



# 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: # 12310-00000-00295  
 Date Received: 14 MAY 2012  
 Commission/Group: CLINTON VILLAGE  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: JF 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.

Parking Spaces Required - Variance 3312.49  
Rear Yard 25% Area - Variance

PAID

MAY 14 2012

BUILDING & ZONING SERVICES

## LOCATION

1. Certified Address Number and Street Name 4303 Indianola Ave  
 City Columbus State Ohio Zip 43214  
 Parcel Number (only one required) 010-086966-00 / 010-096479-00 / 010-096480-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Paul J Werner Paul Scheiderer Architect  
 Address 7696 Rowles Dr. City/State Cols., Ohio Zip 43235  
 Phone # 614-778-7750 Fax # 614-431-5743 Email pwnerner@columbus.rr.com

## PROPERTY OWNER(S):

Name Holy Spirit Association AKA HSA-UWC  
 Address 481 8th AVE. City/State NY, NY Zip 10036  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Paul Scheiderer Architect  
 Address 1911 Fontenay CT. City/State Cols., Ohio Zip 43235  
 Phone # 614-326-0525 Fax # N/A Email: nick@ptsarchitect.com

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

APPLICANT SIGNATURE Paul J Werner  
 PROPERTY OWNER SIGNATURE Michael J. Tamson  
 ATTORNEY / AGENT SIGNATURE Paul Scheiderer

PAID

MAY 14 2012  
1900

BUILDING & ZONING SERVICES

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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 Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00255  
4303 INDIANOLA ROAD

## One Stop Shop Zoning Report Date: Thu May 24 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 4303 INDIANOLA AVE COLUMBUS OH 43214

**Mailing Address:** 2940 ROYAL CREST CT  
COLUMBUS OH 43235

**Owner:** HOLY SPIRIT ASSOC FOR THE UNIFIC

**Parcel Number:** 010086966

### ZONING INFORMATION

**Zoning:** 474, Residential, R1

effective 6/26/1950, Height District H-35

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

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** Clintonville 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

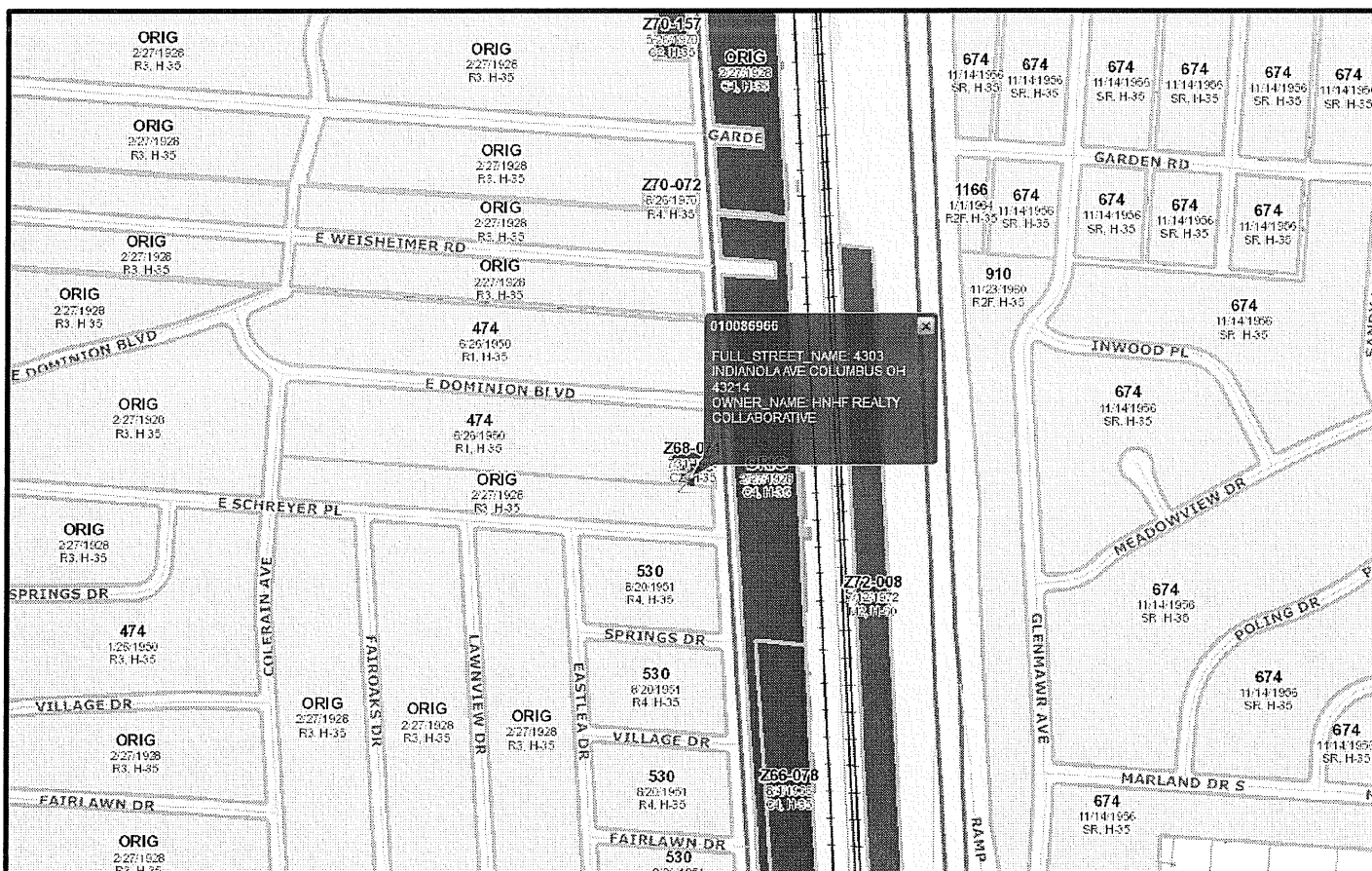
### PENDING ZONING ACTION

**Zoning:** N/A

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

**Council Variance:** N/A

**Graphic Commission:** N/A





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### AFFIDAVIT

12310-00255

4303 INDIANOLA ROAD

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Paul J Werner  
of (1) MAILING ADDRESS 7696 Rowles Dr. Columbus, OH 43235  
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  
AND MAILING ADDRESS

(4) HSA-LWC  
481 8th AVE.  
NY, NY 10036

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

Paul J Werner 614-778-2750  
Paul Schneider 614-326-0525

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

(5) Clintonville  
Nick Cipiti 4040 N. High St #37  
Cole, Ohio 43214

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 Labels

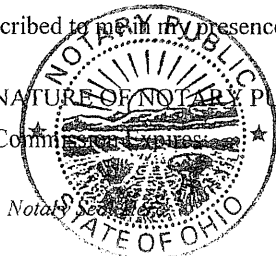
☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Paul J Werner  
Subscribed to and sworn in my presence and before me this 14 day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires June 5, 2013  
Notary Public, State of Ohio  
My Commission Expires  
June 5, 2013



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Revised 02/01/11



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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

**12310-00255**

**4303 INDIANOLA ROAD**

#### 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:

Building was originally built as a church.  
Bought by current owners 11 years ago to be  
continued as a church / Learning Center  
Practical Difficulty brought us to ask for this  
parking variance and backyard variance

Signature of Applicant

*Paul J. Wern*

Date

*5/13/12*

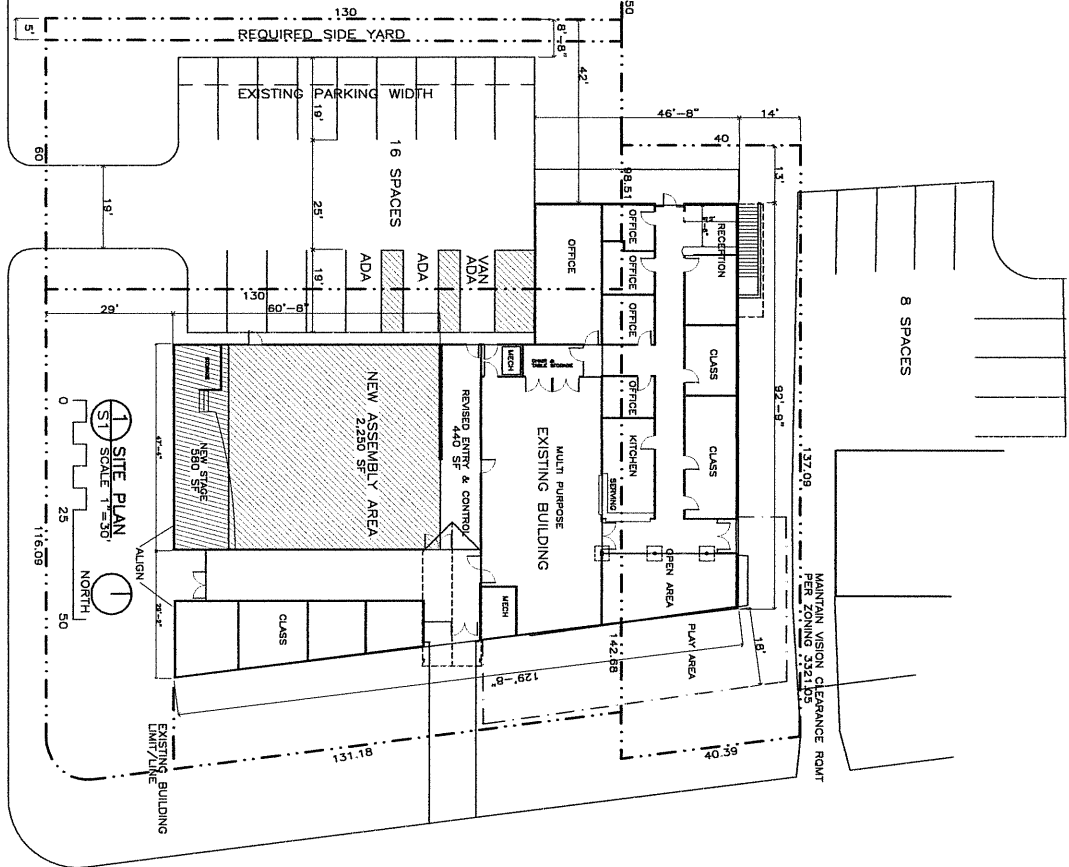
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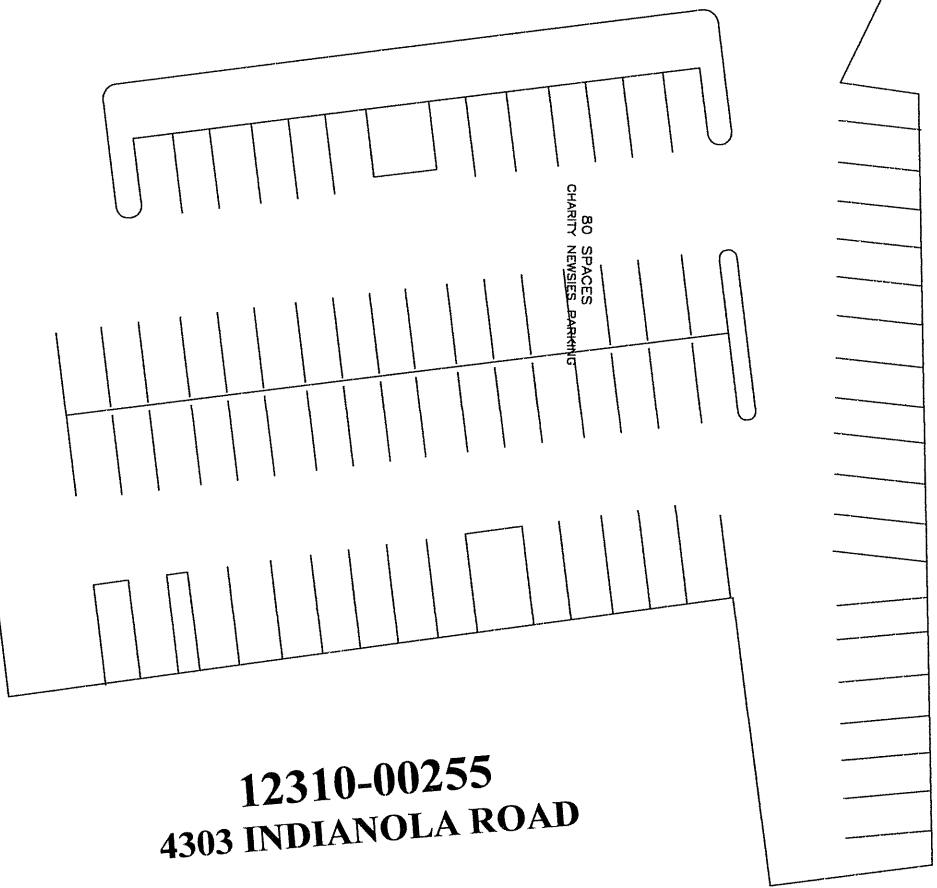
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Real Estate / GIS Department

S C H E I D E R E R



INDIANOLA



ZONING DATA

LOTS AREA 27,400 SF 37% BUILDING COVERAGE  
 LOT 010-086966-00  
 LOT 010-096479-00  
 LOT 010-096480-00  
 ZONING ORIG. Residential, R3  
 NEW ASSEMBLY AREA 2,250 SF 30 PER  
 TOTAL EXISTING 16 SPACES  
 USABLE - NORTH PROPERTY NEIGHBOR 16 SPACES  
 USABLE - EAST PROPERTY NEIGHBOR 80 SPACES

12310-00255  
 4303 INDIANOLA ROAD



ZONING	MAY 14, 2012
PRELIM	APR 28, 2012
DRAWN BY	PFS
CHECKED BY	RS

Building Improvements  
 & Addition Improvement  
**LOVIN' LIFE MINISTRIES**  
 4303 Indianola Avenue  
 Columbus, Ohio 43214

Paul Werner Development

Paul F Scheiderer, Architect  
 PO Box 20785 Columbus, Ohio 43220



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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 #

**12310-00255**

STATE OF OHIO  
COUNTY OF FRANKLIN

**4303 INDIANOLA ROAD**

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Paul J Werner  
7696 Rawles Dr. Columbus, Ohio 43235

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

SIGNATURE OF AFFIANT

Paul J Werner

Subscribed to me in my presence and before me this 14 day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Nirali N Sheth

My Commission Expires:

June 5, 2013



**NIRALI N. SHETH**  
Notary Public, State of Ohio  
My Commission Expires  
June 5, 2013

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