



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

OFFICE USE ONLY

Application Number: #13310-00000-00174

Date Received: 15 MAR 2013

Commission/Group: _____

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.

3312.49 (Tables 3 & 1) Minimum parking spaces required.

3321.07-A Landscaping required between building line and street (no pavement allowed).

3312.43 Required surface parking.

LOCATION

1. Certified Address Number and Street Name 1067 Sullivant Avenue

City Columbus State Ohio Zip 43223

Parcel Number (only one required) 010-024496

APPLICANT: (IF DIFFERENT FROM OWNER)

Name SPGB Architects, LLC c/o Michelle Shumaker

Address 4333-B Tuller Road City/State Dublin, Ohio Zip 43017

Phone # 614-771-8963 Fax # 614-552-6763 Email mshumaker@spgbarch.com

PROPERTY OWNER(S):

Name Lower Lights Ministries

Address 1066 Bellows Avenue City/State Columbus, Ohio Zip 43223

Phone # 614-228-3855 Fax # 614-228-1255 Email jruark@lowerlights.org

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name Not Applicable

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature] Director of Architecture

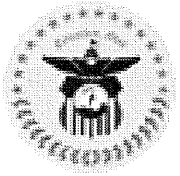
PROPERTY OWNER SIGNATURE Jan Ruark, CEO Lowerlights Ministries

ATTORNEY / AGENT SIGNATURE _____

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Mar 28 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1067 SULLIVANT AVE COLUMBUS, OH

Mailing Address: 1066 BELLOWS AVE

COLUMBUS OH 43223

Owner: LOWER LIGHTS MINISTRIES INC

Parcel Number: 010024496

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Franklinton Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: IN

Airport Overlay Environs: N/A

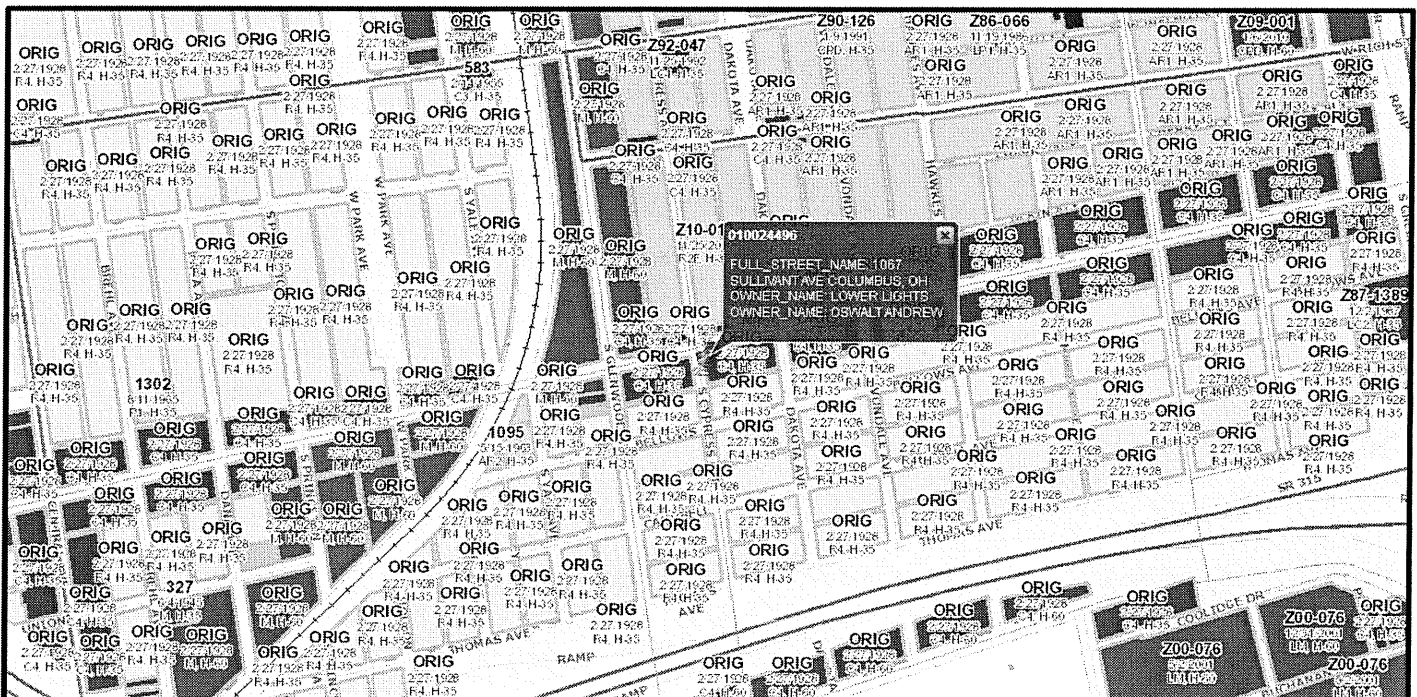
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michelle Shumaker

of (1) MAILING ADDRESS 4333-B Tuller Road, Dublin, Ohio 43017

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

(4) Lower Lights Ministries

AND MAILING ADDRESS

1066 Bellows Avenue

Columbus, Ohio 43223

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

SPGB Architects, LLC c/o Michelle Shumaker

614-771-8963

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

(5) Franklinton Area Commission c/o Judy Box

192 North Guilford Avenue

Columbus, OH 43222

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

(6) Lower Lights Ministries, 1067 Sullivant Avenue, Columbus, Ohio 43223 (6A - Address of Property)

(6) Lower Lights Ministries, 1066 Bellows Avenue, Columbus, Ohio 43223 (6B - Property Owners Mailing Address)

☐ (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 13 day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires:

JODY J BUTZ

Notary Public, State of Ohio

My Commission Expires 06-24-17



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**Attachment “A”
Statement of Hardship - Variance Request
Leadership Center, Lower Lights Ministries**

Lower Lights Ministries is a non-profit organization that is committed to benefiting the public interest. It has served Franklinton for 22 years. The organization empowers sustainable transformation through a comprehensive process that promotes self-sufficiency, family strengthening and leadership development.

The mission of Lower Lights is to promote the development, reconciliation and restoration of individuals and families by partnering together as loving neighbors within Franklinton and beyond. ***The holistic model combines housing, life coaching, mentoring and peer support in eight life areas.***

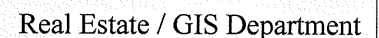
Lower Lights has demonstrated its commitment to the physical environment of the surrounding neighborhood by acquiring and repairing twelve residential properties, all of which are used for ministry programs.

Lower Lights needs a leadership center that is completely integrated with the residential neighborhood. This will facilitate expansion of its life coaching, mentoring and peer support programming. The center needs to be visible, welcoming, and easily accessible. A goal is to reinforce the existing urban fabric rather than inserting a foreign satellite into it. This location along Sullivant Avenue repurposes an abandoned building, and provides excellent adjacencies with our church affiliate, residential properties, and COTA's bus stop.

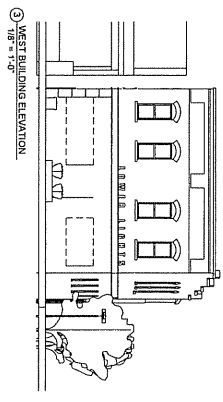
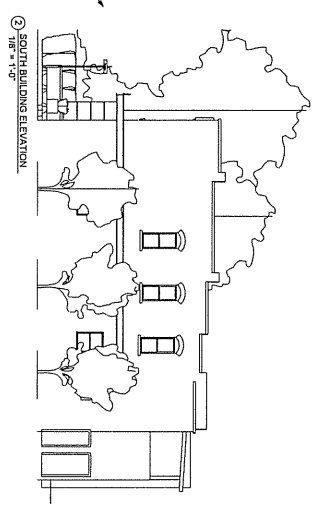
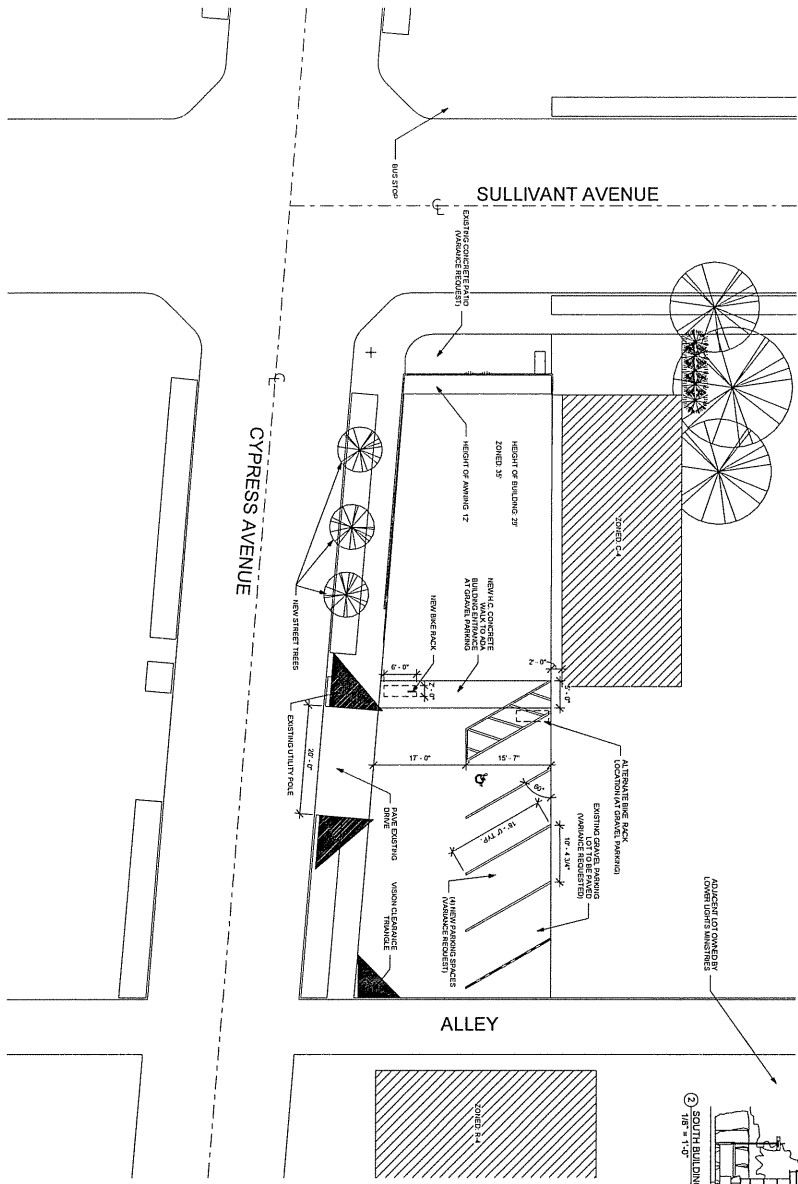
This variance is being requested to maintain conditions pre-existing at the time of property acquisition.

1. ***The existing gravel parking lot to the rear of the property will be maintained.*** These spaces will be dedicated to two existing upstairs residential apartments. The rear building entrance will be improved for handicap access to the Leadership Center, and a concrete walk added. ***The Zoning Code dictates 25 spaces*** be provided for the proposed building use. Practically none of the people using the facility can afford automobiles - they will either walk or use public transit. A COTA bus stop is located directly across Sullivant Avenue from the property, and a new bicycle rack will be added. ***Lower Lights has access to 9 parking spaces on adjacent properties.***
 - a) Lower Lights owns the property at 1054 Bellows Avenue, known as *Rachel's House*. This residential property is used as part of a work release program with Ohio's female correctional facilities. The women residents rarely own vehicles, which makes three parking spaces available for the Leadership Center.

- b) Lower Lights' church affiliate, located at 1066 Bellow Avenue, has six parking spaces on-site. Lower Lights has an operating agreement in place to use these spaces for the Leadership Center.
- 2. The Zoning Code specifies **landscaping requirements** for the front yard. The existing front yard is eleven feet deep and paved. The paved area is beneficial for building use, and Lower Lights would like to maintain it. Adding plant material would reduce sight lines for motorists turning right from Cypress Avenue to Sullivant Avenue. In lieu of adding landscaping along Sullivant Avenue, Lower Lights will improve the property by planting three trees along Cypress Avenue.



1 SITE PLAN
1" = 10'-0"



1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

2 WEST BUILDING ELEVATION
1/8" = 1'-0"

3 ZONING PLAN

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NOT FOR CONSTRUCTION

SPGB Architects
4333-B Tuller Road
Dublin, Ohio 43017
Phone: (614) 771-8963

shumaker | pages | gates | butz

DESIGNED BY: LJP
DRAWN BY: LJP
CHECKED BY: MGS

DATE: _____
REVISIONS: _____

Lower Lights Ministries
1067 Sullivan Avenue
Columbus, Ohio 43223

A-002

SCALE: As indicated

DATE: 3/15/13



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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 # _____

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michelle Shumaker, AIA

of (COMPLETE ADDRESS) 4333-B Tuller Road, Dublin, Ohio 43017

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

Sarah Alexander, Recruiter, Ohio Christian University, 1476 Lancaster Pike, Circleville, OH 43113

James Edwards, Treasurer, Retired Chemical Engineer, Burgess & Niple, 1066 Bellows Avenue, Columbus, OH 43220

Marsha Goble, Secretary, Retired Political Fundraiser, Executive Assistant, Distributer, Premier Designs Jewelry, 1066 Bellows Avenue, Columbus, OH 43230

William C. Heer III, Chair Person, Attorney/Manager, First American Title Insurance Company, 5900 Sawmill Road, Suite 100 Dublin, OH 43017

Scott Inboden, Principal, Worthington Christian High School, 6670 Worthington-Galena Road, Worthington, OH 43085

John Rush, President, Clear Turn, 425 Winter Road, Delaware, OH 43015

Sharlon Koch, Instructional Assistant, Avondale Elementary, 141 Hawkes Avenue, Columbus, OH 43222

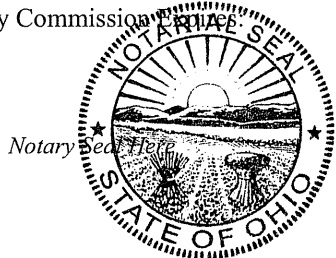
Heather Mohrman, Probation Officer, Franklin County Municipal Court, 375 South High, 12th Floor, Columbus, OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



JODY J BUTZ
Notary Public, State of Ohio
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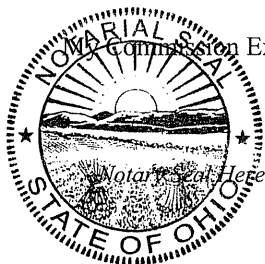
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NAME	COMPLETE MAILING ADDRESS
Mike Vallageon, Senior Pastor, Lower Lights Community Church of the Nazarene,	1066 Bellows Avnue, Columbus, Ohio 43223
Bil Vinson, Multicultural Outreach Director, Church of the Nazarene Central Ohio District,	PO Box 279, Grove City, OH 43123
Chad Warner, Chair Elect, Territory Sales Director, Nationwide Insurance, Owner Warner Massage Clinics, LLC "DBA Massage Envy"	668 North State Street, Westerville, Ohio 43082

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