10310-0-00392

OFFICE USE ONLY

Comments: _____ Application Number: 10310-0-00392 Commission/Group: Northland

Date Received: 9/14/10 Planning Area: _____

Date of Hearing: 12/28/10 Acreage: _____

Zoning Fee: $1,900.00 Address Fee _____

Existing Zoning _____ 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. ZONING C2 :

Describe: SEE ATTACHED SHEETS 3a & 3b

LOCATION

1. Certified Address Number and Street Name 4034 CLEVELAND AVENUE
   City COLUMBUS State OHIO Zip 43224
   Parcel Number (only one required.) 010-235709

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name PASTOR JAMES T. EDWARDS, SR.
3. Address 4034 CLEVELAND AVE. City COLUMBUS, OH Zip 43224
4. Phone# 614-473-9492/746-594 Fax # 614-848-5763
5. Email Address _____

PROPERTY OWNER(S)

6. Name PYAUAINDE EDWARDS / MOCONJAYE EDWARDS
7. Address 4034 CLEVELAND AVE. City COLUMBUS, OH Zip 43224
8. Phone# 614-473-9492 Fax # 614-848-5763
9. Email Address _____

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

ATTORNEY / (AGENT) (CIRCLE ONE)

10. Name BANWO LONGE, P.E.
11. Address 1008 EAST MAIN STREET City COLUMBUS, OH Zip 43205
12. Phone# 614-258-4673 Fax # _____
13. Email Address maxezedi@yahoo.com

SIGNATURES

14. Applicant Signature _____
15. Property Owner Signature _____
16. Attorney/Agent Signature Banwo Longe

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 9/15/2010 4:32:28 PM

Parcel Report

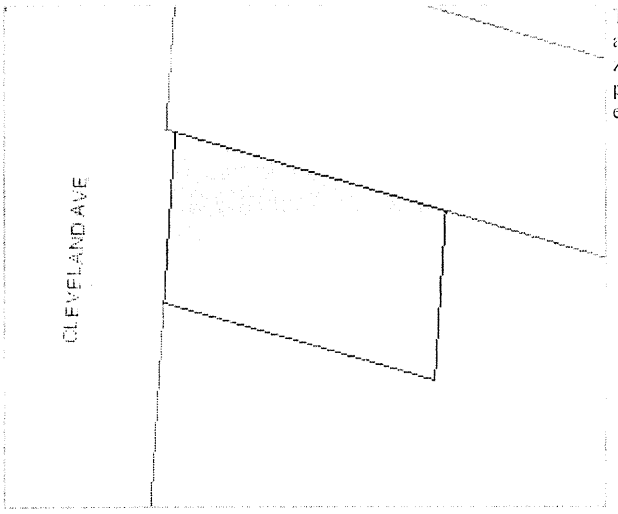
Parcel ID	Owner	Address
010235709	EDWARDS PYAUAINDE EDWARDS MOCONJAYE	4034 CLEVELAND AVE COLUMBUS OH 43224
010235709	EDWARDS PYAUAINDE EDWARDS MOCONJAYE	4034 REAR CLEVELAND AVE COLUMBUS OH 43224
010235709	EDWARDS PYAUAINDE EDWARDS MOCONJAYE	4034 CLEVELAND AVE REAR COLUMBUS OH 43224

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z78-115	C2	H-35	20	Commercial	*(View Document)*

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied

10310-00392

4034 Cleveland Ave.

STATEMENT OF HARDSHIP

10310-00392
4034 Cleveland Ave.

APPLICATION # _____

3307.09 Variances by Board.

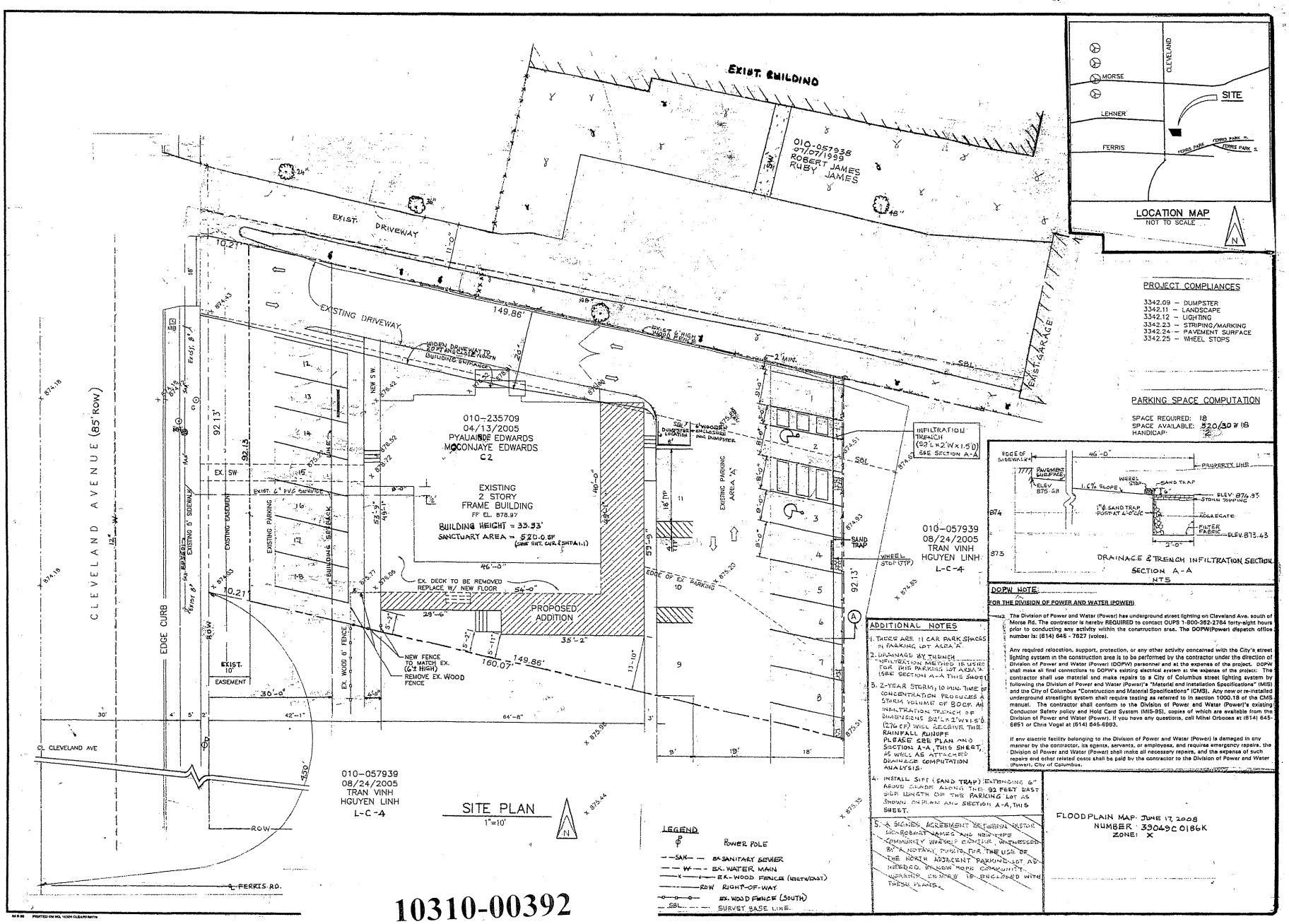
A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall 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 do 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:

Due to the fact that the existing driveway entrance to the parking lot in the back of the building, has an average width of 16ft (between the existing building and the boundary fence), a variance approval is needed to reduce the driveway width from the required 20ft. to the 16ft., that is existing. The existing parking lot at the back of the building has 11 parking spaces within its property line. A variance is needed for additional parking spaces as shown on the area between the west side of the building and Cleveland Ave. This variance will allow parking set back line to go from 20ft. to 0ft. Additionally, the variance will reduce bike parking from 3 to zero. Also, it is necessary to obtain variance to allow parking space maneuvering within the SROW. (Please see attached sheet 3a for all the variance codes required).



PROJECT COMPLIANCES

3342.09 – DUMPSTER
3342.11 – LANDSCAPE
3342.12 – LIGHTING
3342.23 – STRIPING/MARKING
3342.24 – PAVEMENT SURFACE
3342.25 – WHEEL STOPS

PARKING SPACE COMPUTATION

SPACE REQUIRED: 18
SPACE AVAILABLE: 520/30 = 18
HANDICAP:

DRAINAGE & TRENCH INFILTRATION SECTION
SECTION A-A
NTS

DOPW NOTE:

FOR THE DIVISION OF POWER AND WATER (POWER)

The Division of Power and Water (Power) has underground street lighting on Cleveland Ave. south of Morse Rd. The contractor is hereby REQUIRED to contact OUPS 1-800-362-2764 forty-eight hours prior to conducting any activity within the construction area. The DOPW(Power) dispatch office number is: (614) 645 - 7627 (voice).

Any required relocation, support, protection, or any other activity concerned with the City's street lighting system in the construction area is to be performed by the contractor under the direction of Division of Power and Water (Power) (DOPW) personnel and at the expense of the project. DOPW shall make all final connections to DOPW's existing electrical system at the expense of the project. The contractor shall use material and make repairs to a City of Columbus street lighting system by following the Division of Power and Water (Power)'s "Material and Installation Specifications" (MIS) and the City of Columbus "Construction and Material Specifications" (CMS). Any new or re-installed underground streetlight system shall require testing as referred to in section 1000.18 of the CMS manual. The contractor shall conform to the Division of Power and Water (Power)'s existing Conductor Safety policy and Hold Card System (MIS-85), copies of which are available from the Division of Power and Water (Power). If you have any questions, call Mihai Orbocea at (614) 645-6851 or Chris Vogel at (614) 645-6993.

If any electric facility belonging to the Division of Power and Water (Power) is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, the Division of Power and Water (Power) shall make all necessary repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power and Water (Power), City of Columbus.

ADDITIONAL NOTES

1. THERE ARE 11 CAR PARK SPACES IN PARKING LOT AREA 'A'.
2. DRAINAGE BY TRENCH INFILTRATION METHOD IS USED FOR THIS PARKING LOT AREA 'A' (SEE SECTION A-A THIS SHEET).
3. 2-YEAR STORM, 10 MIN. TIME OF CONCENTRATION PRODUCES A STORM VOLUME OF 800 CF. AN INFILTRATION TRENCH OF DIMENSIONS 92'L x 2'W x 1.5'D (276 CF) WILL RECEIVE THE RAINFALL RUNOFF. PLEASE SEE PLAN AND SECTION A-A, THIS SHEET, AS WELL AS ATTACHED DRAINAGE COMPUTATION ANALYSIS.
4. INSTALL SIFT (SAND TRAP) EXTENDING 6" ABOVE GRADE ALONG THE 92 FEET EAST SIDE LENGTH OF THE PARKING LOT AS SHOWN ON PLAN AND SECTION A-A, THIS SHEET.
5. A SIGNED AGREEMENT BETWEEN MISTER ROBERT JAMES AND NEW HOPE COMMUNITY WORSHIP CENTER, WITNESSED BY A NOTARY, PERMITS THE USE OF THE NORTH ADJACENT PARKING LOT AS NEEDED. IN NEW HOPE COMMUNITY WORSHIP CENTER IS ENCLOSED WITH THESE PLANS.

FLOODPLAIN MAP: JUNE 17, 2008
NUMBER 39049C 0186K
ZONE: X

10310-00392

4034 Cleveland Ave.

REVISIONS	BY
04/24/2009	BL

REGISTERED PROFESSIONAL ENGINEER — RANWD LOWCE E-63251 — OHIO

Bloyd's 12/5/08

PLANS PREPARED BY
United Consultants & Associates
3905 Hilliard Rome Rd. Hilliard, Ohio 43026
Phone: 614.258.6673 e-mail: mxreed1@yahoo.com

SHEET TITLE
SITE PLAN & LOCATION MAP

BUILDING IMPROVEMENTS
FOR
NEW HOPE COMMUNITY WORSHIP CENTER
4034 CLEVELAND AVENUE,
COLUMBUS, OHIO 43224

DRAWN: TS
CHECKED: BL
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET: C1
OF SHEETS

ATTACHMENT TO SHEET 3

ZONING C2

CODE NO. 3312.49C, TABLE 3:- Reduce required parking from 38 to 18.

CODE NO. 3312.49B.: - Reduce required bike parking from 3 to 0.

CODE No. 3312.43 : - To not pave 7 parking spaces along Cleveland Ave.

CODE No. 3312.27 : - Reduce 25ft parking setback to 0ft.

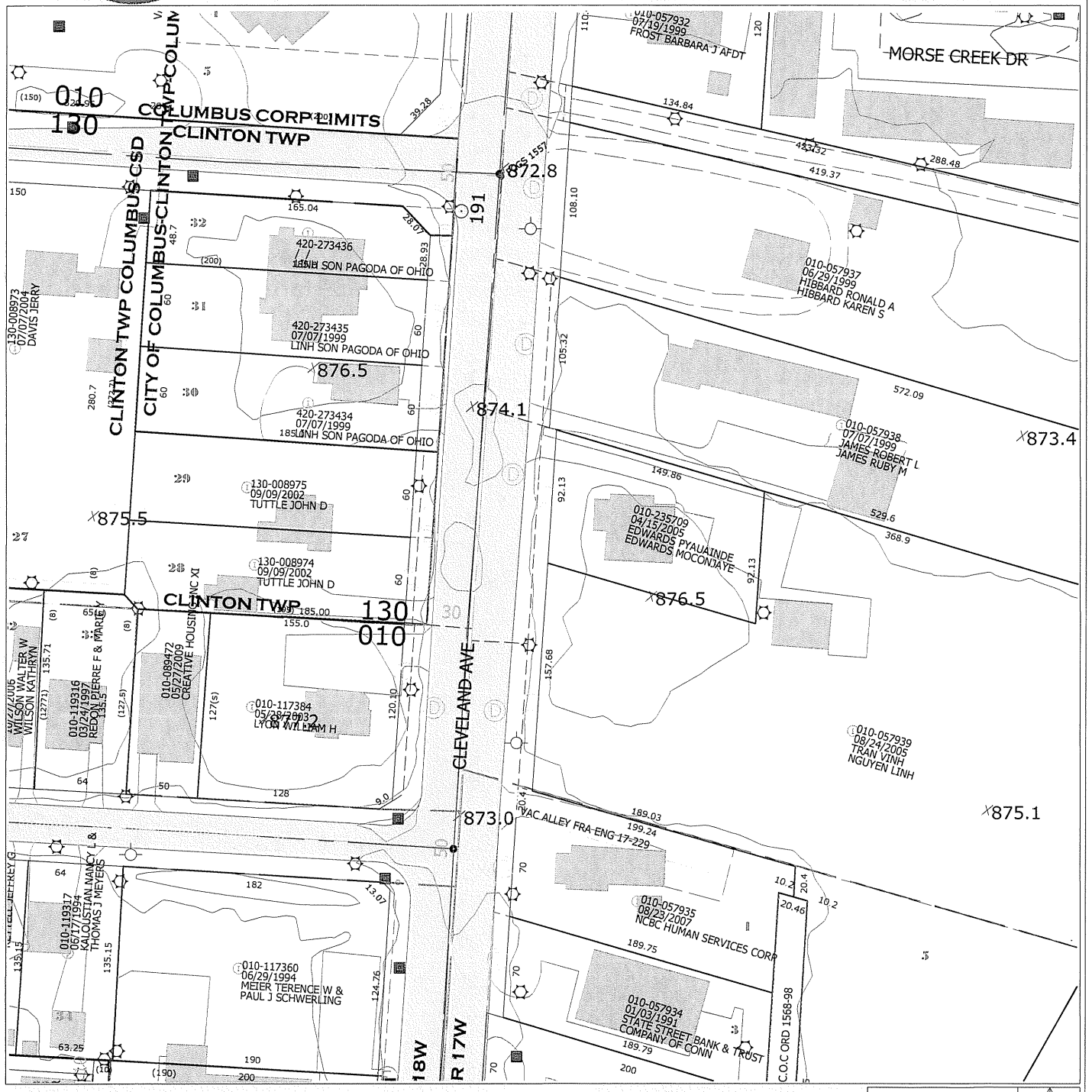
CODE No. 3312.25 : - To allow parking space maneuvering within Cleveland SROW.

CODE No. 3312.13 : - Reduce driveway width from 20ft. to 15 ft.

10310-00392
4034 Cleveland Ave.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: M **DATE: 8/16/10**



Scale = 100

Grid North

Disclaimer

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

10310-00392

4034 Cleveland Ave.

City of Columbus
Zoning Plat

N

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

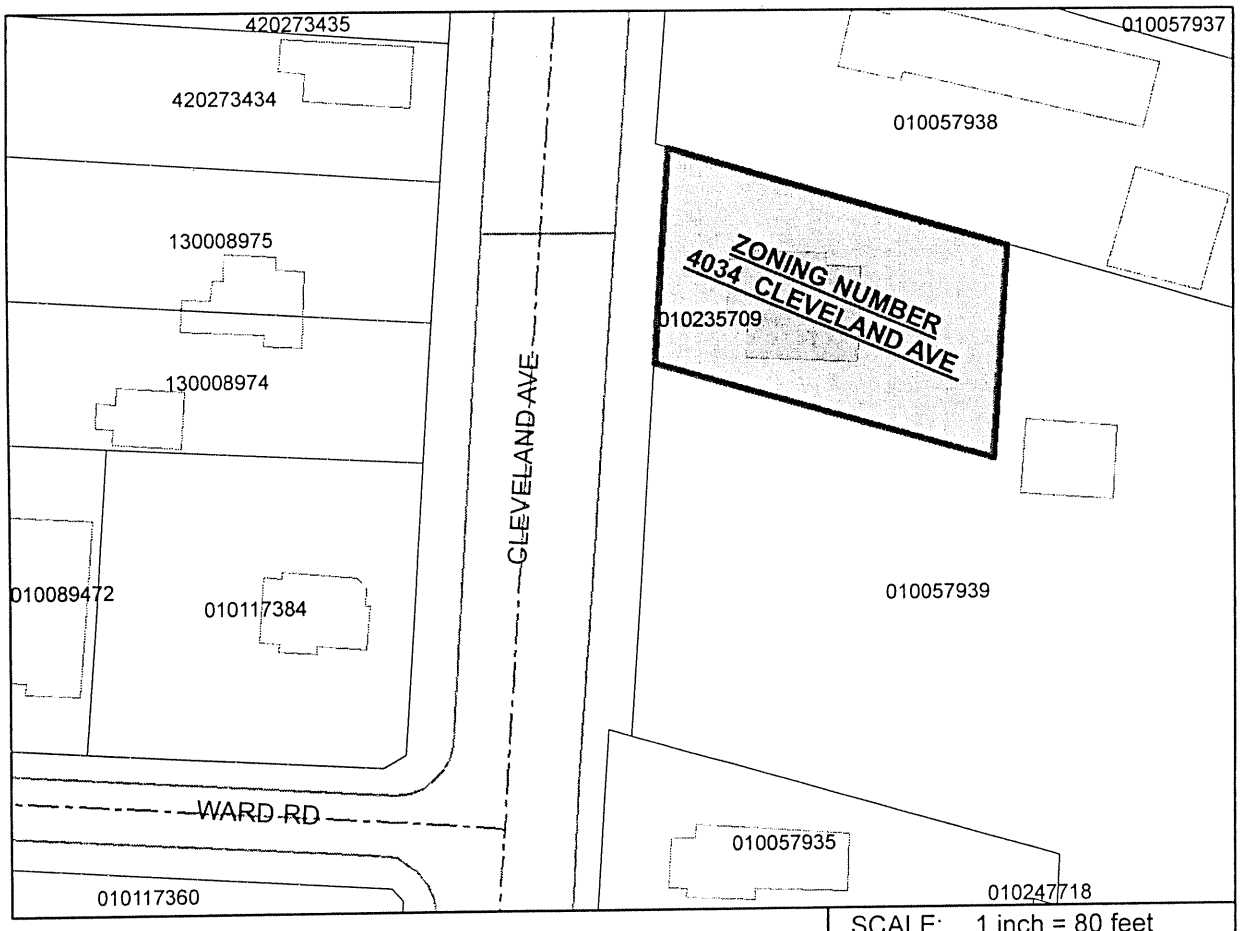
Parcel ID: 010235709

Zoning Number: 4037 **Street Name: CLEVELAND AVE**

Lot Number:N/A **Subdivision:N/A**

Requested By: BANWO LANGE P.E

Issued By: Adyana Ahmariam **Date: 8/16/2010**



SCALE: 1 inch = 80 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 6406

printed: 8/16/2010 - 1:26:38 PM - K:\Maproom\GIS\MAPS\ADUGNA

Signature of Applicant _____ Date _____

PROJECT DISCLOSURE STATEMENT

10310-00392
4034 Cleveland Ave.

Parties having a 5% or more interest in the project that is the subject of th
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicc

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) JAMES T. EDWARDS, SR.
of (COMPLETE ADDRESS) 4034 CLEVELAND AVENUE, COLUMBUS, OHIO 43224
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
PYAUAINDE EDWARDS	4034 CLEVELAND AVENUE COLUMBUS, OHIO 43224
MOCONJAYE EDWARDS	4034 CLEVELAND AVENUE COLUMBUS, OHIO 43224

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 16th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: May 21, 2011

Notary Seal Here

NOTARY PUBLIC STATE OF OHIO

THOMAS PETTIJOHN
Notary Public, State of Ohio
My Commission Expires May 21, 2011