCCUTCHEON PL
COLUMBUS OH 43219

DANIEL DAFFA
or Current Occupant
3113 MCCUTCHEON PL
COLUMBUS OH 43219

TRACY BROOMFIELD
2643 MANOR HILL LN
COLUMBUS OH 43219

JESSE L BRATCHET
JOYCE E BRATCHET
or Current Occupant
3097 MCCUTCHEON PLACE
COLUMBUS OH 43219

NEERAJ JINDAL
or Current Occupant
3089 MCCUTCHEON PL
COLUMBUS OH 43219

CHARLES BENSON, LYNETTE BENSON
or Current Occupant
5198 DAHLTRY LN
COLUMBUS OH 43220

OHIO PARTNERS LLC
711 TURNBULL AVE STE B
ALTAMONTE SPRING FL 32701

REVENDA C TAYLOR
or Current Occupant
3801 SUNBURY RD
COLUMBUS OH 43219

JANE V LANGWORTHY
or Current Occupant
3681 SUNBURY RD
COLUMBUS OH 43219

DONALD L BACHAROWSKI
DIANA C KUIPER
or Current Occupant
3751 SUNBURY RD
COLUMBUS OH 43219

MANFRED J MAEFFERT
GOTTFRIED G MAEFFERT
or Current Occupant
3785 SUNBURY RD
COLUMBUS OH 43219

PETER BROOKS
or Current Occupant
3741 SUNBURY RD
COLUMBUS OH 43232

CURTIS J MOODY
ELAINE S MOODY
3887 SUNBURY RD
COLUMBUS OH 43219

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, 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

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 Number: CV17-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRUCE HARRIS
of (COMPLETE ADDRESS) 905 SCHROCK ROAD COLUMBUS OHIO 43229

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>EPHESUS SDA CHURCH</u> <u>3650 SUNBURY ROAD</u> <u>COLUMBUS, OHIO 43219</u>	2. <u>ALLEGHENY WEST CONFERENCE</u> <u>SDA CHURCH</u> <u>1339 E. BROAD STREET</u> <u>COLUMBUS OHIO 43205</u>
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 28 day of JULY, in the year 2017

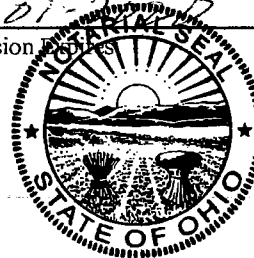
Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

11-01-2020



Janet Lee Harris
Notary Public, State of Ohio
My Commission Expires 11-01-2020

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City of Columbus Zoning Plat



CW17-052

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: 010146570

Zoning Number: 3650

Street Name: SUNBURY RD

Lot Number: N/A

Subdivision: N/A

Requested By: HARRIS ARCHITECTS (BRUCE HARRIS)

Issued By: *Adyana Amarian*

Date: 7/19/2017



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 97404

CV17-052

05413A06

EXHIBIT A to Deed from Schottenstein Trustees to Ephesus Seventh
Day Adventist Church

DESCRIPTION OF 11.638 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Township of Mifflin, Township 1, North Range 17 West, Quarter Township 2, United States Military District, and bounded and described as follows:

Beginning for reference at a point, said point being located in the centerline of Sunbury Road, said point also being the most Northwesterly corner of a 1.00 acre tract of land belonging to Larry and Rosa Craig, of record in Official Record Volume 156, Page F03, at the Franklin County, Ohio Recorder's Office, Thence along said centerline, South, 25°, 17', 30", West, a distance of 107.19 feet to a point, said point being the True Point of Beginning:

Thence from said True Point of Beginning along the Southerly boundary of said Craig tract of land, South, 95°, 49', 00", East, a distance of 466.07 feet (passing an iron pin at 32.16 feet) to an iron pin:

Thence South, 3°, 42', 18", West, a distance of 797.73 feet (passing an iron pin at 767.73 feet) to a point, said point being located in the centerline of McCutcheon Road;

Thence along said centerline of McCutcheon Road, North, 85°, 38' 00", West, a distance of 811.59 feet to a railroad spike, said spike being located at the intersection of Sunbury and McCutcheon Roads;

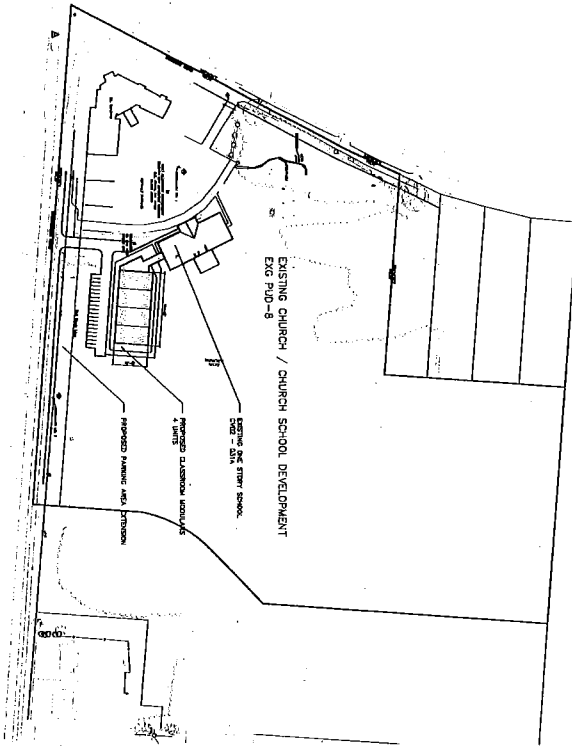
Thence along centerline of Sunbury Road, North, 27°, 38' 06", East, a distance of 722.28 feet to a railroad spike, said spike being located at the intersection of Old Innis Road and Sunbury Road;

Thence along the centerline of Sunbury Road, North 25°, 23', 25", East, a distance of 142.11 feet to the True Point of Beginning and containing 11.638 acres of land more or less.

Subject to all easements, restrictions and right of ways of previous record.

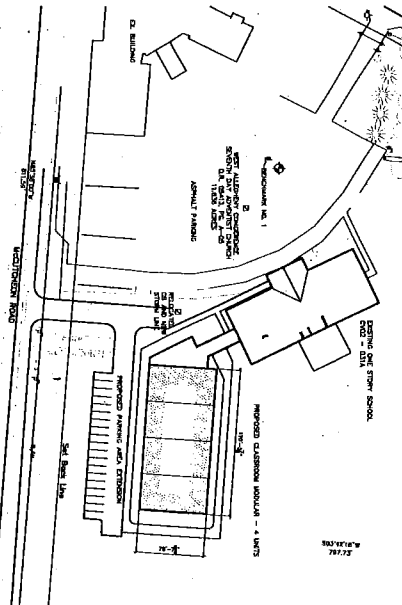
O-56-E
Ac OF
146570
Colo

22085
FRANKLIN COUNTY, OHIO
Recorded: MAR. 1 - 1985 Time 11:45 A.M.
JOSEPH W. TESTA, Recorder
Recorder's Fee \$ 16.00



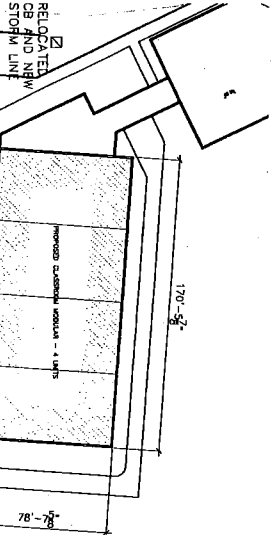
2 EXISTING SITE PLAN

NO SCALE



2 ADO REZONING CONCEPTUAL PLAN

1/64"=1'-0"



3 ENLARGED CLASSROOM MODULAR LOCATION

1/32"=1'-0"

4 GENERAL INFORMATION

CV17-052



PREPARED BY:
BRUCE A. HARRIS AIA
HARRIS ARCHITECTS
985 SCHROCK ROAD
COLUMBUS, OHIO 43229

PREPARED FOR:
ALLEGHENY WEST CONFERENCE
EPHESUS SDA CHURCH
3700 SUNBURY ROAD
COLUMBUS, OHIO

DRAWN BY:
PROJECT NUMBER:
DATE:
SCALE:
SHEET NUMBER:
SHEET TOTAL:

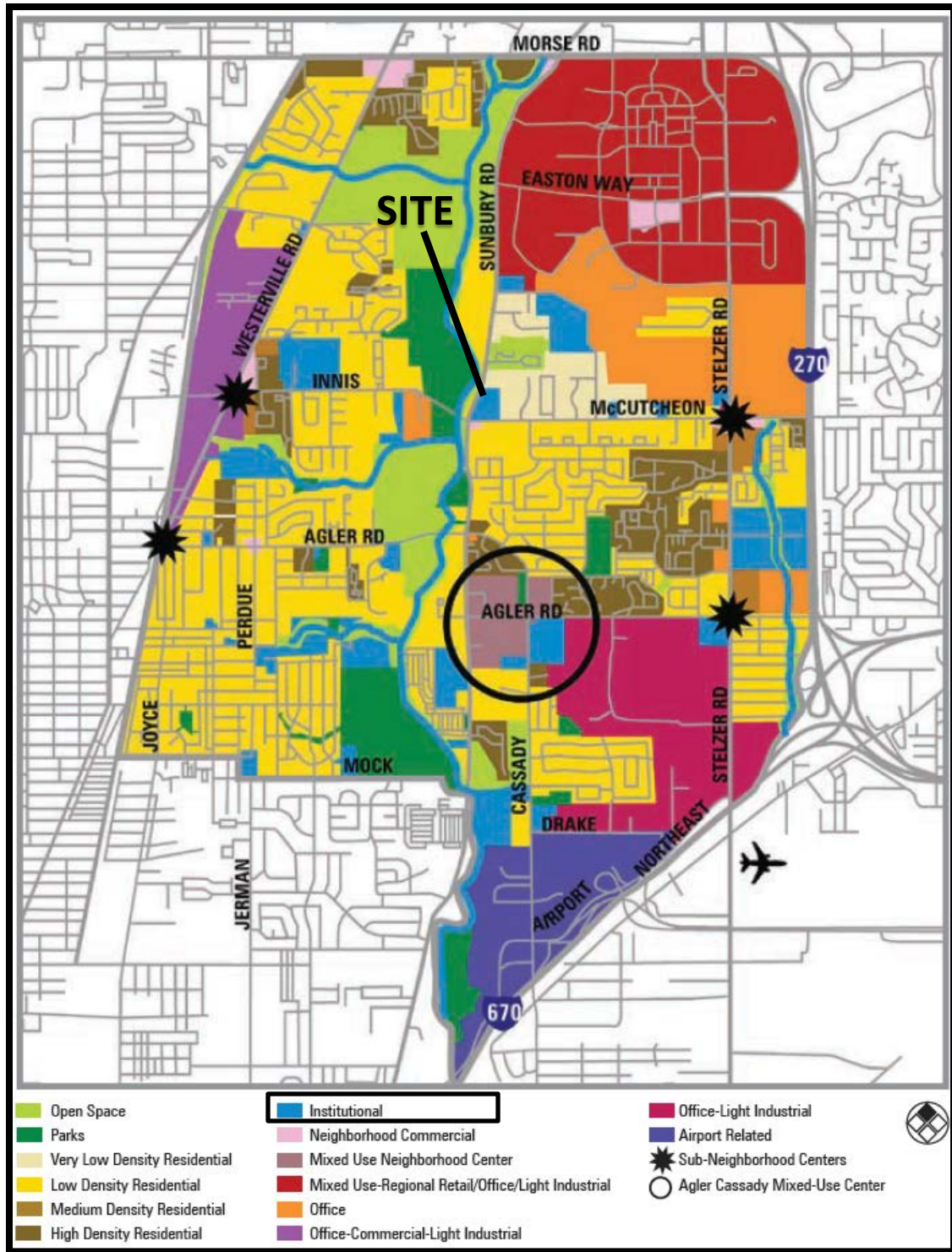
SHEET NUMBER:
21



CV17-052
3650 Sunbury Road
Approximately 11.64 acres



CV17-052
3650 Sunbury Road
Approximately 11.64 acres



Northeast Area Plan (2007)

CV17-052
3650 Sunbury Road
Approximately 11.64 acres



CV17-052
3650 Sunbury Road
Approximately 11.64 acres