

Date: 2/16/11 Application # 12310-0-00086

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: ITALIAN VILLAGE COMM.
Date Received: 2/16/12 Planning Area: _____
Date of Hearing: 4/24/12 Acreage: _____
Zoning Fee: \$1,900.00 Address Fee: _____
AR-3 Existing Zoning AR-3 Accepted by D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

VARIANCE TO REQUIRE REQUIRED PARKING FROM 20 TO 0 FOR CHANGE OF USE
FROM M TO A-3 PER SECTION 3312.49, TABLE 3

LOCATION

1. Certified Address Number and Street Name 139 E SELONG AVE
City COLUMBUS State OH Zip 43201
Parcel Number (only one required.) 010-277696

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name STONE VILLAGE c/o SUSAN KEENY, ARCHITECT
3. Address 358 KING AVE City COLUMBUS Zip OH
4. Phone# (937) 479-0201 Fax # _____
5. Email Address SLMKEENY@HOTMAIL.COM

PROPERTY OWNER(S)

6. Name HOMES OF 2ND LLC
7. Address 880 E 11TH AVE City COLUMBUS Zip 43211
8. Phone# (614) 421-6000 Fax # (614) 291-9019
9. Email Address sharron@allordcommunities.com

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

ATTORNEY / AGENT (CIRCLE ONE)

10. Name SUSAN LM KEENY, ARCHITECT
11. Address 358 KING AVE City COLUMBUS Zip 43201
12. Phone# (937) 479-0201 Fax # _____
13. Email Address SLMKEENY@HOTMAIL.COM

SIGNATURES

14. Applicant Signature Susan L.M. Keeny
15. Property Owner Signature _____
16. Attorney/Agent Signature Susan L.M. Keeny



12310-00086
139 E. 2nd Ave.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Feb 16 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 139 E 2ND AVE COLUMBUS OH 43201

Mailing Address: 1225 DUBLIN RD STE 2
COLUMBUS, OH 43215

Owner: HOMES AT SECOND AVENUE LLC

Parcel Number: 010277696

ZONING INFORMATION

Zoning: 1329, Multi-family, AR3
effective 10/30/1965, Height District H-120

Historic District: Italian Village

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: Italian Village Commission

Airport Overlay Environs: N/A

Planning Overlay: I-670 Graphics Control

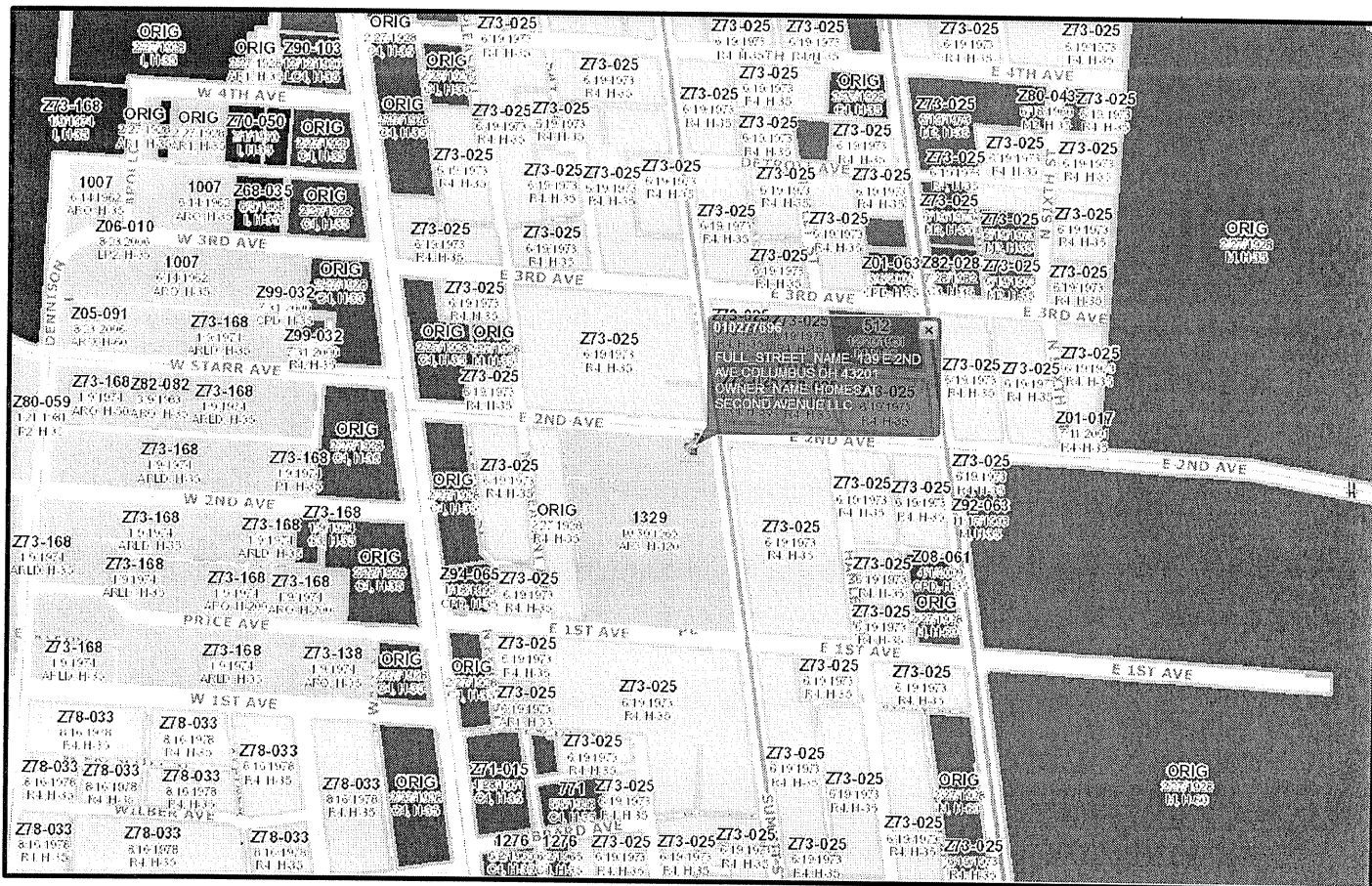
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



AFFIDAVIT



(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SUSAN L. M. KEENY of
(1) MAILING ADDRESS SUSAN L. M. KEENY, ARCHITECT, 358 KING AVE. COLUMBUS, OH 43201
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 OWNER'S NAME

(4) HOMES OF 2ND LLC

AND MAILING ADDRESS

880 E. 11TH AVE

COLUMBUS, OH 43211

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) ITALIAN VILLAGE COMMISSION

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

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

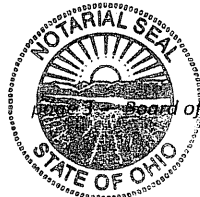
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15 day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



LISA LOMAX NORRIS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

BOARD OF EDUCATION
REAL ESTATE COORDINATOR
270 E STATE ST
COLUMBUS OH 43215

FIFTH THIRD BANK
DFW4-2
1 FIRST AMERICAN WAY
WESTLAKE TX 76262

BISHOP JAMES GRIFFIN
198 E BROAD ST
COLUMBUS OH 43215

SBT PROPERTIES INC
2380 FARLEIGH RD
COLUMBUS OH 43221

VILLAGE LOTS LTD
41 E LINCOLN ST
COLUMBUS OH 43215

HOMeselect MONITORING SRV
1 CORELOGIC DR
WESTLAKE TX 76262

BAC TAX SERVICES CORP
TX-975-02-01
2375 N GLENVILLE DR
RICHARDSON TX 75082

FIFTH THIRD BANK DFW4-2
1 FIRST AMERICAN WAY
WESTLAKE TX 76262

KARA T SIAK
102 E 2ND AVE
COLUMBUS OH 43201

CAROLYN PROTO
112 E SECOND AVE
COLUMBUS OH 43201

ARMSTRONG MORTGAGE CO
1225 DUBLIN RD STE 2
COLUMBUS OH 43215

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES IA 50328

ARMSTRONG MORTGAGE CO
1225 DUBLIN RD STE 2
COLUMBUS OH 43215

VILLAGE LOTS LTD
41 E LINCOLN ST
COLUMBUS OH 43215

ARMSTRONG MORTGAGE CO
1225 DUBLIN RD STE 2
COLUMBUS OH 43215

ARMSTRONG MORTGAGE CO
1225 DUBLIN RD STE 2
COLUMBUS OH 43215

SBT PROPERTIES INC
2380 FARLEIGH RD
COLUMBUS OH 43221

EXHIBIT B

Statement of Hardship

Stone Village 139 East Second Avenue

The site is located at the southwest corner of the intersection of East 2nd Avenue and Summit Street in the Italian Village. The property is zoned AR-3 and contains numerous apartment buildings as well as a commercial structure at the corner of this site. This 1194 square foot commercial building currently has a Mercantile (M) use group designation. It is physically attached but fire-separated from the residential units and physically attached but un-separated from an office. The applicant would like to lease the portion of the corner commercial building that is currently a retail use for the purposes of an assembly space to extend the ministries of King Avenue United Methodist Church (See Exhibit A). This results in a change of use from Mercantile to Assembly, which will require additional parking.

The BZA staff has determined the classification of the use as a religious facility that is permitted in the AR-3 Zoning District. This use includes a main place of assembly, and office and spaces for small groups. The parking requirement for the designated non-assembly areas shall require no additional parking due to the Council Variance – CV01-012 – that permitted the Storefront Use (M) without parking. The variance is requested for the number of parking spaces needed to satisfy the designated main assembly area (See Exhibit C) minus the number of spaces required for that same area in the previous use group:

Assembly Area = 710 Sq. Ft.

M-Use: $710 / 250 = 3$ Parking Spaces

A-Use: $710 / 30 = 24$ Parking Spaces

$24 - 3 = 21$ required Parking Spaces

Therefore the variance requested is from 21 to zero Parking Spaces.

The applicant has been seeking a space in the Short North area to expand the ministries of King Avenue United Methodist Church to the large number of young residents in this area. The commercial property at 139 E. 2nd Avenue is in a visually prominent location that is completely within walking distance of the church's target population. And, it is located on a bus route, further reducing the need for car travel. It is an ideal property for the church's new ministries.

Non-permit parking is also available along Summit Street and 2nd Avenue, the streets that border the property.

The granting of this variance will not be injurious to neighboring properties and will not be contrary to the intent and purpose of the Zoning Code. Rather, it will promote a sense of neighborhood and enhance the health and vitality of the existing community structure.

EXHIBIT A



King Avenue
United Methodist Church

Open hearts, Open minds, Open doors.

An Abstract:

King Avenue's new hybrid community, Stone Village, has been established in the Short North District of Columbus, Ohio. A significant number of 18- to 35-year-old professionals currently reside in this community as well as a growing population of individuals over 55 years of age. New condominiums and apartments are being developed every day to attract these two growing demographics. The majority of these young adults and “empty nesters” are not currently exposed to or involved in a spiritual community.

The purpose of Stone Village is to offer these two populations an opportunity to engage in meaningful mission and service opportunities as well as engage within a community of likeminded adults, who have a spiritual need, yet their need is not being met within the traditional institution of church.

Stone Village is not a church, yet it is an extension community of King Avenue United Methodist Church. It is, therefore, neither chartered as a church by the West Ohio Conference of the United Methodist Church, nor incorporated as a church by the State of Ohio. Faith is central to the core community and mission of Stone Village, yet its purpose is not to duplicate the full program ministry offerings of King Avenue UMC. Rather, its purpose is to be a community focused entity in the Short North district, offering to the local community the opportunity to engage in outreach and mission projects, social activities, small group communities and spiritually focused gatherings based out of a location in or near the Short North.

Stone Village Office Hours (tentative): Stone Village has one employee, who will be responsible for opening and closing the office each day as well as facilitating and overseeing daily operations pertaining to outreach, social and spiritual programming. It is hoped that the majority of persons participating in Stone Village will live in the neighborhood. The goal is that they be “walk-ins”, not “drive-ins”.

Monday – Closed

Tuesday: 3 – 9 pm

Wednesday: Noon – 9 pm

Thursday: Noon – 9 pm

Friday: Noon – 6 pm

Saturday: 9 am – 3 pm

Sunday: Noon – 9 pm

Description of Weekly Community Offerings:

Small Groups: Offered 4 times per week, consisting of 10 – 20 persons per small group, who meet weekly within Stone Village's site to engage in conversations about life and faith. Small group offerings will not overlap.

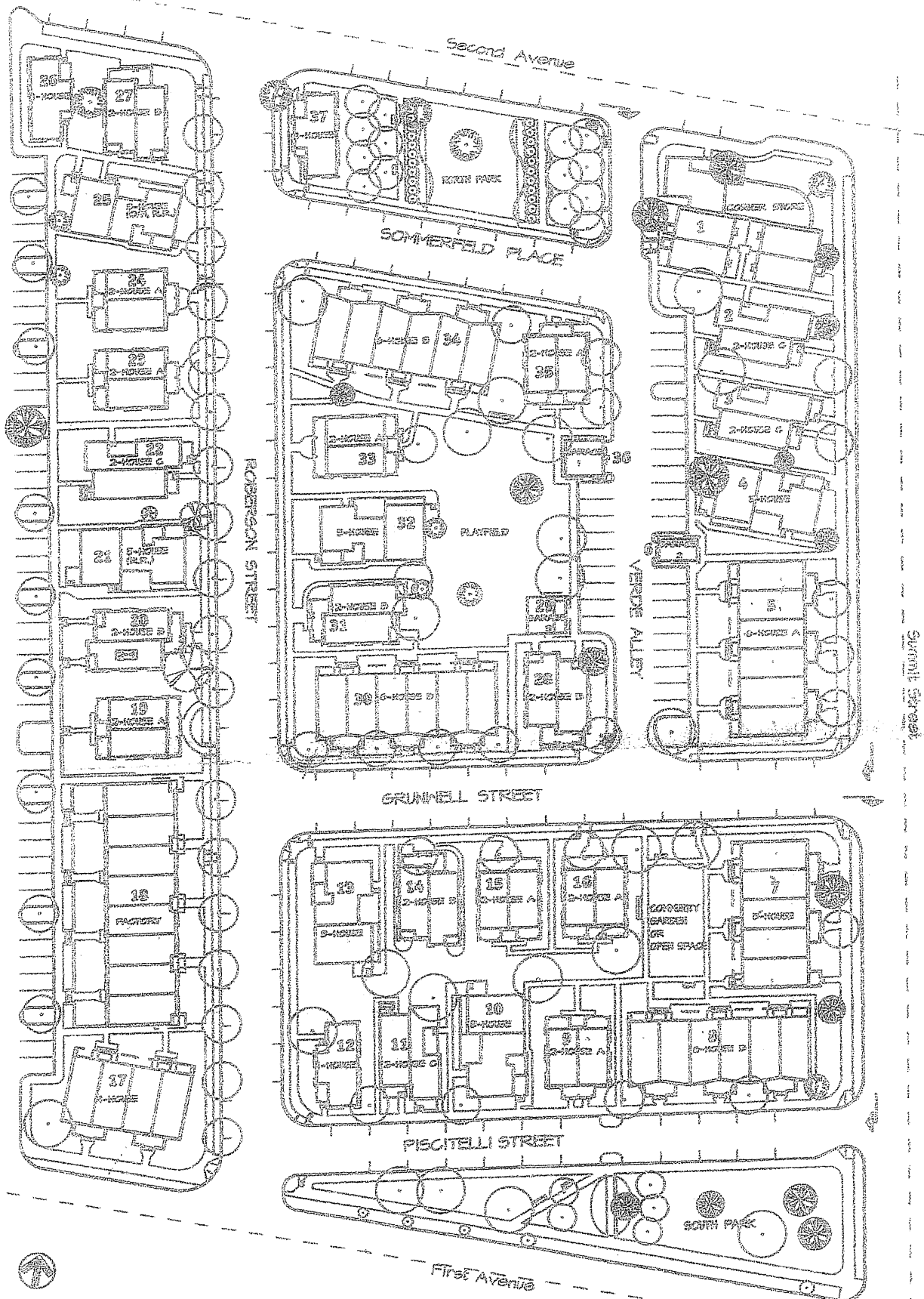
Outreach: Programs will be offered 3 to 4 times each week, overseen by members of the Stone Village Community. The programs may include: a Birth Certificate Program, Homeless Tutoring, and services for the poor.

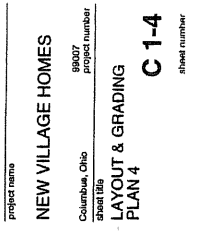
Social: These events will be held offsite and in the Short North district.

Spiritual Gatherings: Held once or twice a week, providing the community of Stone Village as well as the community at large an opportunity to participate in prayer and faith formation. No more than 50 persons will be present, per gathering.

If you have questions, please contact Rev John Wooden at 614.424.6050 ext. 108 or jwooden@kingave.org

BUILDING KEY PLAN NEW VILLAGE HOMES



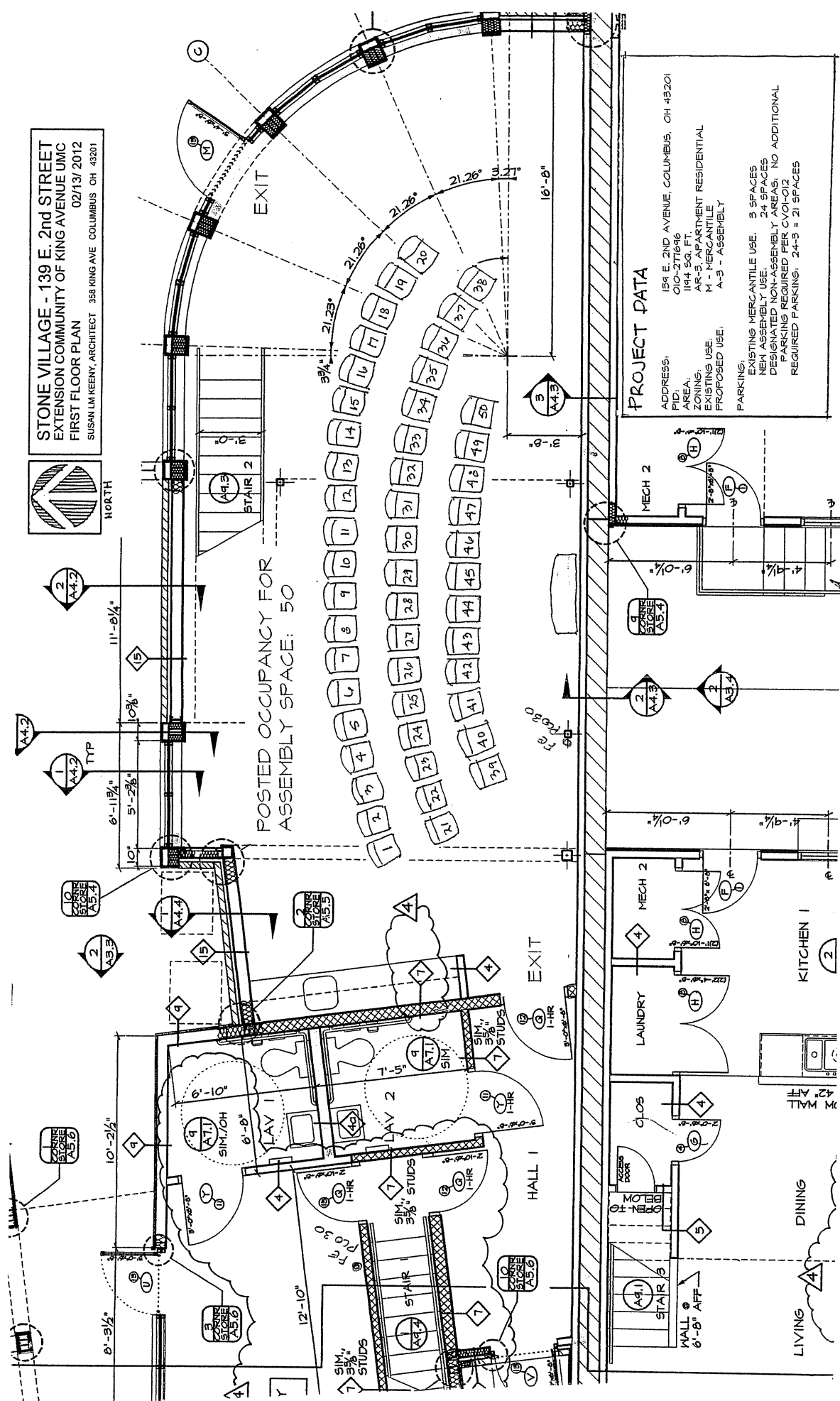


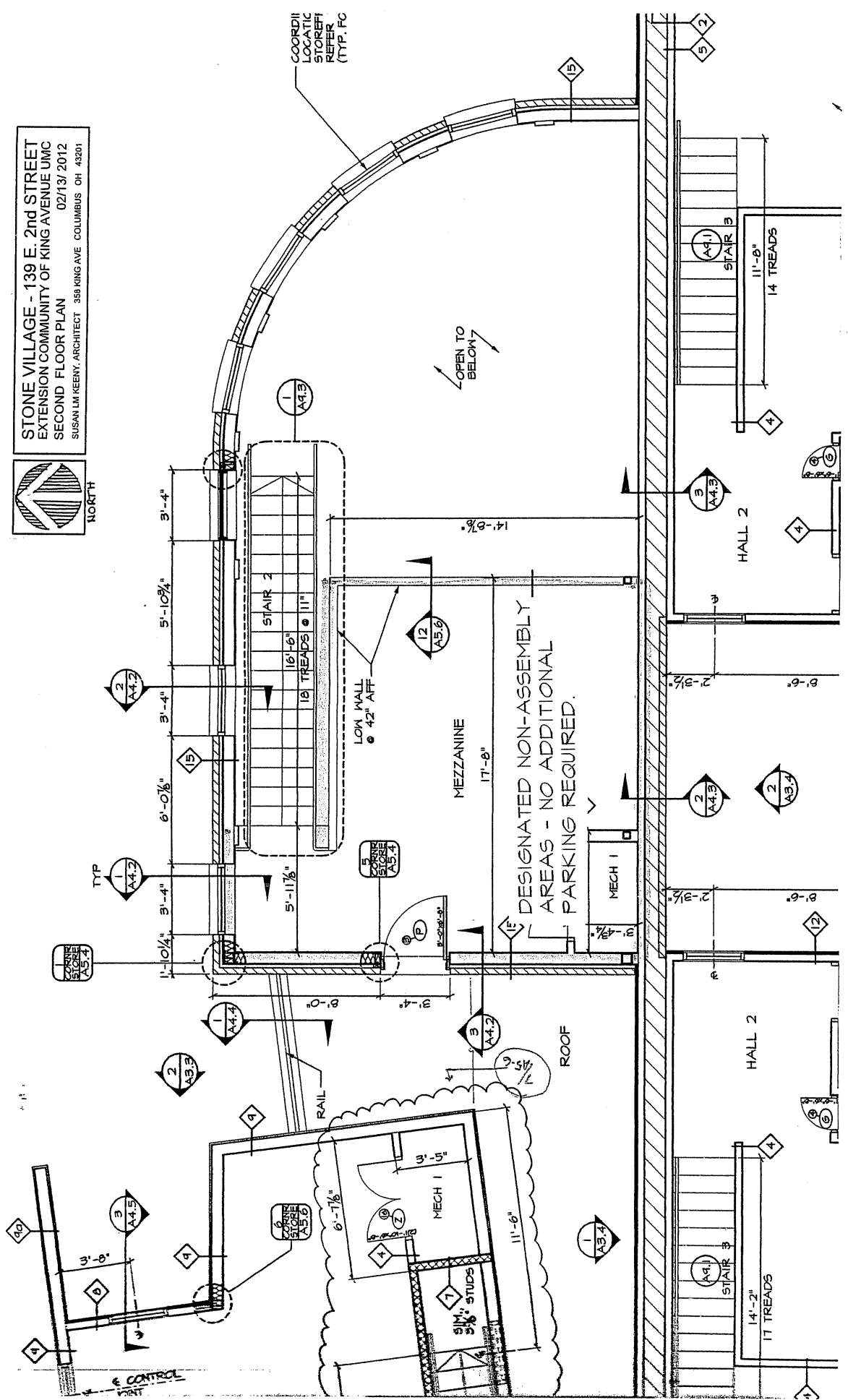


REET
IE UMC
3/ 2012
OH 43201

PROJECT DATA

ADDRESS: 154 E. 2ND AVENUE, COLUMBUS, OH 43201
 FID: OIO-271696
 AREA: 144.50 SQ. FT.
 ZONING: AR-3 - APARTMENT RESIDENTIAL
 EXISTING USE: M - MERCANTILE
 PROPOSED USE: A-3 - ASSEMBLY
 PARKING: EXISTING MERCANTILE USE: 3 SPACES
 NEW ASSEMBLY USE: 24 SPACES
 DESIGNATED NON-ASSEMBLY AREAS: NO ADDITIONAL
 PARKING REQUIRED PER CVO-012
 REQUIRED PARKING: 24-3 = 21 SPACES







CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/14/12



Disclaimer

Scale = 108'



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 2/14/12**



Disclaimer

Scale = 100



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Real Estate / GIS Department



Signature of Applicant _____

12310-00086
139 E. 2nd Ave.

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) SUSAN L.M. KEENEY
of (COMPLETE ADDRESS) 358 KING AVE. COLUMBUS, OH 43201
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

REV. JOHN WOOGEN 299 KING AVENUE COLUMBUS OH 43201

KING AVENUE UMC c/o REV JOHN KEENEY 299 KING AVENUE COLUMBUS, OH 43201

ACCORG MANAGEMENT LLC c/o SHARRON GILES 135 E. 2ND AVE COLUMBUS OH 43201

HOUSES OF 2ND LLC 880 E. 11TH AVE COLUMBUS OHIO 43211

SIGNATURE OF AFFIANT

Susan L.M. Keene

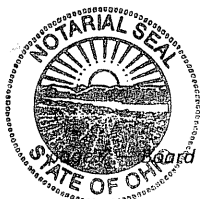
Subscribed to me in my presence and before me this 15 day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Lisa Lomax Norris

My Commission Expires:

Notary Seal Here



LISA LOMAX NORRIS
Attorney at Law
Notary Public, State of Ohio
My Commission Expires
Section 147.03 R.C.