



COUNCIL VARIANCE 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: CV12-035
Date Received: 7/31/12
Application Accepted By: OH Fee: _____
Comments: 12315-00000-00439 Case Planner: Dana Hitt dahitt@columbus.gov 645-2395

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 255 Taylor Station Road, Columbus Zip 43213
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-287864-00
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M-2
Recognized Civic Association or Area Commission: Far East Area Association
Proposed use or reason for Council Variance request: Religious Services
Acreage: 1.365

APPLICANT: Name Eastside Community Church
Address 327 Millside Drive City/State Gahanna, Ohio Zip 43230
Phone # (614) 425-8806 Fax # (614) 416-0559 Email: greg.eastside@gmail.com

PROPERTY OWNER(S): Name Taylor Station Medical Partners, Ltd.
Address 170 Taylor Station Road City/State Columbus, Ohio Zip 43213
Phone # (614) 545-7900 Fax # 614-545-7901 Email: ingram.dale@gmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☒ Agent
Name James B. Wootton
Address 8405 Pulsar Place, Ste 157 City/State Columbus, OH Zip 43240
Phone # (614) 468-0198 Fax # (614) 3550186 Email: jim@standardrealtor.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature] PASTOR
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature] James B. Wootton

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 Address Plat



CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010287864

Project Name: CAPITAL NEUROLOGY INSTITUTE

House Number: 255

Street Name: TAYLOR STATION RD

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

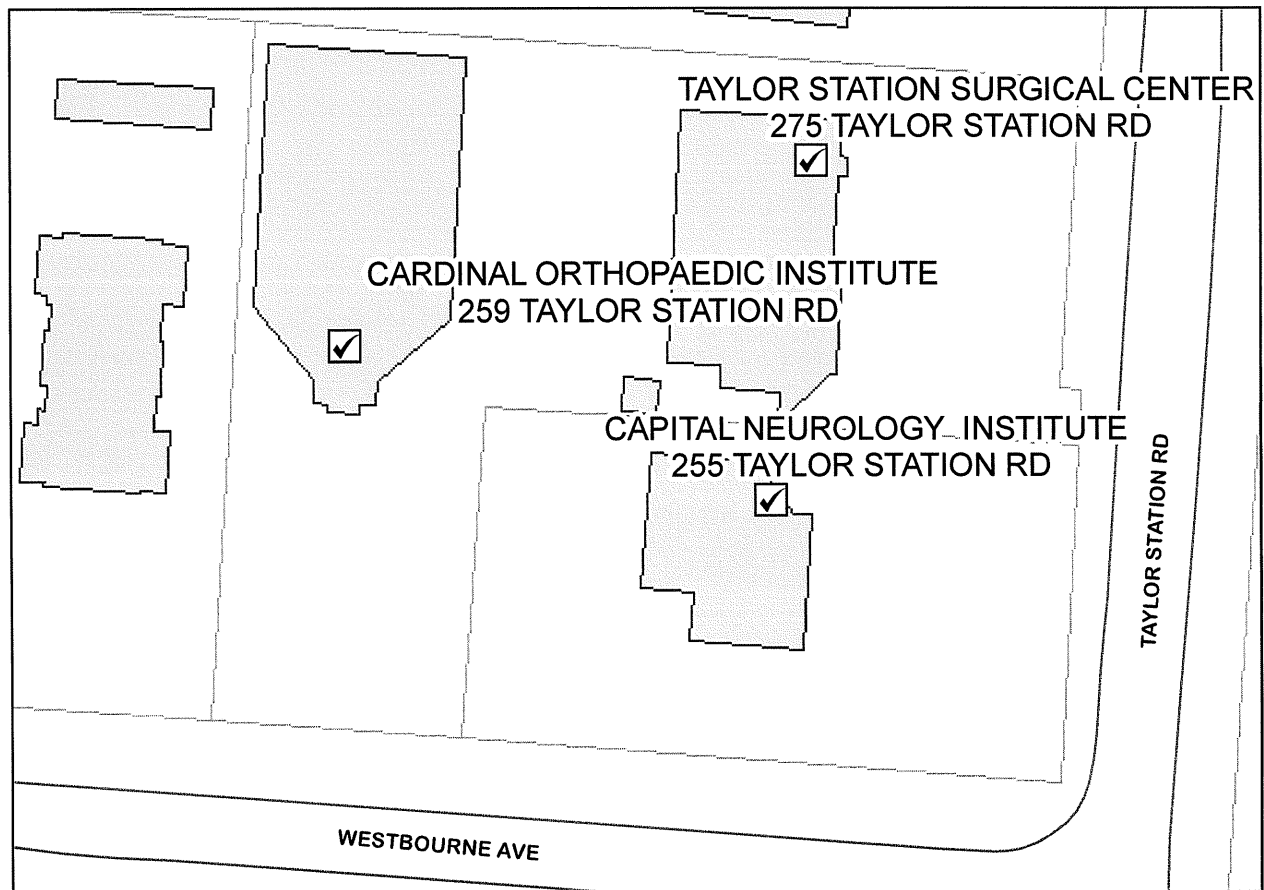
Complex: TAYLOR STATION MEDICAL CENTER

Owner: TAYLOR STATION MEDICAL PARTNERS LTD

Requested By: UNKNOWN

Printed By: Alfred Carson

Date: 10/8/2009



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 872736

Real Estate / GIS Department



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-035

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James B. Wootton

of (1) MAILING ADDRESS 8405 Pulsar Place, Ste 157, Columbus, OH 43240

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 255 Taylor Station Rd, Columbus, OH 43213

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) 7/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Taylor Station Medical Partners, Ltd.
170 Taylor Station Road
Columbus, OH 43213

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

Eastside Community Church
(614) 425-8806

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

(5) Larry Marshall, Zoning Chair
2500 Park Crescent Drive
Columbus, OH 43232

and that the attached document (6) 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(7)

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

SIGNATURE OF AFFIANT

(8) James B. Wootton

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Karla L. Fandino Lasso

My Commission Expires:

10/12/2014

Notary Seal Here



KARLA L. FANDINO LASSO
Notary Public, State of Ohio
My Commission Expires 10-12-2014

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Eastside Community Church
c/o Gregory Preston
327 Millside Dr
Gahanna, OH 43230

Larry Marshall
Far East Area Commission
2500 Park Crescent Dr
Columbus, OH 43232

Mt. Carmel Health System
Chief Financial Officer
6150 E Broad St Fl 3
Columbus, OH 43213

Taylor Station Medical Partners, Ltd
170 Taylor Station Rd
Columbus, OH 43213

Taylor Station Surgical Center, Ltd
275 Taylor Station Rd
Columbus, OH 43213

Waterford Park Homeowners Assn, Inc
9054 Cotter St.
Lewis Center, OH 43035

Kim Young ZA
Grace Kim MD
245 Taylor Station Rd
Columbus, OH 43213

James B. Wootton, Agent
8405 Pulsar Place #157
Columbus, OH 43240

IPOFA Columbus Works LLC
Paradigm Properties/Eastrich No 167 Corp
2600 Corporate xch #175
Columbus, OH 43231

Perry-Sycamore LP
Corelogic
2500 Westfield Dr. Ste 102
Elgin, IL 60124
Creative Child Care, Inc.
5815 Westbourne Ave
Columbus, OH 43213



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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Please see attached Statement of Hardship

Signature of Applicant

Date

7/30/12

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255 Taylor Station Road

Statement of Hardship

The applicant is requesting a Council Variance for the property located at 255 Taylor Station Road, to permit the reuse of the offices located on the property. The proposed uses for 255 Taylor Station Road First Floor are religious services, classrooms, and offices. The property is zoned in the M-2 manufacturing district zoning classifications, which does not specifically permit the applicant's proposed uses. The applicant is therefore requesting a variance to Columbus City Code Section 3367.01, M-2 Manufacturing district, to permit religious services, classrooms and offices where proposed uses will not adversely affect the surrounding properties or surrounding neighborhood.

The applicant is also requesting a variance to Columbus City Code section 3312.49, which requires a minimum number of parking spaces. The applicant will use the entire first floor containing 6,426 square feet of which 2,400 square feet is for the sanctuary, for which the code requires 80 sanctuary parking spaces. The remaining 4,026 sq. ft. of the first floor will be used by the applicant for classrooms and offices, for which the code requires 17 parking spaces, or a total parking requirement for the applicant's first floor of 97 parking spaces. The entire 6,244 square feet on the second floor is for offices, for which code requires 25 parking spaces. The grand total parking required per the code would be 122 spaces. There are currently 54 spaces surrounding the building.

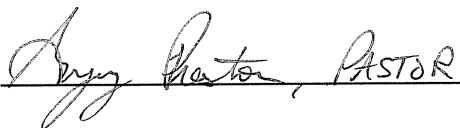
However the property owners of the adjacent properties at 259 Taylor Station Road and 275 Taylor Station Road have granted permission to park in their areas if needed, which would add 111 more spaces, for a grand total of 165 parking spaces.

The other businesses are open during normal business hours Monday thru Friday and our services are on Sunday morning and during the weekdays after business hours. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the residents of the City of Columbus.

A hardship exists with the property that is not otherwise encountered on similar properties within this zoning district due to the fact that the large scale of the building makes it difficult to find an individual user for the whole building. Being able to utilize this building for two separate users allows the building to be at full capacity, greatly benefitting the community.

The applicant respectfully requests that the Council of the City of Columbus adopt legislations granting these variances.

Signature of Applicant
Eastside Community Church

By:  PASTOR Date: 7/30/12



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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 # CV12-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] James B. Wootton

Of [COMPLETE ADDRESS] 8405 Pulsar Place, Ste 157, Columbus, OH 43240
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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Gregory A. Preston 327 Millside Drive Gahanna, OH 43230 (614) 425-8806 -0- employees in Columbus	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

James B. Wootton
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

Karla L. Fandino Lasso
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10/12/2014

Notary Seal Here

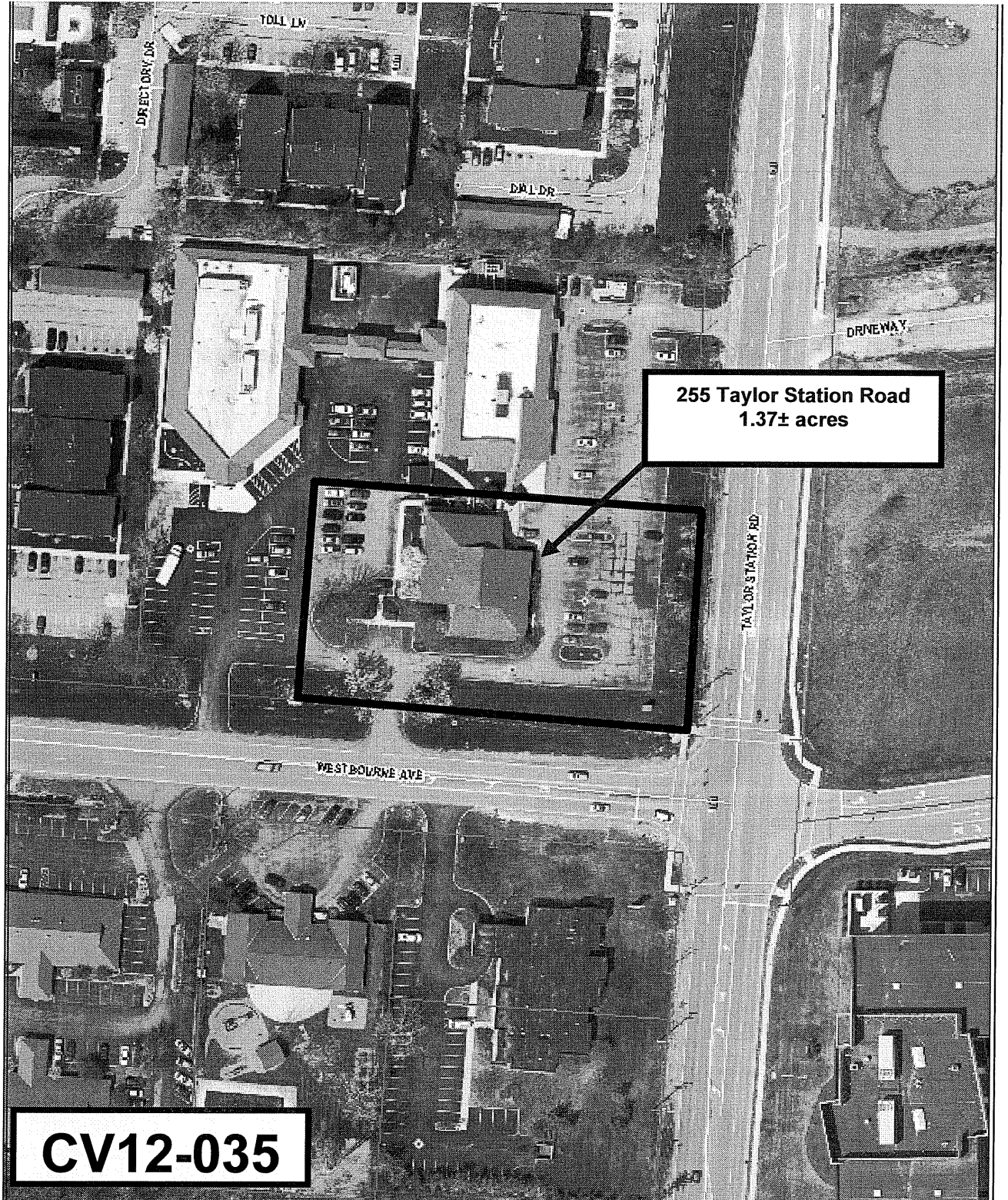


KARLA L. FANDINO LASSO
Notary Public, State of Ohio
My Commission Expires 10-12-2014

This Project Disclosure Statement expires six months after date of notarization.

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255 Taylor Station Road
1.37± acres

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