

## Zoning Report

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### Site Information

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Address	2833 VALLEY VIEW DR, COLUMBUS, OH
Mailing Address	2833 VALLEYVIEW DR COLUMBUS OH 43204-2010
Owner	GLENWOOD UNITED METHODIST CHURCH
Parcel Number	010111288
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	674, Residential, R2, 10/19/1956, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Greater Hilltop Area Commission
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: BZA17-114 Date Received: 9/12/17  
Application Accepted by: N. Reiss Fee: \$1,900.00  
Commission/Civic: Hilltop  
Existing Zoning: R-2  
Comments: 11/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To request a variance to C.C. 3312.49 - Minimum number of parking spaces required - to allow a reduction in the minimum parking space requirement for a church to accommodate the sale of park property to the City of Columbus.

**LOCATION**

Certified Address: 2833 Valleyview Drive City: Columbus, Ohio Zip: 43204

Parcel Number (only one required): 010-111288

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

Applicant Name: Glenwood United Methodist Church Phone Number: 937.763.0674 Ext.: \_\_\_\_\_

Address: 2833 Valleyview Drive City/State: Columbus, Ohio Zip: 43204

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Glenwood United Methodist Church Phone Number: 937.763.0674 Ext.: \_\_\_\_\_

Address: 2833 Valleyview Drive City/State: Columbus, Ohio Zip: 43204

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: David Hodge Phone Number: 614.335.9320 Ext.: \_\_\_\_\_

Address: Underhill & Hodge LLC, 8000 Walton Pkwy., Ste. 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE By: [Signature] - attorney

PROPERTY OWNER SIGNATURE By: [Signature] - attorney

ATTORNEY / AGENT SIGNATURE [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

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** David Hodge

of **(1) MAILING ADDRESS** Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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** 2833 Valleyview Drive, Columbus, Ohio 43204

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)** Glenwood United Methodist Church

2833 Valleyview Drive

Columbus, Ohio 43204

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

Glenwood United Methodist Church

937.763.0674

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

**(5)** Greater Hilltop Area Commission

Greg Large, Zoning Chair

P.O. Box 28052, Columbus, Ohio 43228

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** David Hodge

Sworn to before me and signed in my presence this 11th day of September, in the year 2017

Notary Seal Here

**(7) SIGNATURE OF NOTARY PUBLIC** Kimberly R. Grayson

1-11-2021  
My Commission Expires



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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**PROPERTY OWNER:**

Glenwood United Methodist Church  
2833 Valleyview Drive  
Columbus, Ohio 43204

**APPLICANT:**

Glenwood United Methodist Church  
2833 Valleyview Drive  
Columbus, Ohio 43204

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**AREA COMMISSION:**

Greater Hilltop Area Commission  
Greg Large, Zoning Chair  
P.O. Box 28052  
Columbus, Ohio 43228

**SURROUNDING PROPERTY OWNERS:**

Powell Circle Apartments LLC  
c/o Jeff Baur  
9856 Archer Lane  
Dublin, Ohio 43017

Benny B. Hitch  
Christian Conference Center, Inc.  
245 North Powell Avenue  
Columbus, Ohio 43204

Young Men's Christian Association  
2879 Valleyview Drive  
Columbus, Ohio 43204

Trista Obrien  
2860 Valleyview Drive  
Columbus, Ohio 43204

Susan Gutknecht  
2850 Valleyview Drive  
Columbus, Ohio 43204

Tricia Burger  
2844 Valleyview Drive  
Columbus, Ohio 43204

2800 Valleyview Drive LLC  
3153 Serpentine Drive  
Hilliard, Ohio 43026

*Note: Labels fit*

**Statement of Practical Difficulty**

**2833 Valleyview Drive**

The applicant / property owner was approached by the City of Columbus Division of Parks regarding the sale of a portion of the southern perimeter of the property to accommodate a trail system. That perimeter is depicted on the attached survey, and on the attached GIS Map. This area cuts through a portion of the church parking lot. The parking remainder that will result after the sale to the City will be below the Zoning Code required number of parking spaces – however it will not be below the existing or anticipated parking demand for the church. The accommodate this transfer for City park use a parking reduction variance is necessary.

The variance requested is to C.C. 3312.49 – Minimum number of parking spaces required.

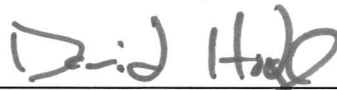
This Code section requires the provision of 1 parking space for each 30 square feet of church meeting area. The sanctuary here is 6424 square feet, requiring therefore 216 parking spaces. The church presently has 194 spaces – which are nowhere near full – and 26 spaces are being sold to the City. The variance request is therefore to reduce the requirement from 216 spaces to 168 spaces.

As mentioned, this church has an aging congregation and does not come close to fully using the parking that is available. Currently the Sunday service attendance is approximately 100, versus the 168-parking space that would be provided after this transfer. Further, there is an informal arrangement whereby many congregants use an adjacent YMCA parking lot to the west, it is expected that this loose arrangement will continue.

These special circumstances do not apply generally to other properties in the same zoning district and are not the result of actions of the property owner / applicant. A variance is necessary to accommodate a City request to facilitate a public purpose in provide additional and more useable park land. The grant of this variance request will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

The applicant respectfully requests the approval of this parking reduction variance.

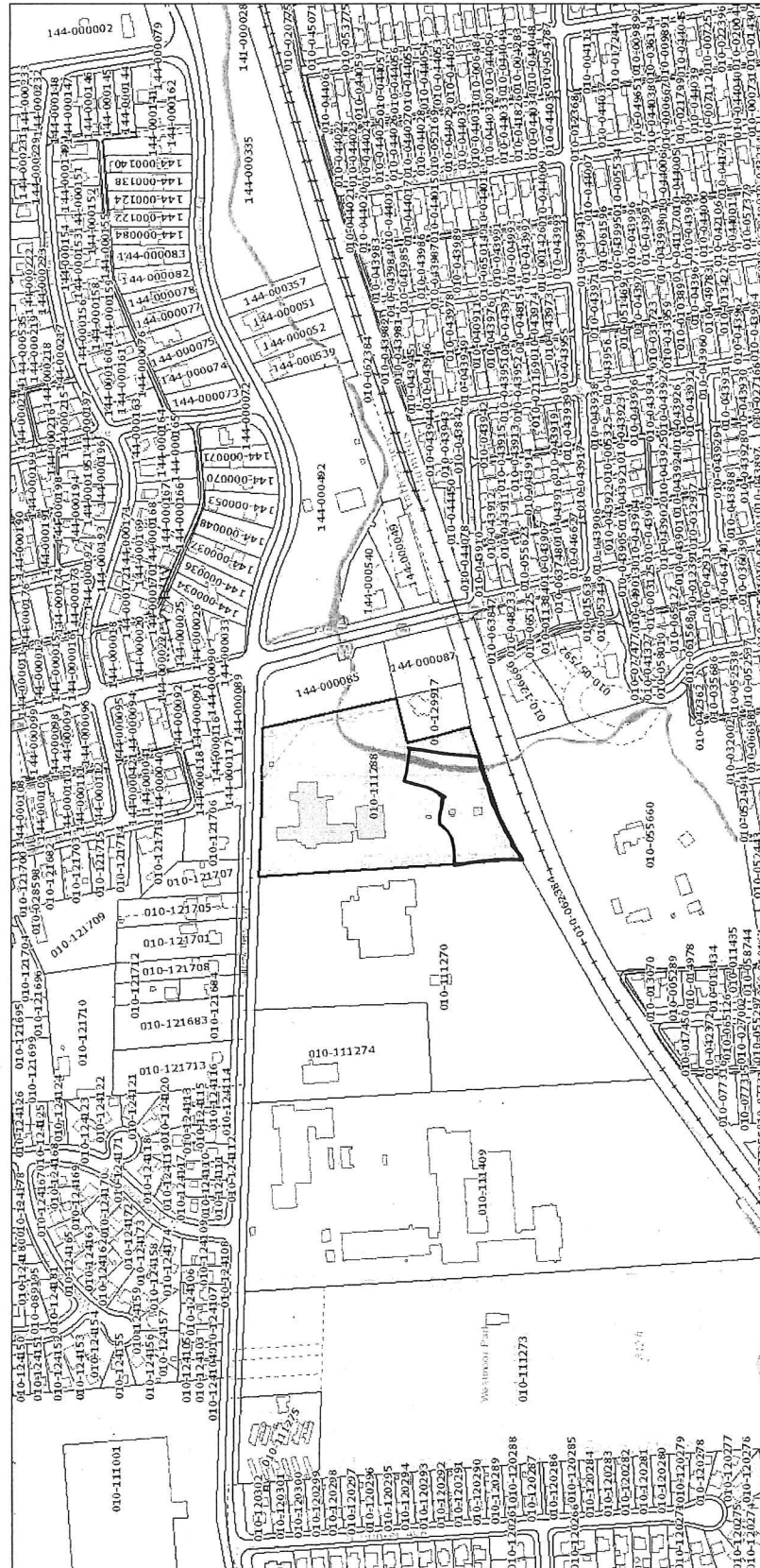
Signature of Applicant: \_\_\_\_\_



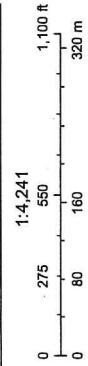
Date: \_\_\_\_\_

9/12/17

0100019B 00500

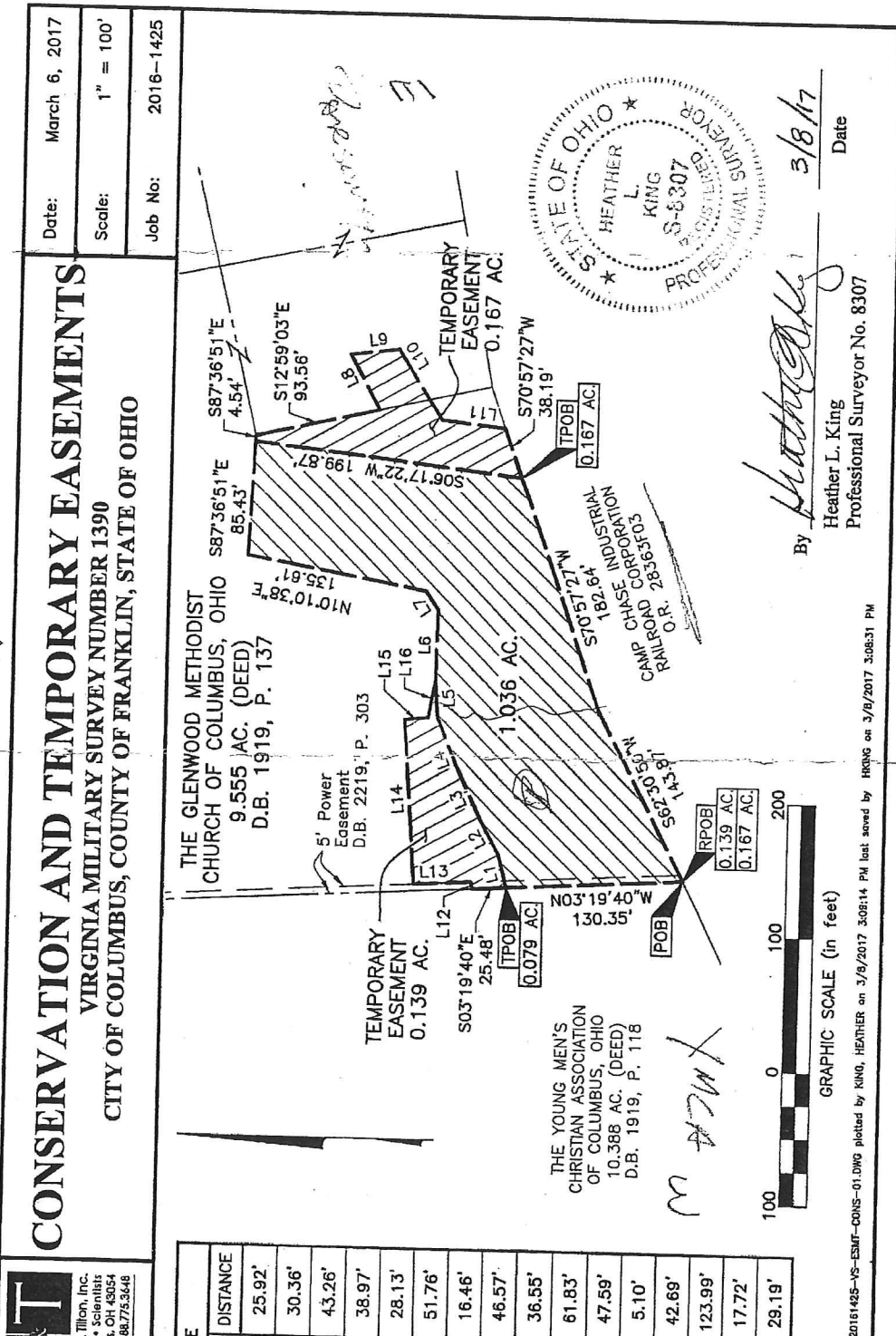


August 29, 2017



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

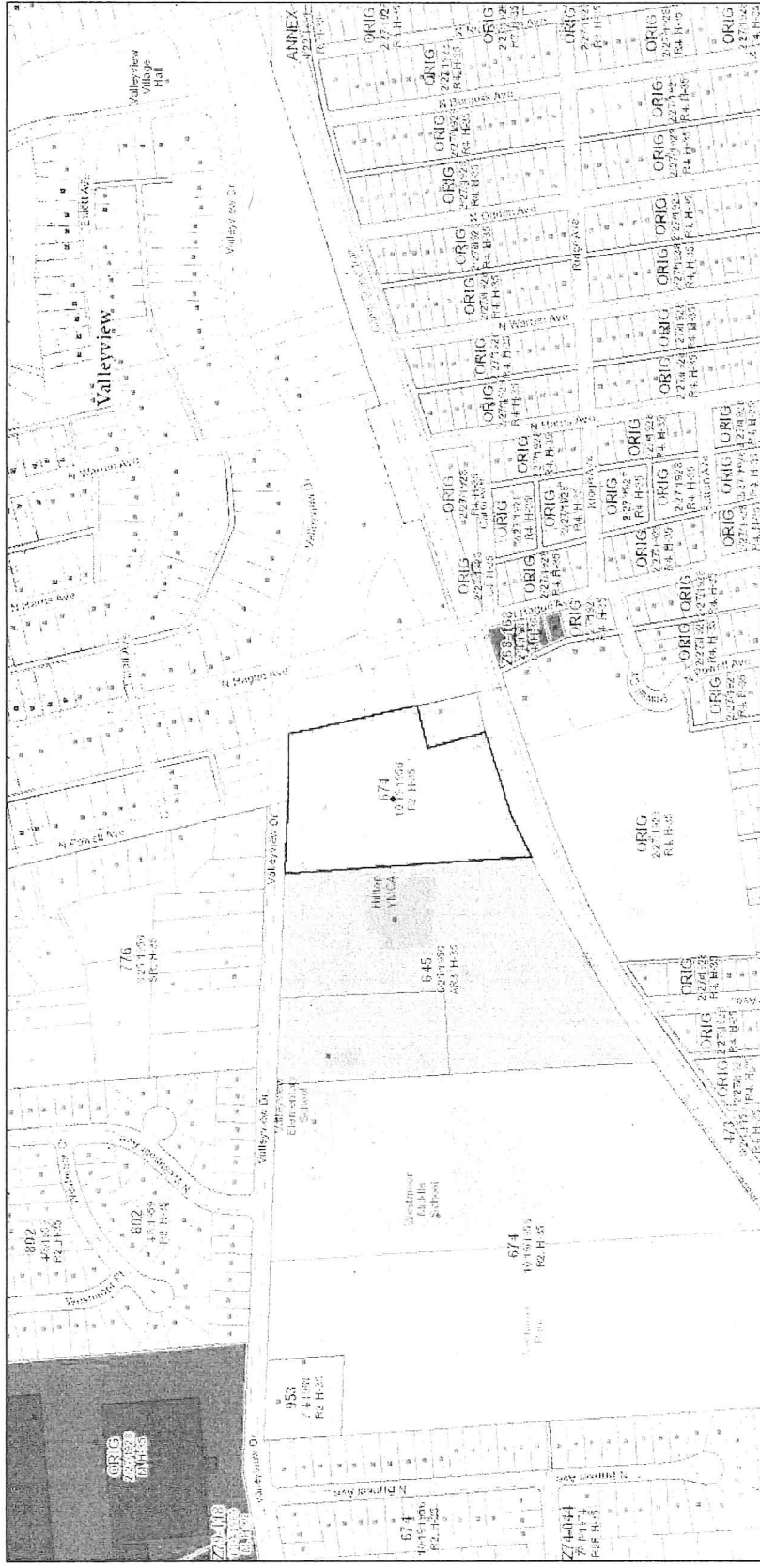
N  
3/20/17



E	DISTANCE
	25.92'
	30.36'
	43.26'
	38.97'
	28.13'
	51.76'
	16.46'
	46.57'
	36.55'
	61.83'
	47.59'
	5.10'
	42.69'
	123.99'
	17.72'
	29.19'



Web AppBuilder for ArcGIS



August 29, 2017

Addresses

Parcels

Corporate Boundary

Council Variance

Special Parking Areas

Base Zoning

Commercial

Downtown District

East Franklin District

Excavation/Quarrying

Institutional

Manufactured Home

Manufacturing

Multi-family

Neighborhood Center

Neighborhood Edge

Neighborhood General

Parking

Research Park

Residential

Town Center

Scale: 1:4,514

0 0.0425 0.085 0.17 mi

0 0.0425 0.085 0.17 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

City of Columbus GIS | Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



**City of Columbus**  
**Zoning Plat**

**BZA17-114**  
**2833 Valley View Drive**



**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: 010111288**

**Zoning Number: 2833**

**Street Name: VALLEY VIEW DR**

**Lot Number: N/A**

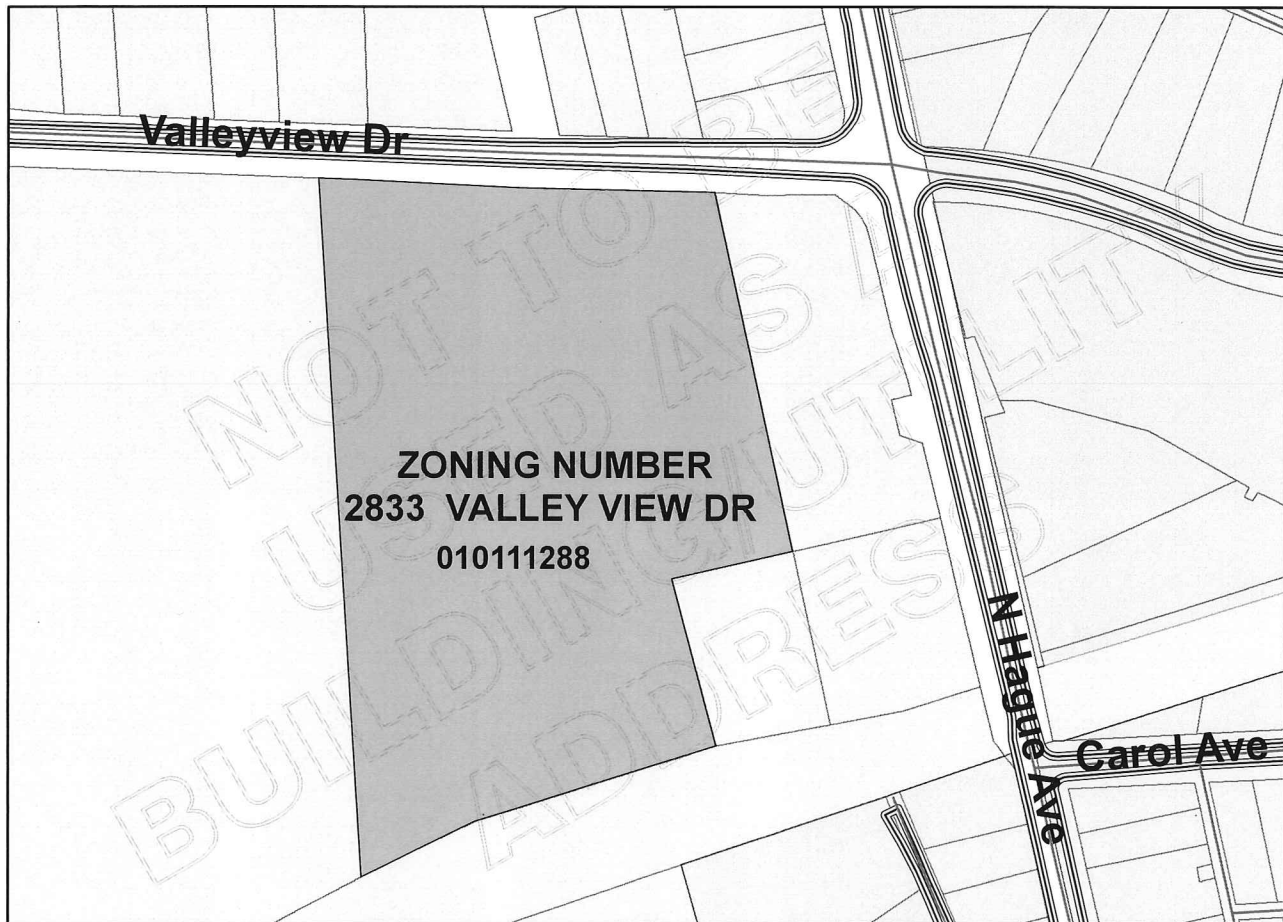
**Subdivision: N/A**

**Requested By: UNDERHILL & HODGE (DAVID HODGE)**

**Issued By:**

*Adyana Amarian*

**Date: 9/8/2017**



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

**SCALE: 1 inch = 200 feet**

**GIS FILE NUMBER: 101555**



Exhibit B



524210176

2421 PAGE 341  
Received... AUG 24 1962...  
Recorded... AUG 24 1962...  
JAMES A. SCHAEFER, Recorder  
Recorder's Fee \$ 2.00  
WARRANTY DEED

TRANSFERRED  
AUG 22 1962  
FRED C. DUNN  
AUDITOR  
FRANKLIN COUNTY, OHIO

17233

KNOW ALL MEN BY THESE PRESENTS: That JOHN A. BROWN, TRUSTEE and JOSEPHINE ANN BROWN, his wife, of the City of Columbus, County of Franklin and State of Ohio, in the consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, to it paid by GLENWOOD METHODIST CHURCH, an Ohio corporation not for profit, of the City of Columbus, County of Franklin and State of Ohio, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said GLENWOOD METHODIST CHURCH, its successors and assigns forever, the following REAL ESTATE, situated in the County of Franklin, State of Ohio, and bounded and described as follows:

Situated in the Village of Valleyview and in the City of Columbus and being a part of the 9.555 acre tract conveyed to Glenwood Methodist Church by deed of record in Deed Book 1919, page 137, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the south east corner of said 9.555 acre tract, said beginning point being in the north right-of-way line of the New York Central Railroad right-of-way and in the centerline of North Hague Avenue; thence from said beginning point South 72° 41' 20" West along the north line of said right-of-way a distance of 124.46 feet to an iron pin; thence continuing along said right-of-way line South 80° 06' 40" West a distance of 199.20 feet to an iron pin; thence North 12° 06' West a distance of 180.00 feet to a point; thence North 77° 15' 30" East a distance of 323.01 feet to a point in the east line of said 9.555 acre tract and the centerline of North Hague Avenue; thence South 12° 06' East along said east line and along the centerline of North Hague Avenue a distance of 180.00 feet to the place of beginning, containing 1.371 acres, subject, however, to all legal rights-of-ways and easements.

This deed is executed by the Grantor and accepted by the Grantee subject to all conditions, restrictions, reservations and easements contained in all former instruments affecting said premises.

LAST TRANSFER: Deed Book Page

TO HAVE AND TO HOLD said premises, with the privileges and appurtenances thereunto belonging, to the said GLENWOOD METHODIST CHURCH, its successor and assigns forever, in trust that such premises shall be held, kept, and maintained as a place of residence for the use and occupancy of the ministers of The Methodist Church who may from time to time be entitled to occupy the same by appointment; subject to the Discipline and usage of said church, as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the grantee, and the grantors reserve no right or interest in said premises whatsoever.

And the said JOHN A. BROWN, TRUSTEE for himself and his heirs and assigns, does hereby covenant with GLENWOOD METHODIST CHURCH, its successors and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except taxes and assessments if any, due in the December 1962 tax collection period and thereafter, all of which the Grantee herein accepts and agrees to pay as a

0-019-B  
ALL OF  
(144)  
000085  
&  
(010)  
111288

Exhibit B

Parcel Number ~~144-000085~~ ~~144-129917~~ 010-129917

Vol 2421 Page 341  
Recorded... AUG 24 1962...  
JAMES A. SCHAEFER, Recorder  
Recorder's Fee \$ 2.00  
WARRANTY DEED

TRANSFERRED  
AUG 22 1962  
FRED C. DUNN  
AUDITOR  
FRANKLIN COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS: That JOHN A. BROWN, TRUSTEE and JOSEPHINE ANN BROWN, his wife, of the City of Columbus, County of Franklin and State of Ohio, in the consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, to it paid by GLENWOOD METHODIST CHURCH, an Ohio organization not for profit, of the City of Columbus, County of Franklin and State of Ohio, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said GLENWOOD METHODIST CHURCH, its successors and assigns forever, the following REAL ESTATE, situated in the County of Franklin, State of Ohio, and bounded and described as follows:

Situated in the Village of Valleyview and in the City of Columbus and being a part of the 9.555 acre tract conveyed to Glenwood Methodist Church by deed of record in Deed Book 1919, page 137, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the south east corner of said 9.555 acre tract, said beginning point being in the north right-of-way line of the New York Central Railroad right-of-way and in the centerline of North Hague Avenue; thence from said beginning point South 72° 41' 20" West along the north line of said right-of-way a distance of 124.46 feet to an iron pin; thence continuing along said right-of-way line South 80° 06' 40" West a distance of 199.20 feet to an iron pin; thence North 12° 06' West a distance of 180.00 feet to a point; thence North 77° 15' 30" East a distance of 323.01 feet to a point in the east line of said 9.555 acre tract and the centerline of North Hague Avenue; thence South 12° 06' East along said east line and along the centerline of North Hague Avenue a distance of 180.00 feet to the place of beginning, containing 1.371 acres, subject, however, to all legal rights-of-ways and easements.

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TO HAVE AND TO HOLD said premises, with the privileges and appurtenances thereunto belonging, to the said GLENWOOD METHODIST CHURCH, its successor and assigns forever, in trust that such premises shall be held, kept, and maintained as a place of residence for the use and occupancy of the ministers of The Methodist Church who may from time to time be entitled to occupy the same by appointment; subject to the Discipline and usage of said church, as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the grantee, and the grantors reserve no right or interest in said premises whatsoever.

And the said JOHN A. BROWN, TRUSTEE for himself and his heirs and assigns, does hereby covenant with GLENWOOD METHODIST CHURCH, its successors and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except taxes and assessments if any, due in the December 1962 tax collection period and thereafter, all of which the Grantee herein accepts and agrees to pay as a

0-019-B  
ALL OF  
(144)  
000087  
&  
(010)  
129917

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY *DR*  
DATE 10/20/04

Received 12-26-1955 At 3:10 P.M.  
Recorded 12-28-1955 In Franklin County  
RAYMOND C. HAEFER, Recorder  
Recorder's Fee \$ 1.40

VOL 1919 PAGE 137

**TRANSFERRED**  
OCT 26 1955  
FRED C. DUNN  
AUDITOR  
FRANKLIN COUNTY, OHIO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Helen H. Kitzmiller and Harrison M. Kitzmiller, wife and husband, the Grantors, who claim title through instruments recorded in Deed Book Volume 1584, page 186, and Deed Book Volume 1584, page 188, Recorder's Office, Franklin County, Ohio, of the City of Hudson, County of Summit, and State of Ohio, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to them paid by The Glenwood Methodist Church of Columbus, Ohio, an Ohio corporation, whose Tax Mailing Address will be 64 South Highland Avenue, of the City of Columbus, County of Franklin, and State of Ohio, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said The Glenwood Methodist Church of Columbus, Ohio, its successors and assigns forever, the following REAL ESTATE, situate in the State of Ohio, in the County of Franklin, and in the Village of Valleyview and Township of Franklin, and bounded and described as follows:

Being part of the 22.935 acre tract conveyed to Helen H. Kitzmiller and Gertrude Haldy by certificate of transfer of record in Deed Book 1584, page 188, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike at the intersection of the centerlines of Valleyview Drive and North Hague Avenue, said spike being the northeast corner of said 22.935 acre tract; thence South 12 deg. 02' East along the centerline of North Hague Avenue and the east line of said 22.935 acre tract 340.12 feet to a point in the north right-of-way line of the New York Central Railroad (80.00 feet in width), said point also being the southeast corner of said 22.935 acre tract; thence South 72 deg. 41' 20" West 124.46 feet along said railroad north right-of-way line and the south property line of said 22.935 acre tract to an iron pin, passing an iron pin at 20.04 feet on the west right-of-way line of North Hague Avenue; thence continuing along said railroad north right-of-way line and said south property line, South 80 deg. 06' 40" West 159.20 feet to an iron pin; South 71 deg. 50' 30" West 253.34 feet to an iron pin; South 63 deg. 45' 40" West 141.49 feet to a point in said railroad north right-of-way line and said south property line; thence North 2 deg. 51' 40" West 773.45 feet along the east line of a 10.388 acre tract to a point in the centerline of Valleyview Drive and the north line of said 22.935 acre tract, passing the south right-of-way line of Valleyview Drive at 743.29 feet; thence South 87 deg. 00' 30" East 608.60 feet along the centerline of Valleyview Drive and the north line of said 22.935 acre tract to the place of beginning, containing 9.555 acres, subject however to all legal highways.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said Grantee, The Glenwood Methodist Church of Columbus, Ohio, its successors and assigns forever. In trust, that said premises shall be used, kept, and maintained as a place of divine worship of the Methodist ministry and members of the Methodist

## Board of Zoning Adjustment Application

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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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**

Glenwood United Methodist Church

2833 Valleyview Drive, Columbus, Ohio 43204

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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