



Mayor Michael B. Coleman

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: # 1430-00000-00591
 Date Received: 18 Aug. 2014
 Commission/Group: NORTHLAND CE
 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. State what it is you are requesting.
NEW CHURCH BUILDING AND PARKING LOT. NEED PARKING COUNT VARIANCE FROM 107 REQUIRED TO 65 ACTUAL
CODE 3312.29(C) MINIMUM NUMBER OF PARKING SPACES REQUIRED.

LOCATION

1. Certified Address Number and Street Name 2375 FUJI DRIVE
 City COLUMBUS State OHIO Zip 43229
 Parcel Number (only one required) 010 - 104538

APPLICANT: (IF DIFFERENT FROM OWNER)

Name RICKARD ALAN SICKER (RAS CIVIL ENGINEERING, LLC)
 Address 4254 TULLER ROAD City/State DUBLIN, OHIO Zip 43017
 Phone # (614) 581-8504 Fax # (614) 761-0717 Email RICK_SICKER@ATT.NET

PROPERTY OWNER(S):

Name GHANA HOLY ORDER OF CHERUBIM AND SERAPHIM, AMERICAN BRANCH
 Address 4884 BRITTNEY COURT E City/State COLUMBUS, OHIO Zip 43229
 Phone # _____ Fax # _____ Email OPERAD@HOTMAIL.COM
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____
 Address _____ City/State _____ Zip _____
 Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]
 PROPERTY OWNER SIGNATURE [Signature]
 ATTORNEY / AGENT 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.
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14310-00000-00591
2375 FUJI DRIVE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2375 FUJI DR, OH

Owner: GHANA HOLY ORDER CHERUBI

Mailing Address: 4884 BRITTANY CT E

Parcel Number: 010104538

COLUMBUS OH 43229

ZONING INFORMATION

Zoning: Z85-097, Commercial, LC4

Historic District: N/A

effective 10/28/1985, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

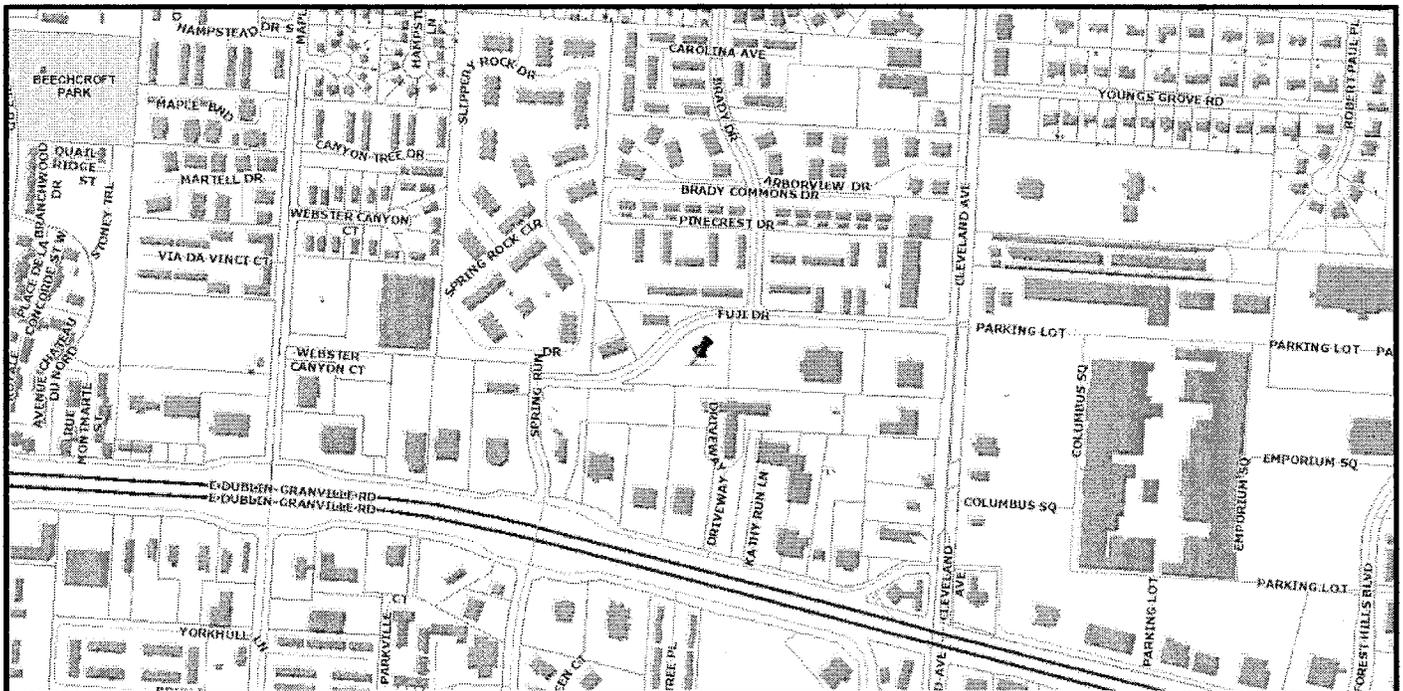
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): 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 Rickard Alan Sicker (RAS Civil Engineering, LLC)
of (1) MAILING ADDRESS 4254 Tuller Road, Dublin, Ohio 43017

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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Ghana Holy Order of Cherubim & Seraphim, Am. Branch

AND MAILING ADDRESS

4884 Brittany Court E

Columbus, Ohio 43229

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

Rickard Alan Sicker (RAS Civil Engineering, LLC)

(614) 581 - 8504

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

(5) Dave Paul, Zoning Chair

Northland Community Council

P. O. Box 297836, Columbus, Ohio 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
Slam Properties V, LLC	2420 E Dublin-Granville Road	Corelogic Commercial, 1 Corelogic Dr. 4-3-389, Westlake, TX 76262
C-K Spring Creek, LLC	5811 Spring Run Drive	Marvin F Poer & Co, 2211 York Road, Suite 222, Oak Brook, IL 60523
DMO Investment Corporation	2322-2334 Pinecrest Drive	2380 Pinecrest Drive, Columbus, Ohio 43229
Continental Builders, Inc.	2370-80 Fuji Drive	PO Box 654, New Albany, OH 43054
Financial Land Corporation	Cleveland Avenue	PO Box 108, Rhinebeck, NY 12572

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

SIGNATURE OF AFFIANT

(8) *Rickard Alan Sicker*

Subscribed to me in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) *Victor M. Lopez*

My Commission Expires:

12-25-2018

Notary Seal Here



Victor M. Lopez
Notary Public, State of Ohio
My Commission Expires 12-25-2018

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STATEMENT OF HARDSHIP

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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:

Membership for this non-profit organization is compromised of:

- 1) 20 families with 2 - 3 kids below driving age;
- 2) 7 college student who drive to church when home from college;
- 3) Average of 3 - 5 visitors once a week during service;

Based on this profile, maximum attendees at a weekly service would be 30 to 40 - 15 to 20 vehicles
At Easter and Christmas this could go up to 45 to 60 attendees - up to 40 vehicles.

We feel like more than 65, or so, spaces would be an economic hardship for the church and an ecological hardship for the community.

Signature of Applicant

Date

8/16/14

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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.

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2375 FUJI DRIVE

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rickard Alan Sicker (RAS Civil Engineering, LLC)
of (COMPLETE ADDRESS) 4254 Tuller Road, Dublin, Ohio 43017

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
Ghana Holy Order of Cherubim & Seraphim, American Branch	4884 Brittany Court E Columbus, Ohio 43229

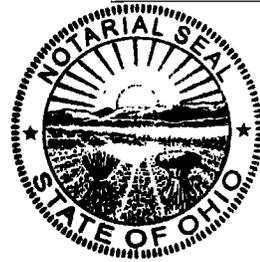
SIGNATURE OF AFFIANT *Rickard Alan Sicker*

Subscribed to me in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Victor M. Lopez*

My Commission Expires: 12-25-2018

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