



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: BZA 15-005
Date Received: 9 JAN. 2015
Commission/Civic: COL. SOUTH SIDE
Existing Zoning: R-2 Application Accepted by: [Signature] Fee: \$1900
Comments: 3/24/15

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Proposal is request to reduce parking count from 99 spaces as required by Zoning Code Section 3312.49 to 67 spaces.

LOCATION

1. Certified Address Number and Street Name 1355 Frebis Avenue
City Columbus State Ohio Zip 43206
Parcel Number (only one required) 010-089890

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Dr. Harold Palmer, Pastor
Address 1365 Frebis Avenue City/State Columbus, Ohio Zip 43206
Phone # 614.449.6837 Fax # None Email hpalmer857@aol.com

PROPERTY OWNER(S):

Name Allegheny West Conference Corporation
Address 1339 East Broad Street City/State Columbus, Ohio Zip 43205
Phone # 614.252.5271 Fax # 614.252.3246 Email hnurse@awconf.org
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name John Miller (Kramer Engineers)
Address 394 Oak Street City/State Columbus, Ohio Zip 43215
Phone # 614.233.6911 Fax # 614.233.6914 Email: jmillers@kramerengineers.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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

BZA15-005
1355 Frebis Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Miller

of (1) MAILING ADDRESS 394 Oak Street, Columbus, Ohio 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 1355 Frebis Avenue

(2) per ADDRESS CARD FOR PROPERTY Columbus, Ohio 43206

for which the application for a ~~rezoning~~, variance, ~~special permit~~ or ~~graphic~~ 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) Allegheny West Conference Corp.

AND MAILING ADDRESS

1339 East Broad Street

Columbus, Ohio 43205

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

Dr. Harold Palmer, Pastor

614.449.6837

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

(5) Curtis Davis, Zoning Chair

Southside Area Commission

584 Miller Street, Cols., Oh 43217

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 attached list.

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

SIGNATURE OF AFFIANT

(8) John Miller
Subscribed to me in my presence and before me this 7 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Irene O'Gorman

My Commission Expires:

9/2/2019
IRENE O'GORMAN

Notary Public, State of Ohio

My Commission Expires 09-02-2019

Notary Seal Here

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BZA 15-005 1355 FREBIS AVE.

Percy L and Lillian Prunty
1277 Moler Road
Columbus, Ohio 43207

Emma M Wallace
1330 Frebis Avenue
Columbus, Ohio 43206

Charles E and Constance Williams
1629 Berkeley Road
Columbus, Ohio 43207

Lowell T Cupp
9300 Lithopolis Road NW
Canal Winchester, Ohio 43110

Lawrence A Simmons
1301 Moler Road
Columbus, Ohio 43207

Rosslyn Y Redd
1325 Moler Road
Columbus, Ohio 43207

Leonard C and Artis A Cain
1389 Frebis Avenue
Columbus, Ohio 43206

Ngeun and Khamphane Vongxay
1621 East Gates Street
Columbus, Ohio 43206

Barbara J and Robin C Love
1336 Frebis Avenue
Columbus, Ohio 43206

Jennie B Richards
1366 Frebis Avenue
Columbus, Ohio 43206

Linda Hickman
1360 Frebis Avenue
Columbus, Ohio 43206

Lucinda A Stevens
1376 Frebis Avenue
Columbus, Ohio 43206

William J and Gloria J Burge
PO Box 6300
Columbus, Ohio 43206

Beatrice M Varney
1591 Berkeley Road
Columbus, Ohio 43207

James W Mills
3789 Broadway
Grove City, Ohio 43123

Michael A Eisel
& Nancy F Davis
1282 Moler Road
Columbus, Ohio 43207

Lawrence H and Cheryl A Taylor
1615 Berkeley Road
Columbus, Ohio 43207

Janice M Bernthold
1332 Moler Road
Columbus, Ohio 43207

John F Brandt
1272 Moler Road
Columbus, Ohio 43207

Paul E Ayers
1290 Moler Road
Columbus, Ohio 43207

Larry and Margaret Crockett
1287 Moler Road
Columbus, Ohio 43207

Clemoth A and Lorene M Fulton
1601 Berkeley Road
Columbus, Ohio 43207

Jerald L Fridley
1316 Moler Road
Columbus, Ohio 43207

Norene J Benson
6798 Axtel Drive
Canal Winchester, Ohio 43110

Ulique Campbell
1633 Berkeley Road
Columbus, Ohio 43207

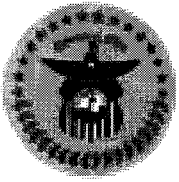
Clifford H and Frances D Hess
1641 Berkeley Road
Columbus, Ohio 43207

Dr. Harold Palmer, Pastor
Fruit of the Spirit SDA
1365 Frebis Avenue
Columbus, Ohio 43206

John Miller
Kramer Engineers
394 Oak Street
Columbus, Ohio 43215

Haycin Candance Nurse
Allegheny West Conference Corp.
1339 East Broad Street
Columbus, Ohio 43205

Zoning Chair Curtis Davis
Southside Area Commission
584 Miller Street
Columbus, Ohio 43217



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-005
1355 Frebis Ave.

One Stop Shop Zoning Report Date: Tue Jan 27 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1355 FREBIS AVE COLUMBUS, OH 43206

Mailing Address: 1365 FREBIS AVE

COLUMBUS OH 43206

Owner: ALLEGHENY WEST CONFERENCE CO

Parcel Number: 010089890

ZONING INFORMATION

Zoning: 674, Residential, R2

effective 10/19/1956, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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

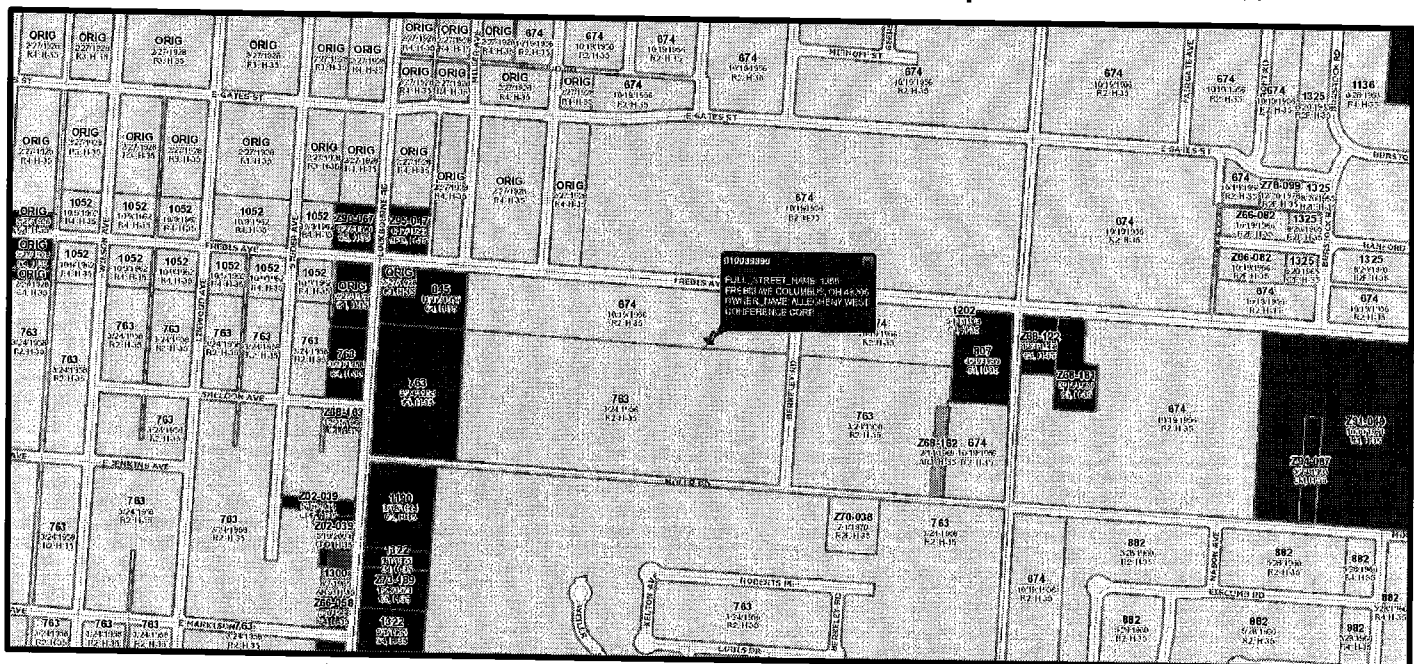
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

BZA15-005
1355 Frebis Ave.

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:

The Church's current membership level is 50 people. Drawing most membership from the local community, there are only 20-25 cars associated with this membership level. Projected membership in 2025 is 100 people with a similar ratio of drivers (40-50 cars). Funding for a project like this is a substantial undertaking for a small church and costs must be monitored very closely. The Church believes that it is a better economic decision to spend available resources on a building that can fulfill their need into the distant future and postpone the cost for parking facilities until justified by membership levels.

Signature of Applicant

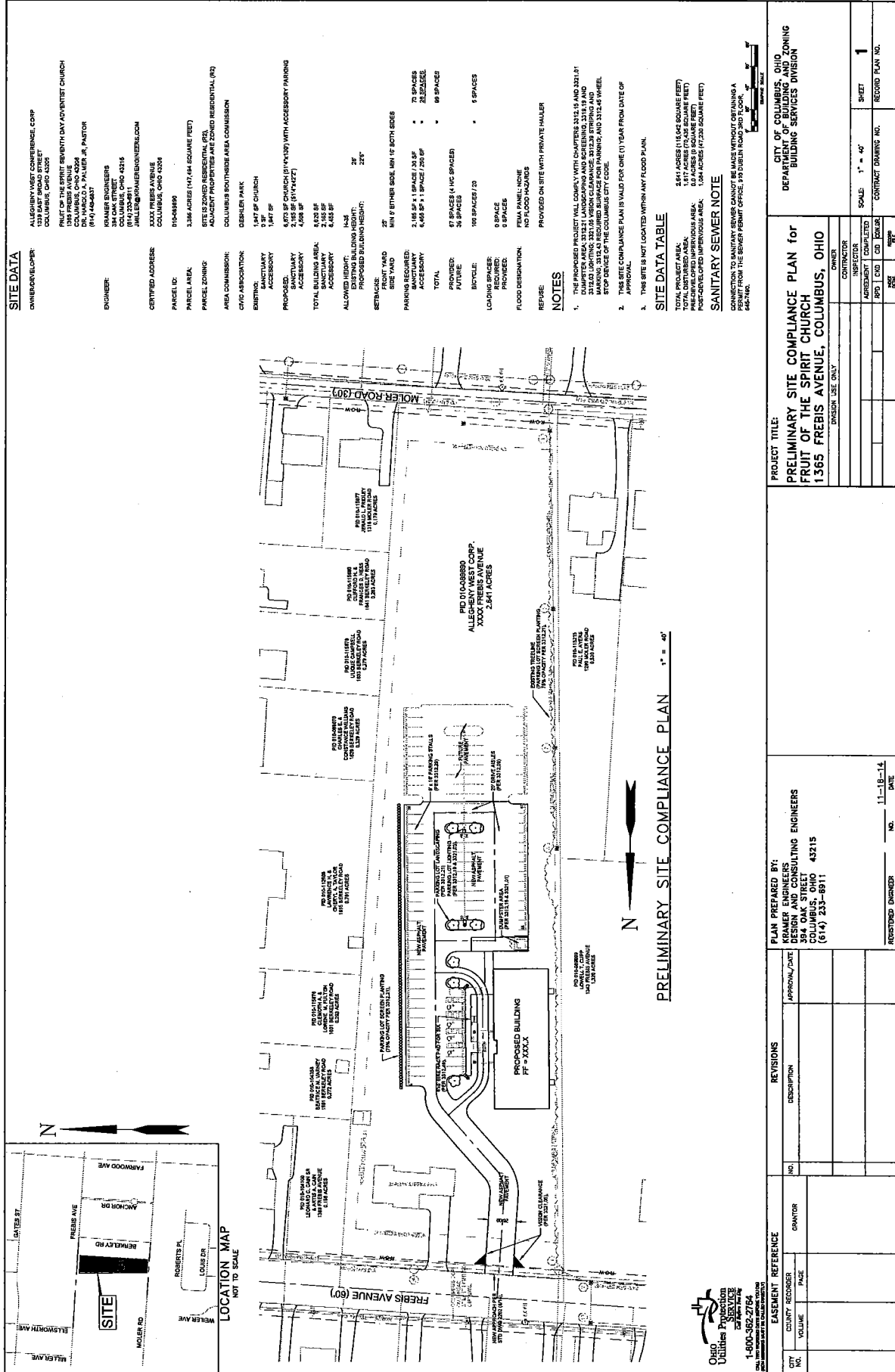
Date

01/09/15

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BZA15-005

1355 Frebis Ave.





City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-089890

Project Name: FRUIT OF THE SPIRIT, SDA CHURCH

House Number: 1355

Street Name: FREBIS AVE

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

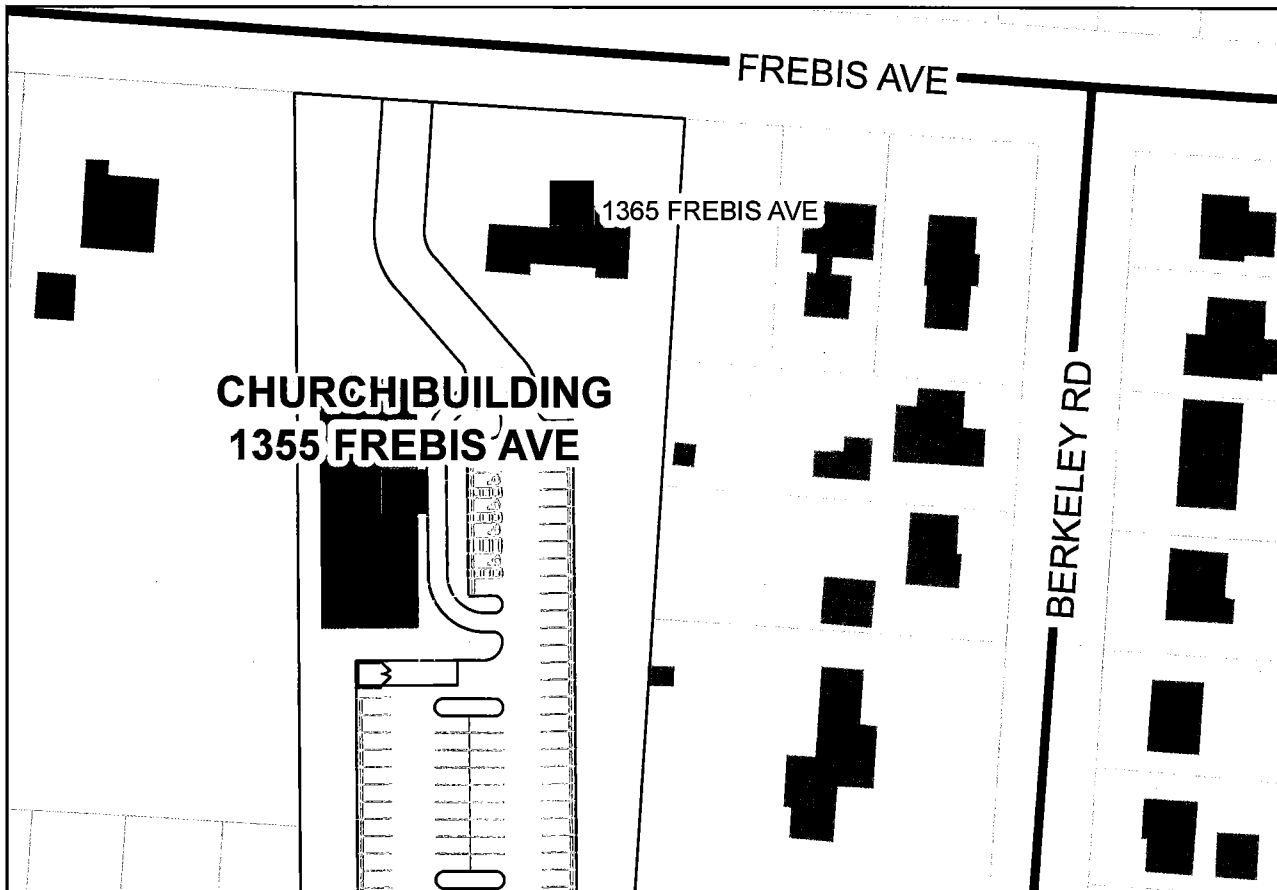
Complex: N/A

Owner: ALLEGHENY WEST CONFERENCE CORP.

Requested By: KRAMER ENGINEERS (J. MILLER)

Printed By: Cassandra Sampeur

Date: 12/3/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 294120



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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.

APPLICANT

BZA15-005
1355 Frebis Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Miller
of (COMPLETE ADDRESS) 394 Oak Street, Columbus, Ohio 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

Allegheny West Conference Corporation 1339 East Broad Street
Columbus, Ohio 43205

SIGNATURE OF AFFIANT

John Miller

Subscribed to me in my presence and before me this 7 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]
9/2/2019

My Commission Expires:

IRENE O'GORMAN
Notary Public, State of Ohio
My Commission Expires 09-02-2019

Notary Seal Here

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