



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: CV12-059/12315-00000-00733

Date Received: 12/4/12

Application Accepted By: SPine Fee: \$2240

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4001 Groves Road Zip

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: 010-017879

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M1 - Manufacturing

Recognized Civic Association or Area Commission: SE Community Coalition

Proposed use or reason for Council Variance request: Church/religious assembly is not permitted in the M1 district.

Acreage: 4.5

APPLICANT: Name Mission Evangelica El Shaddai

Address 8596 Greylag St. City/State Blacklick, OH Zip 43004

Phone # 614-360-6808 Fax # Email: J. the PETER COMPANY @ GMAIL . COM

PROPERTY OWNER(S): Name same as applicant

Address City/State Zip

Phone # Fax # Email:

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

ATTORNEY / AGENT ☐ Attorney ☒ Agent

Name 3D/Group, Inc.

Address 266 N. 4th Street City/State Columbus, OH Zip 43215

Phone # 614-464-3600 Fax # 614-464-9331 Email: victoriap@3dgroup.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE [Signature]

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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

CV12-059
Statement of Hardship

4001 Groves Road
PID: 010-017879

The applicant is requesting a Council Variance for the property located at 4001 Groves Road, to permit the use of a church/assembly place on the property. The property is zoned M-1 manufacturing zoning classifications, which does not permit the applicant's proposed use. The applicant is therefore requesting a variance to Columbus City Code Section 3365.01, M-1 Manufacturing District, to permit churches/assembly places. The proposed use will not adversely affect the surrounding properties or surrounding neighborhood. The applicant is also requesting a variance to Columbus City Code section 3312.59, which requires a minimum number of parking spaces. The Code currently requires 1 parking space for every 30 square feet of space in the sanctuary. Since the site is so narrow, and the applicant is proposing a recreational area for both the church and surrounding community, the site cannot accommodate all the required parking spaces. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the residents in the City of Columbus.

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

Signature of Applicant: _____



Date: 11 30 012



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-059

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Victoria Proehl, 3D/Group, Inc.
of (1) MAILING ADDRESS 246 N. 4th Street, Columbus, OH 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

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 4001 Groves Road
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) 12/4/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Mission Evangelica El Shaddai
8596 Greylag St.
Blacklick, OH 43004

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

Mission Evangelica El Shaddai
Guillermo Quintanilla 614-360-6808

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

(5) SE Community Coalition
Judy White, Zoning Chair
P.O. Box 16 Brice, OH 43109

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)

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

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Jenna L. Hawthorne

Notary Seal Here



JENNA L. HAWTHORNE
Notary Public, State of Ohio
My Commission Expires 1/11/17

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APPLICANT

Mission Evengelica El Shaddai
7581 Witch Hazel Drive
Canal Winchester, OH 43110

Budget Luxury Apartments
1607 Motor Inn Drive
Girard, OH 44420

AGENT

3D/Group, INC
466 N. 4th Street, Suite 200
Columbus, OH 43215

Columbus Southern Power
Tax Department 27th Floor
PO Box 16428
Columbus, OH 43216

AREA COMMISSION

SE Community Coalition
ATTN: Jude White, Zoning Chair
P.O. Box 16
Brice, OH 43109

Eastland Building Center, INC.
ATTN: Charles K. Nagel
4435 Haverford Ct.
Columbus, OH 43220

CV12-059



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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 # CV12-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Victoria Proehl, 3D Group, Inc.

Of [COMPLETE ADDRESS] 266 N. 4th Street Columbus, OH 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 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. Mission Evangelica El Shaddai 8596 Greylag St. Blacklick, OH 43004 Guillermo Quirovanilla 614-360-6808	2. 3D/Group, Inc. 266 N. 4th Street Columbus, OH 43215 Victoria Proehl 464-3600
3.	4.

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jenna L. Hawthorne
1/11/17

Notary Seal Here



JENNA L. HAWTHORNE
Notary Public, State of Ohio
My Commission Expires 1/11/17

This Project Disclosure Statement is valid for 6 months after date of notarization.

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CV12-059

PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- ☐ Address of location of the site
- ☐ Annexation status
- ☐ Current development on the property
- ☐ Current zoning and legal use of the property
(Attach computer record if applicable)
- ☐ Proposed use of the site
- ☐ Zoning Districts, Variances or Special Permit requested
- ☐ Total acreage of the site
- ☐ Site location-
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards:
 - Flood plain
 - Airport Environs Overlay
 - Historic Districts [HRC, Architectural Review, Listed Property]
 - Traffic Standards Code [Right of Way, TIS, other]
 - Parkland (land, easements, bike paths, other)
 - Zoning Clearance (Site plan review)
 - Other
- ☐ Review of Public Notice Affidavit requirements
- ☐ Adopted Area Plan or Development Policies
Recommendation / Other
- ☐ Preliminary Review of Limitation text or planned district text standards
- ☐ Area Commission or other Community Group
- ☐ Proposed Hearing Date
- ☐ Cut-off Date for the Proposed Hearing Date
- ☐ Items to be completed or revised before submittal

Graves Rd 010-017819
In Columbus
Vacant
M-1
church / religious accessor
CV for use
4.5

N/A

Dan Blechschmidt, Planning & Operations Division 645-1694
Maureen Lorenz, Dept of Recreation & Parks 645-3306 - N/A

See checklists
?

N/A

Southeast Community Coalition

- (1)
- (2)
- (3)
- (4)
- (5)

- ☐ Requested Variances: use (3365.01) parking (3312.49)

Comments [Applicant] _____

Comments [City] _____

Staff met with Tori Poechl on 11/26/12 regarding this proposed application
and applicant received a copy of this pre-application worksheet.
City Staff Representative Shannon F Pine Date 11/26/12

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

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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: 010017879

Project Name: CHURCH

House Number: 4001

Street Name: GROVES RD

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

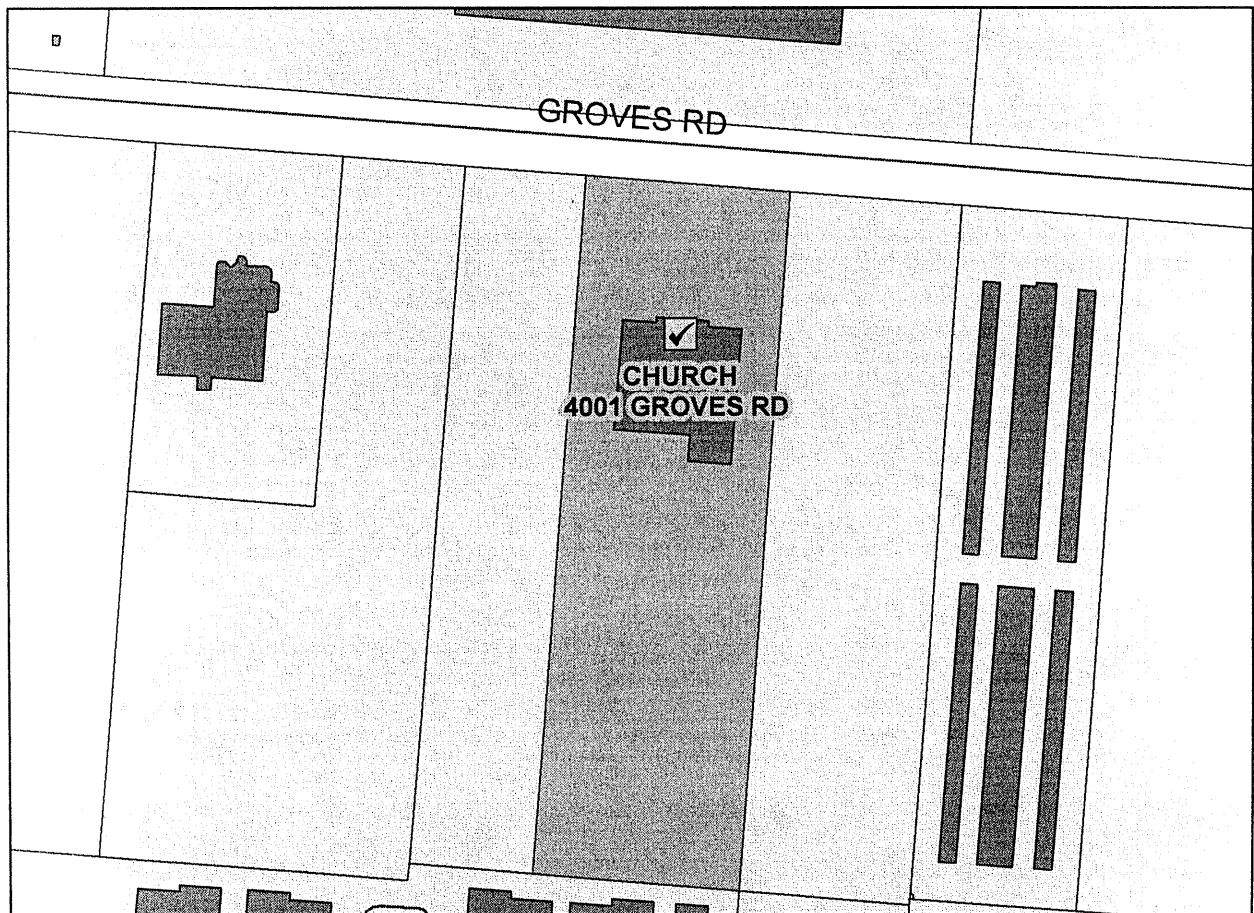
Complex: N/A

Owner: MISSION EVANGELICA EL SHADDAI

Requested By: 3D/GROUP, INC.

Issued By: *Louis D. McCann*

Date: 11/28/2012



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

SCALE: 1 inch = 220 feet

GIS FILE NUMBER: 1322340

C12-059

Hummel Title Agency
2715 East Main Street
Columbus, Ohio 43209
614-237-3525
AC # 23317

200610170207295
Pg: 2 \$28.00 T20060076535
10/17/2006 10:13AM BXHUMMEL TITL
Robert G. Montgomery
Franklin County Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Hamilton - Groves Realty, Ltd., an Ohio Limited Partnership, for valuable consideration paid, grants with general warranty covenants, to Mision Evangelica El Shaddai, an Ohio non-profit corporation, the Grantee, whose Tax Mailing Address will be:
8596 Greylag Street, Blacklick, OH 43004,
the following REAL PROPERTY:

Situate in the County of Franklin, State of Ohio, City of Columbus, being a part of Half Section No. 51 (East Half of Section 29), Township 12, Range 21, Refugee Lands, and being the Westerly part of the remainder of the original 61.895 acre tract conveyed to Minnie Glassman and Freda Kauffman by deed of record in Deed Book 1919, Page 513, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

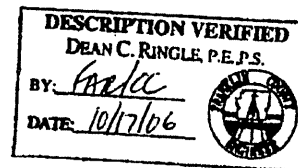
Beginning at a railroad spike in the centerline of Groves Road (being the Northerly line of Half Section 51), said spike being the Northeasterly corner of the 2.6761 acre tract conveyed to Eastland Building Center, Inc., by deed of record in Deed Book 3416, Page 502, and being also 140.0 feet Easterly along said centerline from the original Northwesterly corner of the said Glassman and Kauffman 61.896 acre tract;

thence along the centerline of Groves Road, East (the direction of the centerline of said Groves Road was assumed to be East and West for the purpose of this survey only, and all bearings used are relative to each other only), 235.97 feet to a nail found in said centerline at the Northwesterly corner of the 3.812 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2629, Page 180;

thence along the Westerly line of said 3.812 acre tract, South 0 degrees 08' 48" East (passing an iron pin found at 30.00 feet), 830.27 feet to an iron pin found at the Southwesterly corner of said 3.812 acre tract and in the Northerly line of the tract conveyed to Courtright Investment Company, by deed of record in Deed Book 3420, Page 657;

thence along the Northerly line of the said Courtright Investment Company tract, South 89 degrees 38' 19" West, 235.48 feet to an iron pin at the Southeasterly corner of the said Eastland Building Center, Inc. tract;

thence along the Easterly line of said tract, North 0 degrees 10' 51" West (passing an iron pin at 801.76 feet), 831.76 feet to the place of beginning, containing 4.497 acres, more or less.



TRANSFERRED

OCT 17 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

26195

Conveyance	
Mandatory	127.00
Permissive	127.00
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR	

C12-059

PARCEL NUMBER: 010-017879
ALSO KNOWN AS: 0000 Groves Road, Columbus, OH

Subject to taxes and assessments which are now or may hereafter become liens on said premises, and except conditions and restrictions and easements, if any, of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Deed Record Volume 3560, Page 321, Recorder's Office,, Franklin County, Ohio.

Executed on this 13th day of October, 2006.

Hamilton - Groves Realty, Ltd., an Ohio Limited Partnership


By

Jeff R. Glassman, Managing Partner

State of Ohio)
) ss.
County of Franklin)

Before me, a Notary Public in and for said County and State, personally appeared the above named Jeff R. Glassman, Managing Partner of Hamilton - Groves Realty, Ltd., an Ohio Limited Partnership who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

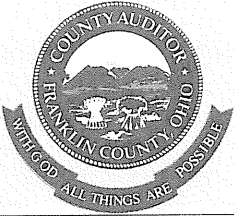
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public

This instrument Prepared by:
Davis & Meyer Law, Ltd.
2715 E. Main Street
Bexley, Ohio 43209
File# HTAC-0023317



JEFFREY D. MEYER
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 12/3/12**



Disclaimer

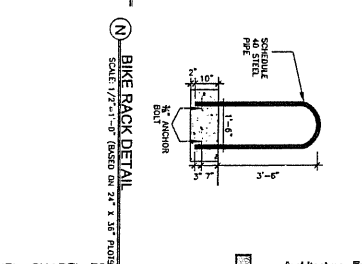
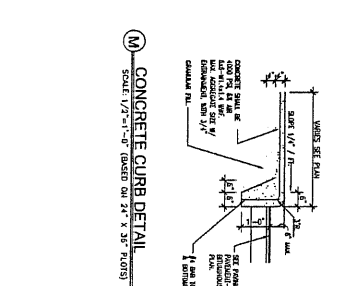
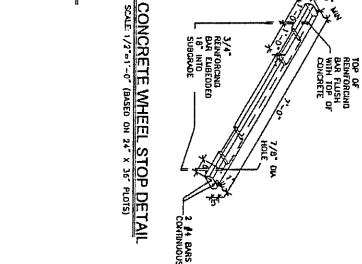
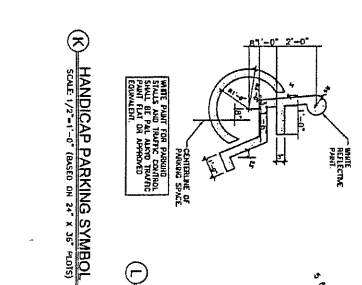
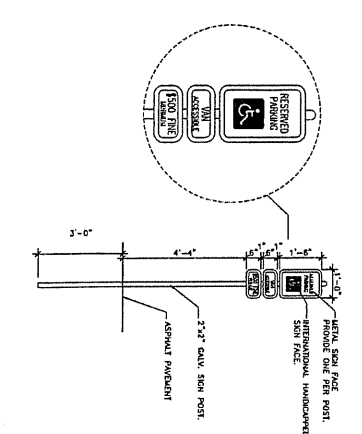
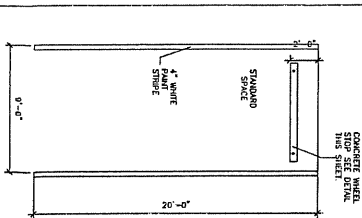
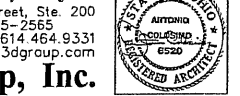
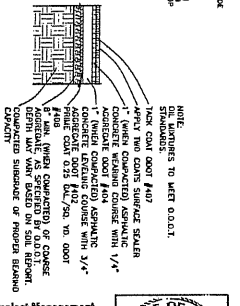
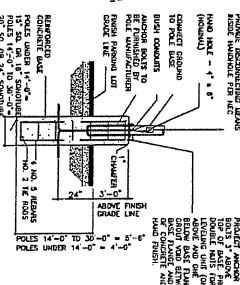
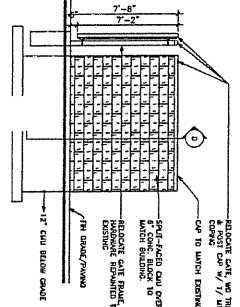
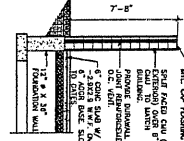
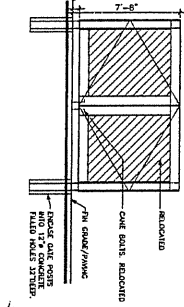
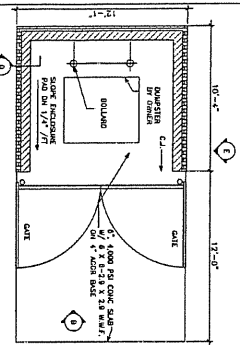
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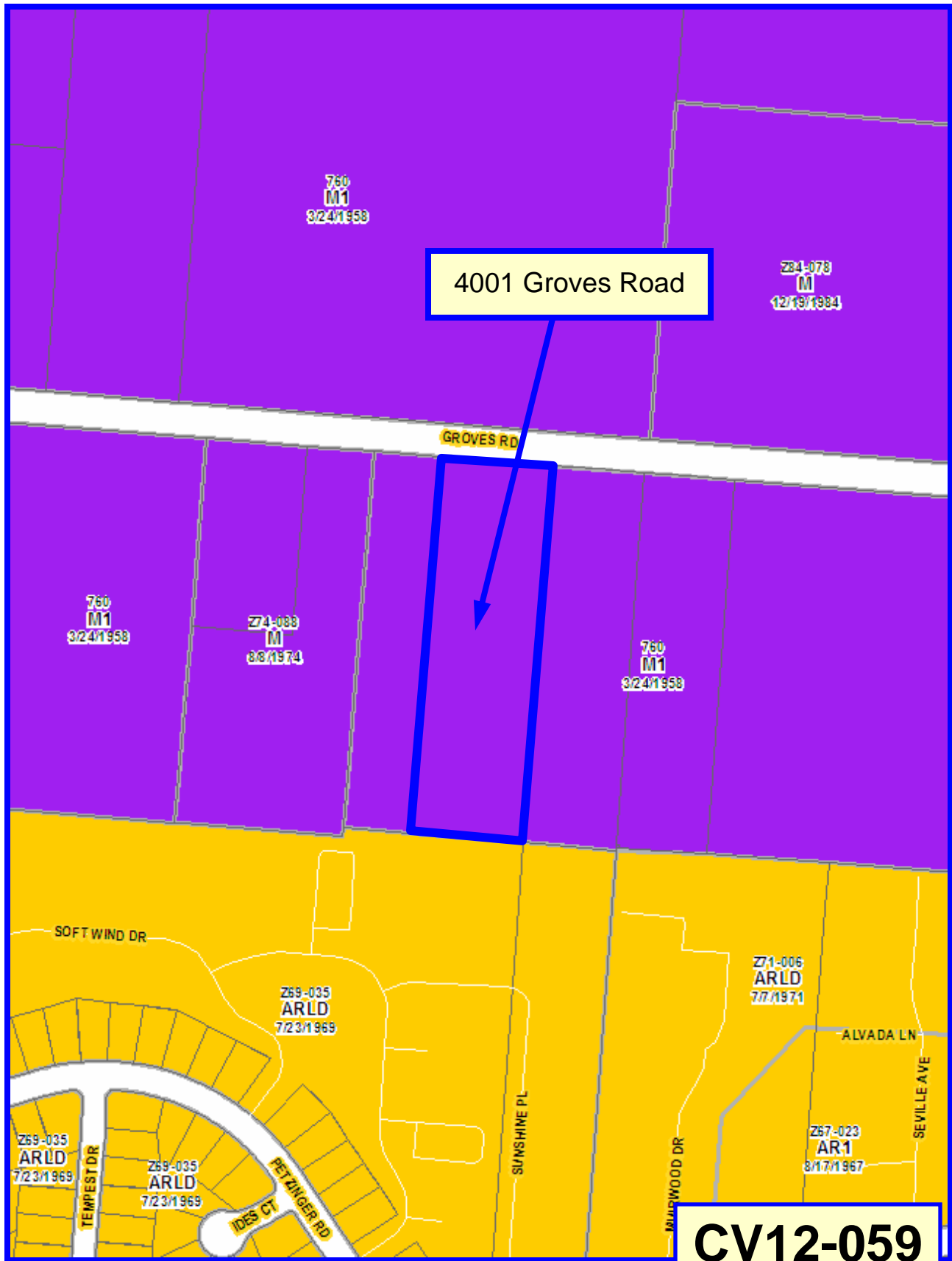


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

W12-059







CV12-059