



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00647  
Date Received: 9/8/14  
Commission/Civic: Northland  
Existing Zoning: M Application Accepted by: D. Reis Fee: \$1,900  
Comments: 11/18/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

See Statement of Hardship, Exhibit B.

### LOCATION

1. Certified Address Number and Street Name 6600 Busch Boulevard  
City Columbus State OH Zip 43229  
Parcel Number (only one required) 610-129896

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name International Christian Center, Inc. c/o Donald Plank, Plank Law Firm  
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

### PROPERTY OWNER(S):

Name International Christian Center, Inc. c/o Donald Plank, Plank Law Firm  
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm  
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Donald Plank, attorney  
PROPERTY OWNER SIGNATURE Donald Plank, attorney  
ATTORNEY / AGENT SIGNATURE Donald Plank

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

**14310-00647**  
**6600 Busch Blvd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank  
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, 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 6600 Busch Boulevard, Columbus, OH 43229  
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  
AND MAILING ADDRESS

(4) International Christian Center, Inc.  
c/o Donald Plank, Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

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

International Christian Center, Inc.  
c/o Donald Plank, Attorney, (614) 947-8600

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

(5) Northland Community Council  
Development Committee  
c/o Mr. Dave Paul  
PO Box 297836, Columbus, OH 43205

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

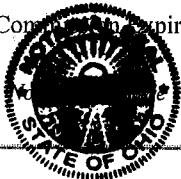
(8) Donald Plank

Subscribed to me in my presence and before me this 5th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter  
AUGUST 3, 2015

My Commission Expires:



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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**EXHIBIT A, Public Notice**  
**6600 Busch Boulevard**  
**BZA14-\_\_\_\_\_**  
**September 3, 2014**

**APPLICANT**

International Christian Center, Inc.  
c/o Donald Plank  
Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

International Christian Center, Inc.  
c/o Donald Plank  
Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

Northland Community Council  
Development Committee  
c/o Mr. Dave Paul  
PO Box 297836  
Columbus, OH 43205

**PROPERTY OWNERS WITHIN 125 FEET**

KEG 6460 Busch LLC  
2700 McKinley Ave. #204  
Columbus, OH 43204

SJS Real Estate I LLC  
68 S. 4<sup>th</sup> St.  
Columbus, OH 43215

Farnham LLC  
7000 Pine Valley Lane  
Westerville, OH 43082

National Registry of Emergency  
Medical  
PO Box 29233  
Columbus, OH 43229

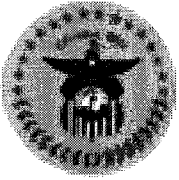
Randall Property Enterprises LTD  
7525 Pingue Dr.  
Columbus, OH 43085

**ALSO NOTIFY:**

David B. Perry  
David Perry Co., Inc.  
145 E. Rich Street, FL 3  
Columbus, OH 43215

International Christian Center, Inc.  
c/o Patricia Nedd  
6600 Busch Boulevard  
Columbus, OH 43229

**14310-00647**  
**6600 Busch Blvd.**



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00647  
6600 Busch Blvd.

## One Stop Shop Zoning Report Date: Tue Sep 9 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 6600 BUSCH BLVD COLUMBUS, OH

**Mailing Address:** 782 S STATE ST  
WESTERVILLE, OH 43081

**Owner:** INTERNATIONAL CHRISTIAN CENTER

**Parcel Number:** 610129896

### ZONING INFORMATION

**Zoning:** Z69-040, Manufacturing, M  
effective 6/18/1969, 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

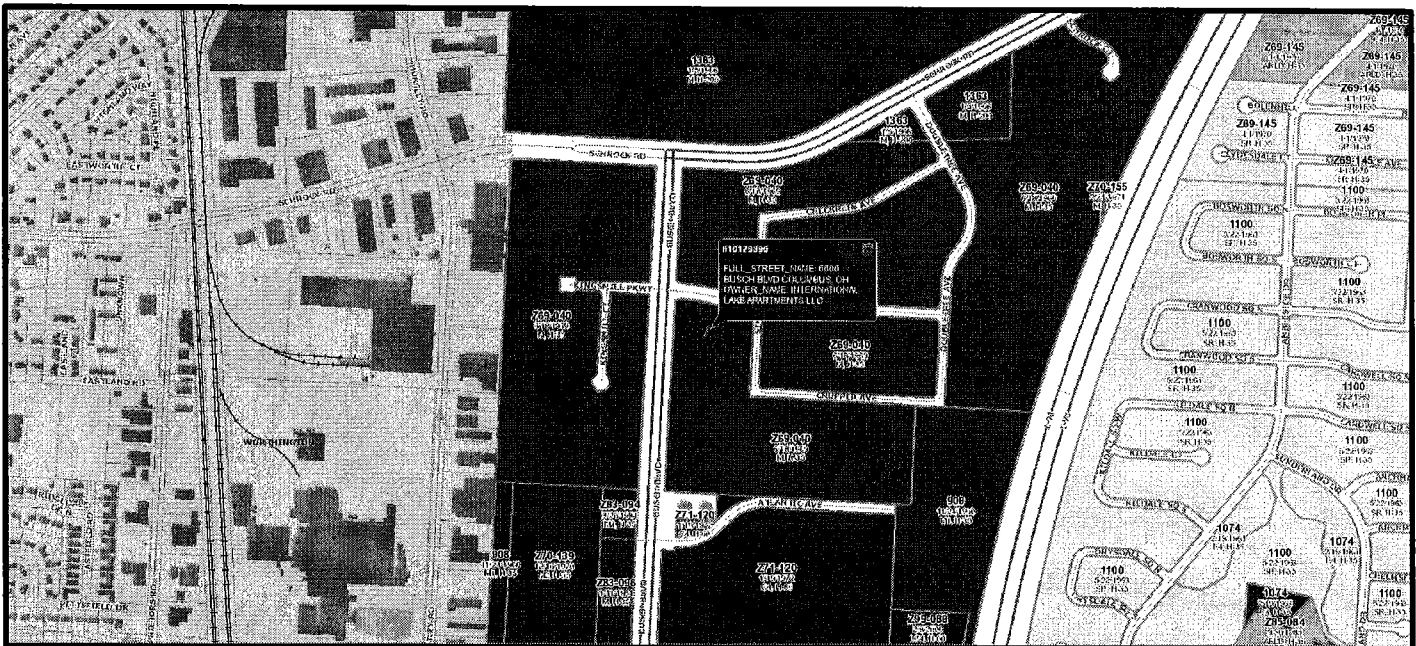
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



**EXHIBIT B**  
**Statement of Hardship**

**14310-00647**  
**6600 Busch Blvd.**

**6600 Busch Boulevard, Columbus, OH 43229**

**BZA14- \_\_\_\_\_**

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The 2.884 +/- acre site, zoned M, Manufacturing from 1969 (Z69-040), is located at the southeast corner of Busch Boulevard and Kingsmill Parkway. The 39,196 SF office building was built in 1972. Surrounding properties are zoned M, Manufacturing also and are primarily developed with office buildings. Applicant proposes to use part of the office building for a church. The church will have a 5,824 SF sanctuary and also use 13,166 SF of additional building area for non-sanctuary church purposes including Sunday school and administrative offices. The remaining area of the building, 20,208 SF, will continue to be used for various office tenants as has been the case since 1972. A church requires more code required parking than office use, so a variance to additional code required parking for the change of use from office to church use is requested with this application. Since the 2010 adoption of Chapter 3312, Off-Street Parking and Loading, churches are also charged parking for non-sanctuary space. The Zoning Code assumes every land use requires its code required parking 24/7, which is rarely the case and encourages provision of unnecessary and excessive amounts of parking/pavement. Peak parking demand for a church typically occurs on Sundays, when office uses are typically closed. Provision of additional parking for the church at this site is unnecessary. After consideration of ADA parking that will be required for the change of use for the church, the site has 151 parking spaces, as shown on the submitted site plan. The church estimates peak parking demand for Sunday service (10 AM, Sundays) to require 100 spaces or less. Applicant has a practical difficulty and economic hardship with code compliance.

Applicant requests the following variance:

1. 3312.49, Minimum Numbers of Parking Spaces Required, which Section requires 132 additional parking spaces for the proposed change of use of office space to church use (5,824 SF sanctuary and 13,166 SF non-sanctuary church use), with 20,208 SF general office use to remain in the 39,196 SF building, while applicant proposes to reduce parking for the church change of use from 132 to 0.

09-05-2014

# 6600 BUSCH BOULEVARD

COLUMBUS, OHIO 43229

1. **Introduction**  
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 3. **Methodology**  
 4. **Results**  
 5. **Conclusion**  
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Paul C. Haggerty, University of Minnesota

Issue Date	SEPTEMBER 8, 2014
Revision Date	• Marks

General Notes

NOT FOR CONSTRUCTION

DCH

DCH ARCHITECTS, LLC

4625 Tremont Club Drive  
Hilliard, Ohio 43026  
614.742.7525

[architect@ucglobal.net](mailto:architect@ucglobal.net)

DATE \_\_\_\_\_

ZONING VARIANCE  
6600 BUSCH BOULEVARD  
COLUMBUS, OHIO 43229

Dear Title

## SITE PLAN

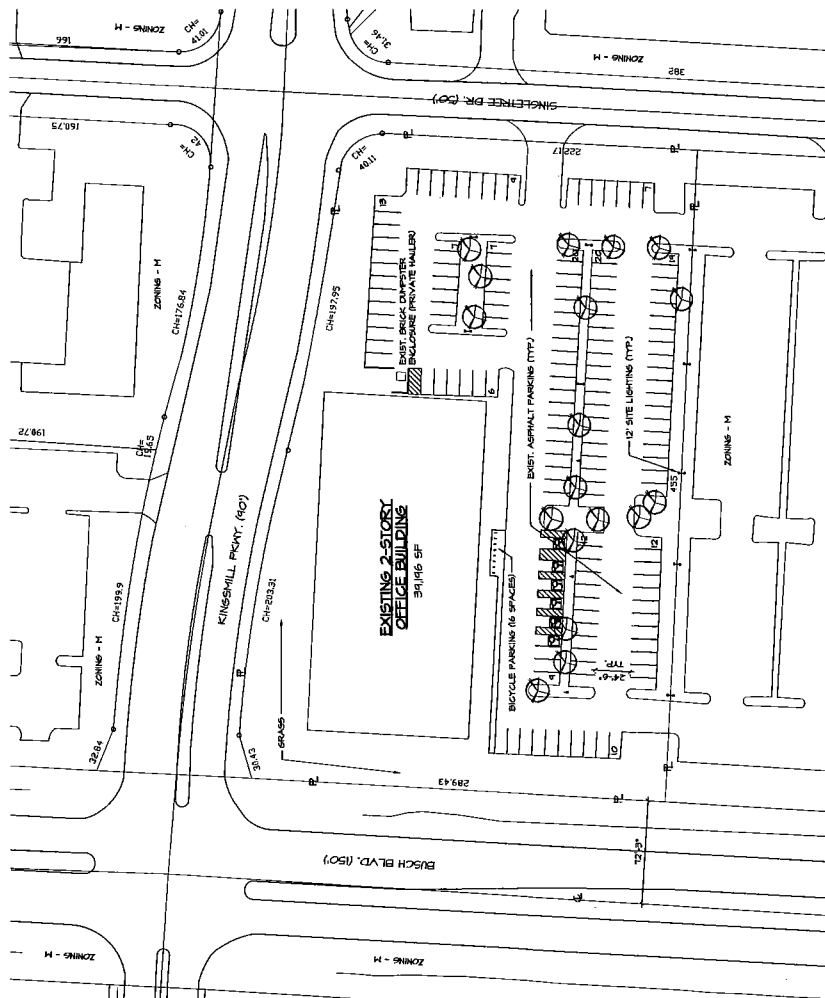
11/10/2017

SD/

—  
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**SITE PLAN**  
1" = 40'



LOCATION MAP  
1" = 500'

[illegible]

**14310-00647**  
**6600 Busch Blvd.**



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 610129896

Zoning Number: 6600

Street Name: BUSCH BLVD

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Adriana Williams*

Date: 8/25/2014



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

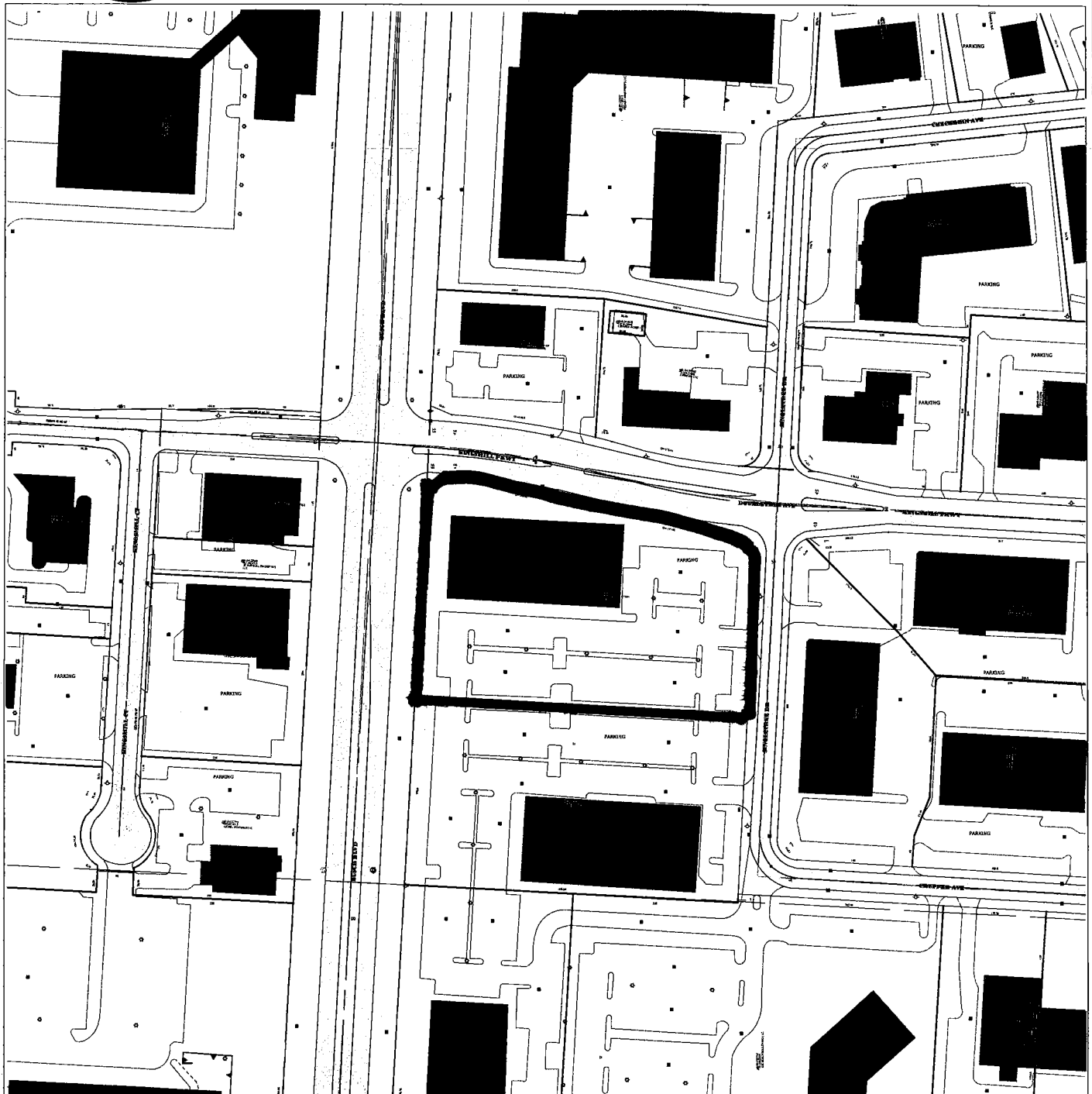
GIS FILE NUMBER: 22514



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 9/4/14



Disclaimer

Scale = 200



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 no information sources should be consulted for verification of the informati county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

**14310-00647**  
**6600 Busch Blvd.**





## BOARD OF ZONING ADJUSTMENT APPLICATION

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 #

**14310-00647**

**6600 Busch Blvd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

International Christian Center, Inc.

6600 Busch Boulevard

c/o Patricia Nedd

Columbus, OH 43229

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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