



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 •

OFFICE USE ONLY

Application Number: CV14-027/14315-00000-00326
Date Received: 5/15/14
Application Accepted By: TP + SP Fee: \$1600
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1640 MOUND STREET, COL. Zip 43205
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-028139
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R-3
Civic Association or Area Commission: NEAR EAST SIDE COMMISSION
Proposed use or reason for Council Variance request: PERMANENT SUPPORTIVE HOUSING
Acreage: 0.72

APPLICANT: Name BOB DUCKENS

Address 1667 EAST MAIN STREET City/State COL. OH Zip 43205
Phone # 614-252-8688 Fax # 614-252-6787 Email: -

PROPERTY OWNER(S): Name ROCK OF FAITH BAPTIST CHURCH

Address 1667 EAST MAIN STREET City/State COL. OH Zip 43205
Phone # 614-252-8688 Fax # 614-252-6787 Email: -

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

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name JOHN MCKAY
Address SUITE 230, 1250 CHAMBERS RD City/State COL. OH Zip 43212
Phone # 614-481-8574 Fax # - Email: john.mckay@jmacarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE 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.
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Please make all checks payable to the Columbus City Treasurer



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CV14-027

STATEMENT OF HARDSHIP

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.

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 requested as detailed below:

SEE ATTACHED STATEMENT OF HARDSHIP.

Signature of Applicant

Date

5/15/014

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Attachment "A"

Statement of Hardship

Rock of Faith CDC

Supportive Housing

1640 Mound Street

CV14-027

This Council Variance Application is to permit use of an existing three story vacant convent building in an R3 District to be used for veterans supportive housing, a use not currently allowed under R3 zoning. The interior of the existing building will be renovated to accommodate 15 one bedroom apartments with sitting room, full kitchen and accessible bathroom. The proposed renovation is being performed by the Rock of Faith Community Development Corporation, a federally registered CHDO and is intended to be the anchor for future modernization and renovation of the adjacent vacant school in a community that currently does not provide supportive housing. It is the intent of the applicant to also add a 1200 square feet, 3 story addition to the North of the renovated building to provide activity, meeting and consulting space.

The Council Variance is sought pursuant to Section 3307.10(b) of the Zoning Code and is only for a change of use. The exterior of the building will be retained in its' present form with only the windows being replaced and repair work to the roof and masonry. The proposed three story addition will be in the style of the existing buildings with masonry skin. Blacktop parking will be provided in the existing gravel parking area to the South of the building.

The Applicant respectfully submits that the proposed use is a benefit and improvement to the community and will provide a valuable housing alternative not currently available for those in greatest need. Additionally a building of valuable architectural style will be retained. The applicant wishes to emphasize that the proposed variance will in no way adversely affect the essential character of the site or the surrounding property owners, and will in fact return the building to its original condition.

Furthermore, granting of this variance will in no way impair an adequate supply of light and air to adjacent property since the main structure is existing and the proposed addition will be the same height and an adjunct to the existing building. The granting of this variance also will not unreasonably increase the congestion of the public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

CV14-027

Specific Variance Requested

Apartment Residential Use: To permit the conversion of an existing building in an R3 District to supportive housing for Veterans. Units will be approximately 680 square feet. Parking will be provided in accordance with the requirements of the Zoning Code at 1.5 spaces per unit in an area previously designated for parking. This variance is sought pursuant to Section 3307.10(b) of the Columbus Zoning Code.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-027

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BOB DUCKENS

of (1) MAILING ADDRESS 1667 EAST MAIN STREET. COL. OH 43205

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1640 MOUND STREET.

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) 5/15/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) ROCK OF FAITH BAPTIST CHURCH
1667 EAST MAIN ST.
COL. OHIO 43205.

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

BOB DUCKENS
614-252-8688

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

(5) NEAR EAST AREA COMMISSION
KATHLEEN BAILEY
489 LINKWOOD AVE. COL. OH 43205

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)

☐ (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

(8)

7th

day of

May

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

5-20-16

My Commission Expires:

Notary Seal Here



DONNA R JOHNSON

NOTARY PUBLIC

IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES

MAY 20, 2016

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Renee Butler
919 Oakwood Ave
Columbus, OH 43206

City of Columbus
Land Bank
50 W Gay St 4th Flr
Columbus, OH 43215

CW14-027

Patriarch Holdings LLC
14362 N Frank Lloyd Wright Blvd
Scottsdale, AZ 85260

John and Virginia G Hill
269 Village Dr.
Columbus, OH 43214

Johnny L Griffin, Jr.
510 Seymour Ave
Columbus, OH 43205

Atlantis Property Management
Group LLC
2700 McKinley Ave
Columbus, OH 43204

Yellowstone Dwellings LLC
605 N High St
Columbus, OH 43215

Khari Enaharo
503 Berkeley Rd
Columbus, OH 43205

Just 1 LLC
2097 S Hamilton Rd Suite 99
Columbus, OH 43232

Harbour High Yield Fund LLC
8214 Westchester Dr # 635
Dallas, TX 75225

Matthew S Goldberg
Francis J Freise
76 Hoffman Ave
Columbus, OH 43205

Network Restorations III LLC
910 E Broad St
Columbus, OH 43205

Golden Returns LLC
1456 Indianola Ave
Columbus, OH 43201

Sumonta Jarupan
5696 Firwood Pl
Columbus, OH 43229

Theatre Street Dance Academy LLC
1627 E Main St
Columbus, OH 43205

Apostolic Faith Temple Inc
1634 E Main St
Columbus, OH 43205

Delores Bland
514 Seymour Ave
Columbus, OH 43205

Hogar Community Reinvestment LLC
1001 N 3rd Ave Suite 1
Phoenix, AZ 85003

Buckeye Ranch Inc
1625 E Mound St
Columbus, OH 43205

St Luke Baptist Church
1660 E Main St
Columbus, OH 43205

Malik H Jabbar
1215 Cornell Dr
Dayton, OH 45406

Richard A Zeis Jr
79 Prospect St
Tiffin, OH 44883

Steven D Foster
919 Geers Ave
Columbus, OH 43205

Jason & Rheda Boyd
488 Berkeley Rd
Columbus, OH 43205

James E Meeks
2611 Edington Rd
Columbus, OH 43211

Oscar Bennett
494 Seymour Ave
Columbus, OH 43205

John W & Hester M Stone
1675 Coronet Dr
Columbus, OH 43224

Crown Equities LLC
PO Box 91082
Columbus, OH 43209

Kelly M & Mary E Gebert
PO Box 1264
Westerville, OH 43086

Cynthia J & Amy S Adams-Ward
1619 E Main St
Columbus, OH 43205

Cynthia J & Amy S Adams-Ward
1621 E Main St
Columbus, OH 43205

CU14-027

Bernice E Agnew
484 Seymour Ave
Columbus, OH 43205

Oliver G Edwards
879 Windborne St
Columbus, OH 43230

John McKay
1250 Chambers Rd Suite 230
Columbus, OH 43212

Rock of Faith Baptist Church
Bob Duckens
1667 E Main St
Columbus, OH 43205

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave
Columbus, OH 43206

Near East Area Commission
c/o Kathleen Bailey
489 Linwood Ave
Columbus, OH 43205



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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 # CV14-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BOB DUCKENS

Of [COMPLETE ADDRESS] 1667 EAST MAIN STREET COL. OH. 43205
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 formats

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. ROCK OF FAITH BAPTIST CHURCH 1667 EAST MAIN STREET COL. OH. 43205	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

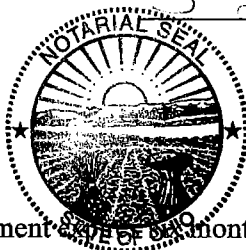
SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 17th day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



DONNA R JOHNSON
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
MAY 20, 2016

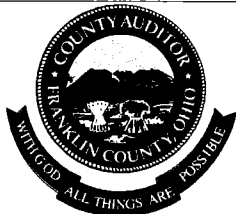
This Project Disclosure Statement expires 6 months after date of notarization.

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[illegible]

JMAC
ARCHITECTS & PLANNERS, LLC

1250 Chambers Road, Suite 230
Columbus, Ohio 43212
Phone: (614) 481-8574



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/6/14



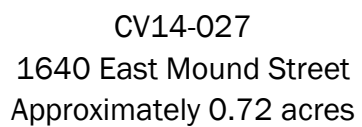
Disclaimer

Scale = 150

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



1640 East Mound Street
Approximately 0.72 acres

DEVELOPMENT STRATEGY

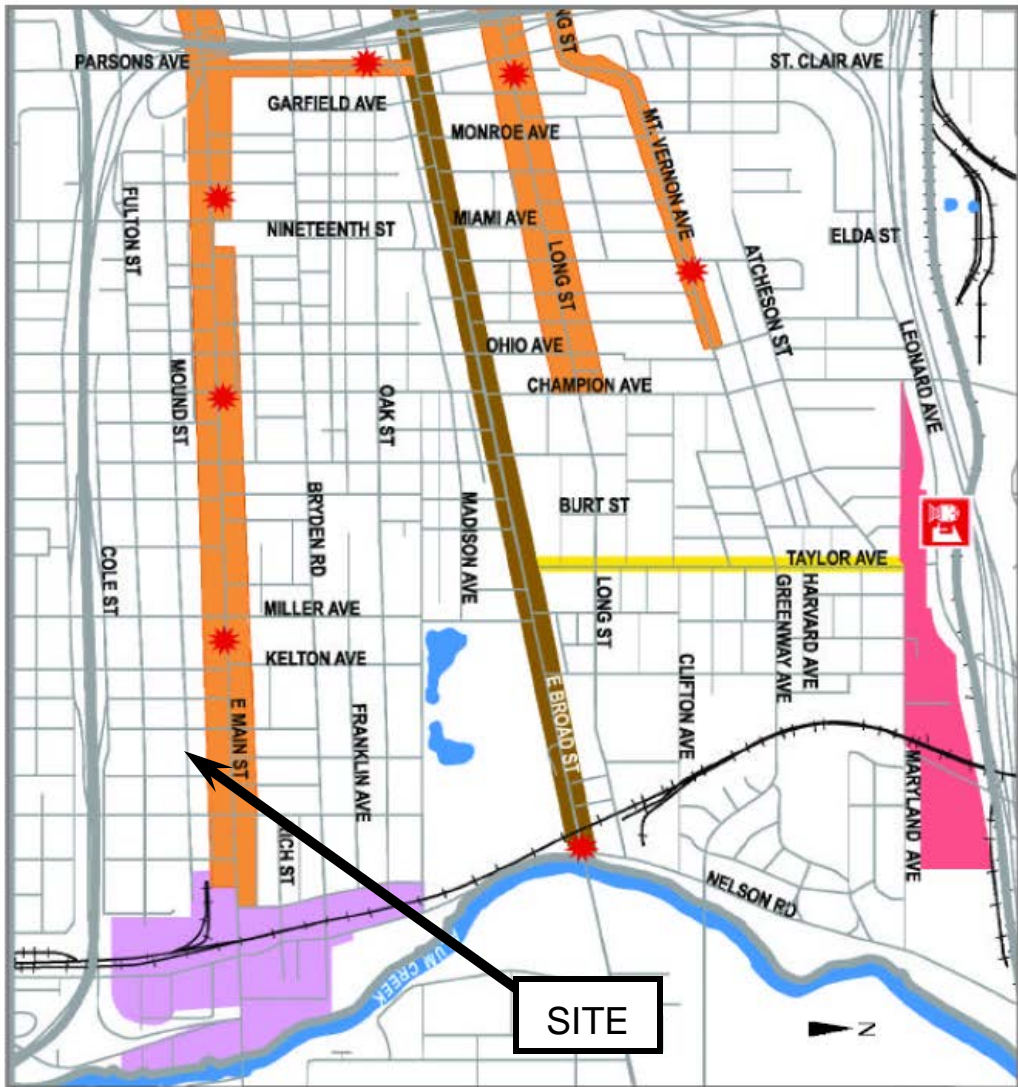
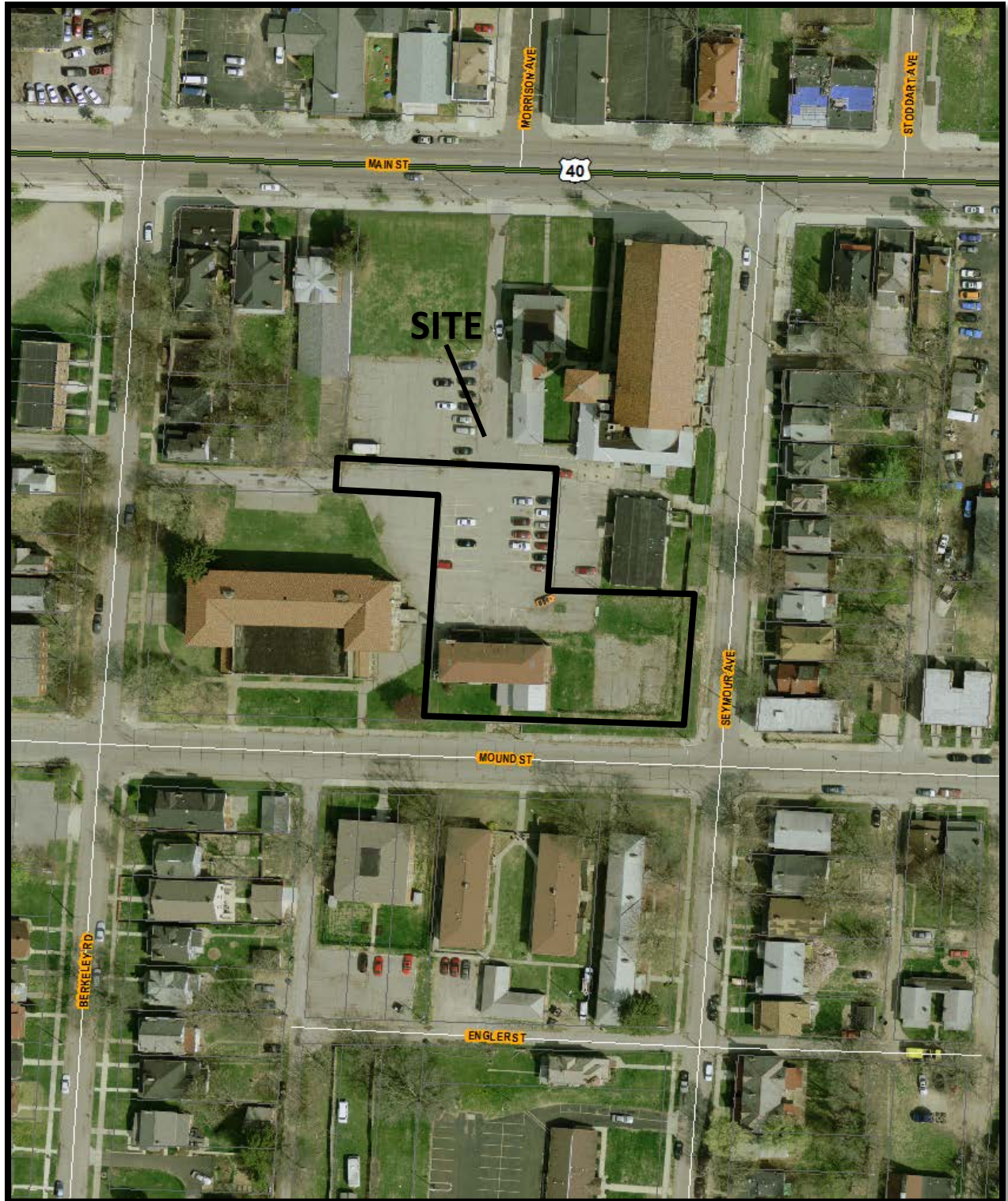


Figure 5

- » **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
- » **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.
- » **Lower and Medium Density Residential:**
- » **East Broad Street:**
- » **Higher Density Residential/Mixed Use Development:**
- » **Commercial District Nodes**
- » **Office/Light Industrial/Mixed Uses**
- » **Light Industrial/Commercial**
- » **Potential Light Rail Station**

LAND USE AND ZONING



CV14-027
1640 East Mound Street
Approximately 0.72 acres