



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: # 13310-00000-00840
Date Received: 18 Nov. 2013
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: HF 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. State what it is you are requesting.

3312.49 minimum number of parking spaces required from 117 to 39 on site parking spaces. Additional off premise parking spaces will be leased.

LOCATION

1. Certified Address Number and Street Name 869 East Eleventh Avenue

City Columbus State Ohio Zip 43211

Parcel Number (only one required) 010-051637

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Meadowbrook Christian Fellowship

Address 7985 Hillingdon Dr. City/State Powell Zip 43065

Phone # (740) 881-9930 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Ajack, Inc., et al.

Address 877 E. 11th Ave. City/State Columbus Zip 43211

Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown / Smith & Hale

Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Meadowbrook Christian Fellowship

PROPERTY OWNER SIGNATURE Ajack, Inc. et al.

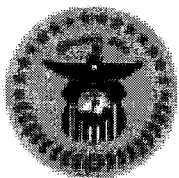
ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

By: [Signature]
By: [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00840
869 EAST 11th AVENUE

One Stop Shop Zoning Report Date: Fri Nov 29 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 877 E 11TH AVE COLUMBUS, OH

Mailing Address: 877 E 11TH AVE
COLUMBUS OH 43211

Owner: AJACK INC

Parcel Number: 010051637

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: South Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

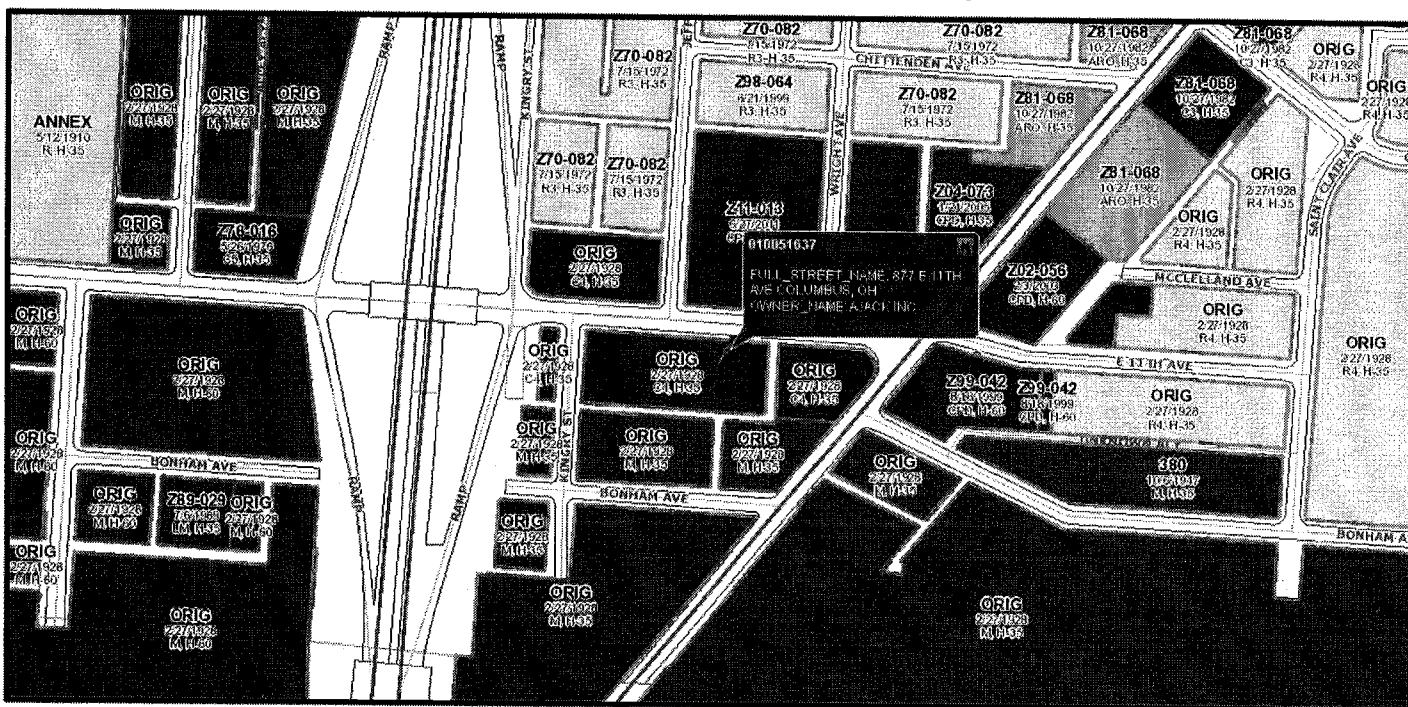
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00840
869 EAST 11th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

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 869 E. 11th Avenue

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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Ajack, Inc.

AND MAILING ADDRESS

877 E. 11th Ave.

Columbus, OH 43211

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

Meadowbrook Christian Fellowship

(740) 881-9930

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

(5) South Linden Area Commission

Mr. George Walker, Jr.

1378 E. 23rd Ave., Columbus, OH 43211

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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
Please see attachment.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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STATEMENT OF HARDSHIP

APPLICATION # _____

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869 EAST 11th AVENUE

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:

Please see attached statement.

Signature of Applicant

[Handwritten signature]

Date

11/18/13

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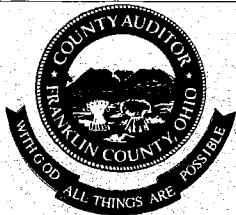
Statement of Hardship

The request is to reduce the required number of parking spaces from 117 to 39 parking spaces on site. The applicant wants to change the use on an existing warehouse building into a church. The proposed site plan includes parking on either side of the building. Additional off street parking will be leased to provide sufficient parking for the members of the church. This site is also served by COTA and some church members will be able to walk to the services.

The site is a combination of a warehouse and two residential structures – all zoned C-4. Both existing uses could be considered non-conforming. These are special circumstances or conditions that do not apply generally to other C-4 zoned properties. The existing conditions were not the result of the actions of the applicant. The proposed site plan provides as much parking as can be provided while reusing the existing warehouse building. The grant of the variance would preserve a substantial property right of the applicant which is possessed by owners of other properties in the same zoning district. The granting of the variance 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 peak parking demand for the church and its members is not the same as the adjacent uses.

Apple 7 PM 11/18/13
attorney for applicant

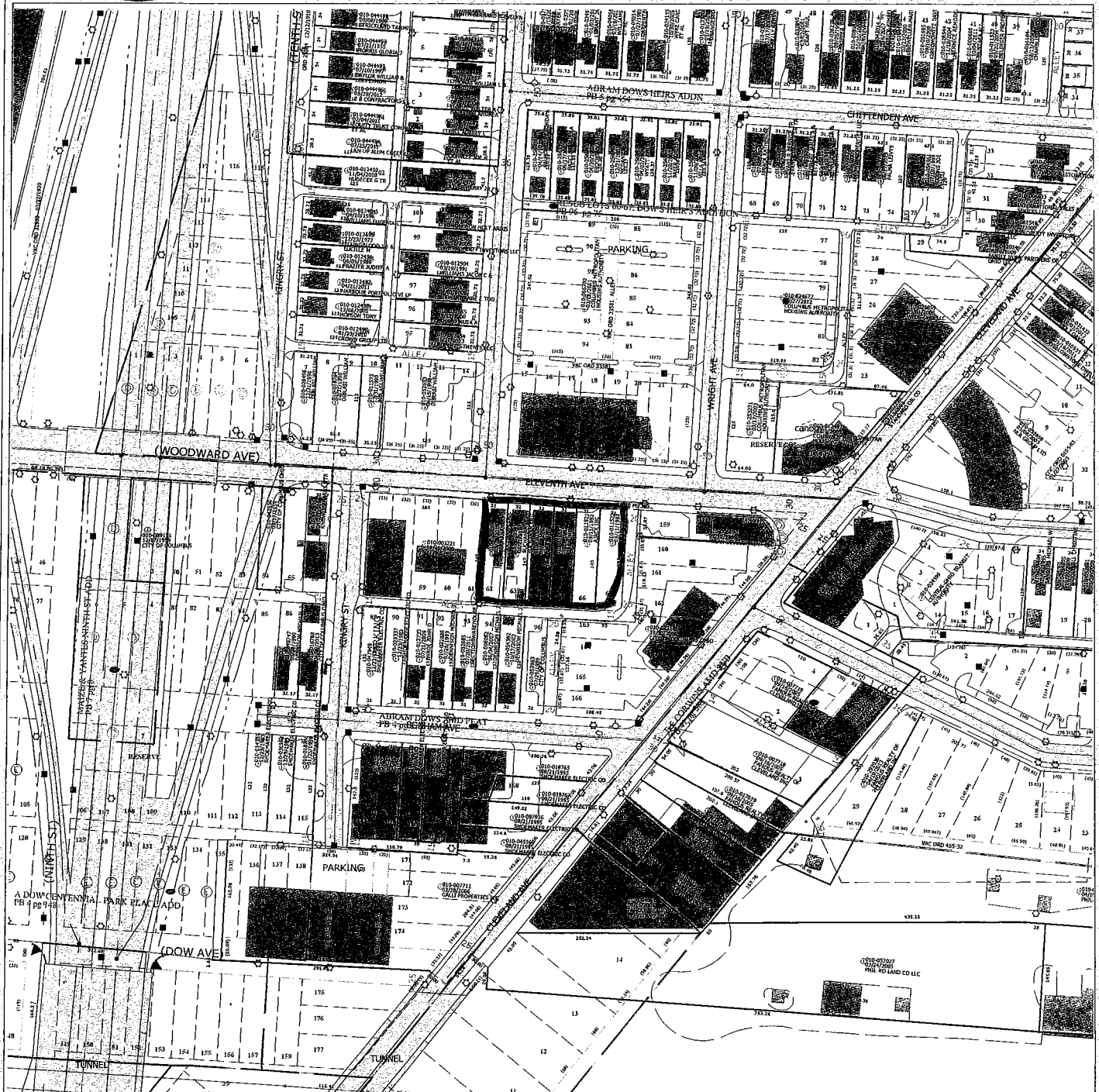
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869 EAST 11th AVENUE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 11/12/13



Disclaimer

Scale = 200

Grid
North

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

13310-00000-00840
869 EAST 11th AVENUE

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on this map.

/ GIS Department

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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. Do not indicate 'NONE' in the space provided.

APPLICATION #

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869 EAST 11th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215

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

Meadowbrook Christian Fellowship, 7985 Hillingdon Dr., Powell, OH 43065

John and Eric Buchanan, 877 E. 11th Ave., Columbus, OH 43221

Ajack, Inc., 877 E. 11th Ave., Columbus, OH 43221

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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