



BOARD OF ZONING ADJUSTMENT APPLICATION
 City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00745
 Date Received: 7 Oct. 2013
 Commission/Civic: _____
 Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1900.-
 Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections.
REFER TO ATTACHED EXHIBIT 'A'

LOCATION

1. Certified Address Number and Street Name 6200 Cleveland Avenue
 City Columbus State Ohio Zip 43231
 Parcel Number (only one required) 600-180814

APPLICANT: (IF DIFFERENT FROM OWNER)

Name The Church of Pentecost U.S.A Inc. Columbus District
 Address 1815 Woodland Av. City/State Columbus OH Zip 43219
 Phone # 614-251-4415 Fax # 614-251-4414 Email ananesarko@yahoo.com

PROPERTY OWNER(S):

Name Branch Banking & Trust
 Address 2000 Interstate Dr STE 400 City/State Montgomery AL Zip 36109
 Phone # (702) 240-0556 Fax # (702) 254-6443 Email ryachebhandt.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent
 Name Michael J. O'Reilly
 Address 30 Hill Rd. South City/State Pickerington OH Zip 43147
 Phone # 614-833-3777 Fax # 866-257-8939 Email: Oreillyloroohio@Tahos.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature] (Isaac Anane-Sarko, Pastor)
 PROPERTY OWNER SIGNATURE [Signature] Izide Yach svp
 ATTORNEY / AGENT SIGNATURE [Signature] Michael J. O'Reilly Attorney at Law

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 all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00745

6200 CLEVELAND AVENUE

One Stop Shop Zoning Report Date: Wed Oct 23 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6200 CLEVELAND AVE COLUMBUS, OH

Mailing Address: 2000 INTERSTATE PARK DR
MONTGOMERY AL 36109

Owner: BB&T

Parcel Number: 600180814

ZONING INFORMATION

Zoning: Z71-053, Commercial, C4
effective 12/22/1971, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

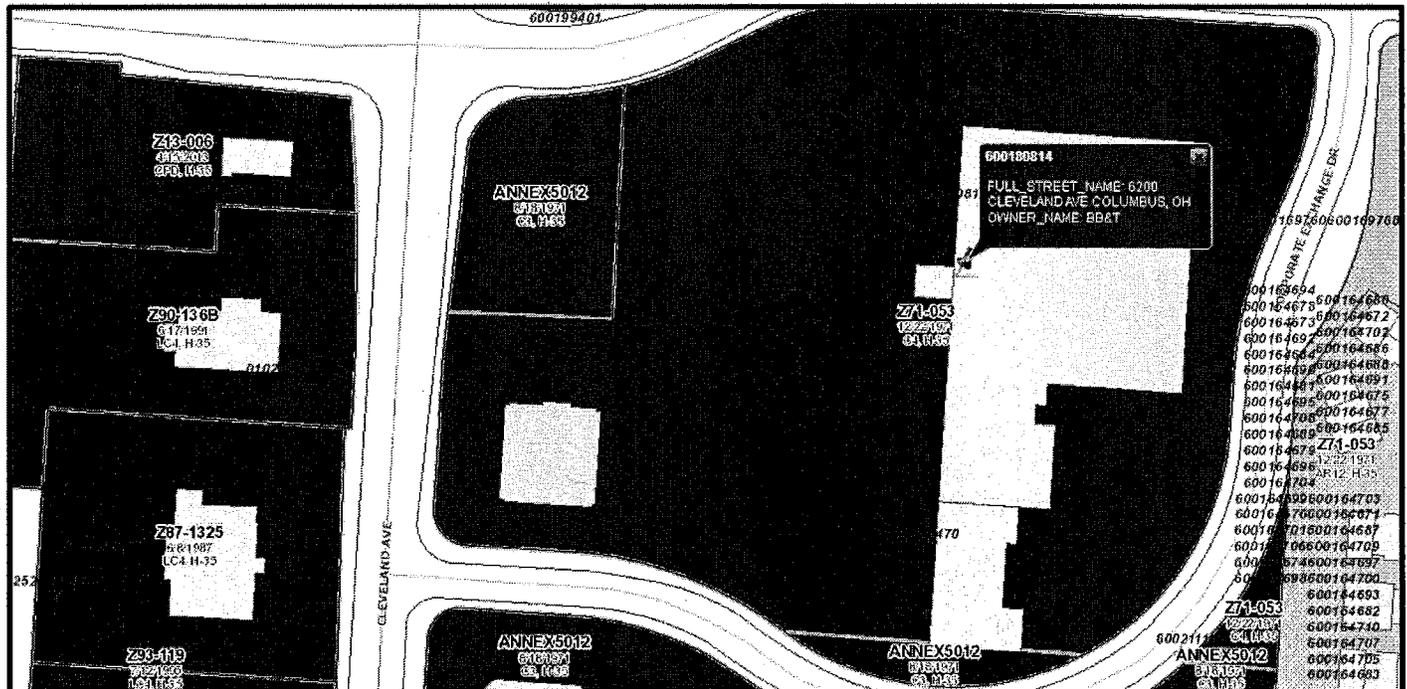
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Josh Mason
of (1) MAILING ADDRESS 30 Hill Road South, Pickerington OH 43147
deposed 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

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 6200 Cleveland Avenue, Columbus, OH 43229
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Branch Banking & Trust
AND MAILING ADDRESS 2000 Interstate Park
Dr STE 400
Montgomery AL 36109

APPLICANT'S NAME AND PHONE # (same as listed on front of application)
The Church of Pentecost USA Inc Columbus Dist
1815 Woodland Av Cols OH 43219

AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council
AREA COMMISSION ZONING CHAIR OR Mr Dave Paul CHAIR
CONTACT PERSON AND ADDRESS P.O. Box 297836 Cols. OH 43229

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:

Table with 3 columns: (6) PROPERTY OWNER(S) NAME, (6A) ADDRESS OF PROPERTY, (6B) PROPERTY OWNER(S) MAILING ADDRESS. Lists 5 property owners including Corporate Exchange Plaza, PaperBank LLC, Eric J Reiser, IS-Can Ohio LP, and Corex Partners LLC.

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 7th day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: Michael J. O'Reilly



MICHAEL J. O'REILLY, ATTORNEY AT LAW
Notary Public, State of Ohio

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STATEMENT OF HARDSHIP

13310-00000-00745

6200 CLEVELAND
AVENUE

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

1. New use will have primary need of parking on Sunday Mornings only.
2. Hardship is lack of required parking spaces on the existing property for future needs when larger worship center is occupied.
3. On-Street parking is not permitted near Property
- 4 Site is not convenient for safe bicycle traffic therefore we also request a Variance from providing Bicycle spaces.

Signature of Applicant

Lead@New Info

Date

Oct. 7, 2013

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EXHIBIT "A"
Board of Zoning Adjustment Application
October 7, 2013

13310-00000-00745
6200 CLEVELAND
AVENUE

Applicant:

The Church of Pentecost, USA, Inc.
Columbus District Office
1815 Woodland Avenue
Columbus, Ohio 43219

Property Location:

6200 Cleveland Avenue
Columbus, Ohio 43231

1. We propose that the number of parking spaces required for the new property use (religious) be reduced to the number of existing parking spaces available on-site. Existing property use is commercial (medical offices) with 315 existing on-site parking spaces. The new use requires 666 spaces. We propose to provide 10 new on-site parking spaces bringing the total on-site parking spaces to 325. [Code reference: 3312.49(C) (2) (c), Table 3]

In order to approach the number of required parking spaces, and since the maximum parking demand is only Sunday mornings, we have requested letters of permission from adjacent property owners allowing use of their parking for this time period. [Code reference: 3312.03 (D)] On-street parking is not permitted around this Property.

2. We propose that the requirement for bicycle parking be waived for this Property. [Code reference: 3312.49 (A) (B)]

This Property is not convenient or easily accessible for safe bicycle traffic.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/3/13



Disclaimer

Scale = 150



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

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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. D provided.

13310-00000-00745
6200 CLEVELAND AVENUE

APPLICATION #

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Isaac Anane-Sarfo
 of (COMPLETE ADDRESS) 1815 Woodland Avenue, 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:

NAME	COMPLETE MAILING ADDRESS
<u>The Church of Pentecost U.S.A. Inc. - Columbus District</u>	<u>1815 Woodland Avenue Columbus Ohio - 43219 (Ohio</u>
<u>Secretary of State (Charter No. 1054039).</u>	

SIGNATURE OF AFFIANT Isaac Anane-Sarfo

Subscribed to me in my presence and before me this 3rd day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC Michael J. O'Reilly

My Commission Expires: Attorney - No Exp.



MICHAEL J. O'REILLY,
ATTORNEY AT LAW
 Notary Public, State of Ohio
 Commission Has No Expiration
 Section 147-03 R.C.

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