



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: 14310-0-00485
 Date Received: 7/9/14
 Commission/Civic: Northland
 Existing Zoning: AR-O Application Accepted by: D. Reiss Fee: \$1,900.00
 Comments: 9/23/14

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

Variance to Columbus City Code Section 3312.49 to permit 58 parking spaces, a variance of 40 from required 98 spaces for church (use group A2)

LOCATION

1. Certified Address Number and Street Name 5918 Sharon Woods Blvd.

City Columbus State Ohio Zip 43229

Parcel Number (only one required) 010-005855-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Zomi Christian Church
 Address 1180 Shanley Drive City/State Columbus, OH Zip 43229
 Phone # (614) 625-6233 Fax # (none) Email khekpau@gmail.com

PROPERTY OWNER(S):

Name Sharon Woods Ltd., attn: David R. Lessem, Member
 Address P.O. Box 13145 City/State Fairlawn, OH Zip 44334
 Phone # (330) 573-9626 Fax # (330) 867-1068 Email mlessem@live.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Brent D. Rosenthal
 Address 366 East Broad St. City/State Columbus, OH Zip 43215
 Phone # (614) 628-0772 Fax # (614) 221-0216 Email: brosenthal@cpmlaw.com

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

APPLICANT SIGNATURE _____
 PROPERTY OWNER SIGNATURE [Signature] FOR SHARON WOODS LTD.
 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. Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

14310-00485
5918 Sharon Woods Blvd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent D. Rosenthal
of (1) MAILING ADDRESS 366 E. Broad Street, 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 5920 Sharon Woods Blvd. aka
(2) per ADDRESS CARD FOR PROPERTY 5918 Sharon Woods Blvd.
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) Sharon Woods Ltd.
AND MAILING ADDRESS P.O. Box 13145
Fairlawn, OH 44334

APPLICANT'S NAME AND PHONE # (5) Zomi Christian Church
(same as listed on front of application) (614) 625-6233

AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council
AREA COMMISSION ZONING CHAIR OR Dave Paul, Zoning Chair
CONTACT PERSON AND ADDRESS PO Box 297836, Columbus, 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
(See Exhibit A)

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

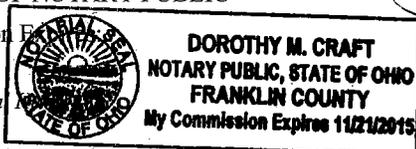
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal



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Please make all checks payable to the Columbus City Treasurer

APPLICANT

Zomi Christian Church
c/o Thang Pau
4827 Almont Drive
Columbus, OH 43229

PROPERTY OWNER

Sharon Woods Ltd.
PO Box 13145
Fairlawn, OH 44334

ATTORNEY

Brent D. Rosenthal
Carlile Patchen & Murphy LLP
366 East Broad Street
Columbus, OH 43215

AREA COMMISSION

Northland Community Council
Dave Paul, Zoning Chair
P.O. Box 297836
Columbus, OH 43229

SURROUNDING PROPERTY OWNERS

5900 Sharon Woods Blvd LLC
3025 Maddie Ct.
Lewis Center, OH 43035

Mid East United Dairy Industry Assoc.
5950 Sharon Woods Blvd.
Columbus, OH 43229

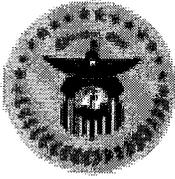
Ohio P&P Enterprises Ltd.
5930 Sharon Woods Blvd.
Columbus, OH 43229

Prime Investments II Ltd.
PO Box 525
Worthington, OH 43085

Reese & Co LLC
c/o Schneider Link LLP
PO Box 123
Hilliard, OH 43028

Reserves at Sharon Woods LLC
8157 Camargo Rd. Ste 2
Cincinnati, OH 45243

14310-00485
5918 Sharon Woods Blvd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00485
5918 Sharon Woods Blvd.

One Stop Shop Zoning Report Date: Wed Jul 9 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5918 SHARON WOODS BLVD COLUMBUS, OH

Mailing Address: PO BOX 13145

FAIRLAWN OH 44334

Owner: SHARON WOODS LTD

Parcel Number: 010005855

ZONING INFORMATION

Zoning: Z67-028, Multi-family, ARO
effective 4/26/1967, 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

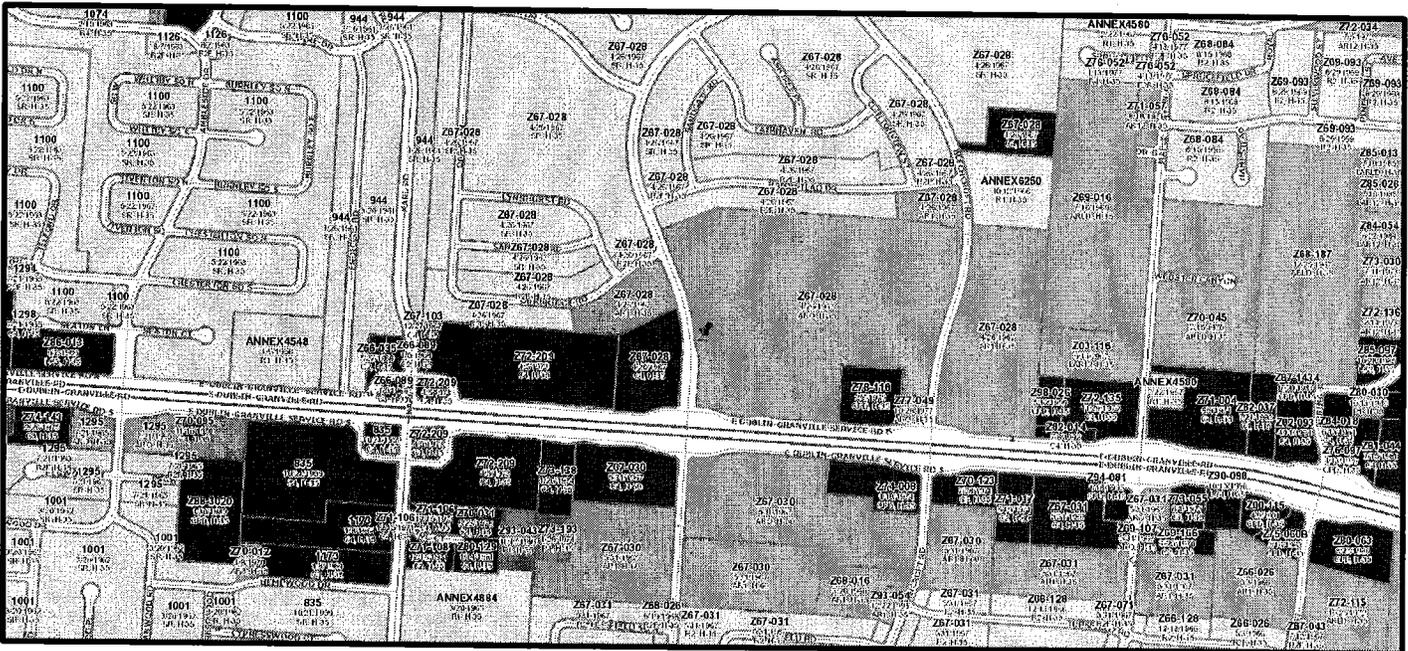
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



14310-00485

5918 Sharon Woods Blvd.

Exhibit A

STATEMENT OF HARDSHIP
BOARD OF ZONING ADJUSTMENT VARIANCE REQUEST
APPLICATION # _____

Applicant: Zomi Christian Church

Subject Property Address: 5918 Sharon Woods Blvd., Columbus, Ohio 43229

Parcel Number: 010- 005855-00

1. Overview. The Applicant seeks to obtain Board of Zoning Adjustment variance to permit the contracted buyer of the property to convert an existing office building to a church. Applicant is in contract to purchase the Property, contingent on obtaining zoning approval.

2. Variences Sought. Applicant seeks the following variance:

a. Section 3312.49C – to permit 58 onsite parking spaces, instead of the required 98.

3. Description of Property. The subject property consists of approximately .967 acres of land, upon which is situated an approximately 12,000 square foot, two-story building. The building was built in approximately 1968, is constructed primarily of brick and has been used as an office building. The property is currently zoned ARO – Multi-Family, and no zoning change is sought. All abutting properties are likewise zoned ARO. Properties to the north and south are used for office purposes, while the property to the east is used as multi-family (apartment) housing.

Applicant is currently preparing plans to modify the building contain sanctuary, classroom, office and common spaces. Each floor will contain approximately 5,946 square feet, with a total of 11,842 square feet. Approximately 1,700 square feet will be used on the first floor for the sanctuary (assembly) while approximately 10,192 will be used for offices, classrooms, common and other non-assembly space. No assembly or sanctuary space is planned for the second floor.

4. Variance Factors. The subject Property is typical of suburban office buildings built in the city in the late 1960s. Their appeal to tenants and possible purchasers is limited or nonexistent and the buildings remain partially leased at best. The Owner has been unable to fill the subject building despite utilizing such attractions as month to month terms, no deposit, and below market rent. The subject Property was acquired by the current Owner in 1984 and it has been trying unsuccessfully to sell it for several years. It has no appeal to an investor and thus it cannot be sold as an office building except to an end user who would use the entire building. Unfortunately, such users prefer to locate their offices in more attractive, newer developments. The Applicant represents one of the very few possible buyers for this property and the variance is needed to enable the Owner to sell the Property to a responsible purchaser who will improve the Property. The Owner's desperation to sell is reflected in the contract sale price of \$260,000 - \$40,000 less than the Owner paid for the Property in 1984.

The church's current and future needs for parking will be met by the proposed variance. The church conducts two worship services on weekends (one each on Saturday and Sunday) and smaller events throughout the week. The church membership is 150 people, which includes children. Average attendance at the worship services is about 100 people. Most attendees are families, and the Applicant calculates 1 parking space for an average of 3 attendees (the sanctuary will contain approximately 150 seats). Thus the 59 available on-site parking spaces will more than suffice for the church's needs.

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 granting will permit the Applicant to upgrade the

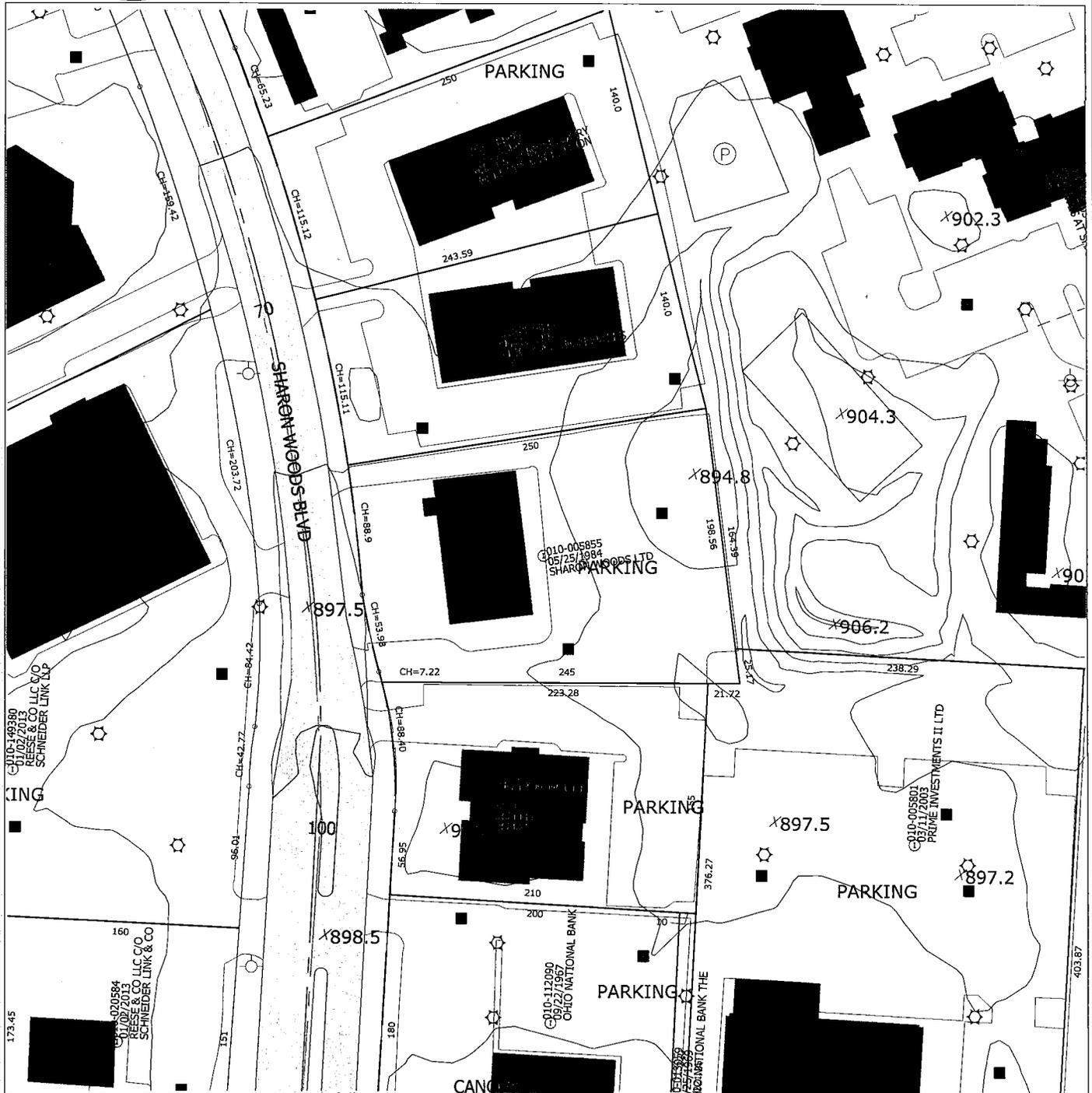
aesthetics of the property and the neighborhood. It will result in lower intensity use and less and more concentrated traffic than a permitted office building. There will be no noise, light, and other emissions. There will be no discernible vibration, emissions of smoke, dust or other particulates, odors, glare, light, or heat from the property. Finally the use is fully compatible with the other uses in the area.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/26/14



Disclaimer

Scale = 100



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

14310-00485
5918 Sharon Woods Blvd.

LIMITED POWER OF ATTORNEY

Sharon Woods, Ltd., an Ohio limited partnership, by and through its general partner, David R. Lessem, hereby designates and appoints **Brent D. Rosenthal, Esq.**, as its true and lawful attorney-in-fact with full power of substitution to act in its name and on its behalf to do and execute all or any acts and things whatsoever which it might do or could do if personally present, with respect to and limited to the following only : to obtain such zoning variances as are necessary to permit Zomi Christian Church to convert and utilize the real property at 5918 Sharon Woods Blvd., Columbus, Ohio (the "Property") as a church after purchase of the Property from Sharon Woods, Ltd.

GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform every act he deems necessary or proper to be done to effectuate the foregoing power as fully as Sharon Woods, Ltd. could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue hereof. It is my intention in granting this power of attorney that it be construed to be a limited power of attorney, giving my attorney-in-fact only those powers set forth above.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of July, 2014.

SHARON WOODS, LTD.



JULIE M. DUVRAVETZ, NOTARY
STATE OF OHIO
MY COMMISSION EXPIRES: 05/26/16

By [Signature]
David R. Lessem, General Partner

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ : SS:
Summit

Sworn to and subscribed before me on July 8th, 2014 by David R. Lessem, General Partner of Sharon Woods, Ltd., an Ohio limited partnership, on behalf of the partnership.

Affirmed in my presence as true on 07/08/14, in Franklin, Ohio, by David R. Lessem only. Summit County OH.

[Signature]
Notary Public EXP 6/28/14

ACCEPTANCE

I, Brent D. Rosenthal, hereby accept the appointment as limited attorney-in-fact for Sharon Woods, Ltd., pursuant to the terms and limitations contained in this instrument.

[Signature]
Brent D. Rosenthal



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City of Columbus, Ohio • Department of Building & Zoning Services
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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 #

14310-00485

5918 Sharon Woods Blvd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brent D. Rosenthal
of (COMPLETE ADDRESS) 366 E. Broad St., 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
<u>Sharon Woods, Ltd.</u>	<u>P.O. Box 13145, Fairlawn, OH 44334</u>

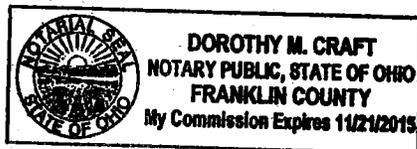
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

Notary Seal Here



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