



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: 13310-0-00096
Date Received: 2/7/13
Commission/Civic: South Linden
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 4/23/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Requesting a parking variance from code sections 3342.27 and 3342.28
3312.49
REMOVE THE ADDITIONAL 3342.28 TO -0- WITH ELKINSHAW ON
SITE - WITH A MIN. OF 33 T SPACES ON SITE PER SITE LAYOUT

LOCATION

1. Certified Address Number and Street Name 1081 E. Hudson Street
City Columbus State Ohio Zip 43211
Parcel Number (only one required) 010-074802

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Danny Popp DDP and Associates architects/Planners
Address 855 East Cooke Rd. City/State Columbus Ohio Zip Ohio
Phone # (614) 262-7973 Fax # (614) 262-7963 Email DDPARCHS@AOL.COM

PROPERTY OWNER(S):

Name House of Prayer
Address 1081 E. Hudson Street City/State Columbus Ohio Zip 43211
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Danny Popp
Address 855 East Cooke Rd. City/State Columbus Ohio Zip 43224
Phone # (614) 262-7973 Fax # (614) 262-7963 Email: DDPARCHS@AOL.COM

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Danny Popp
of (1) MAILING ADDRESS 855 East Cooke Rd. Columbus Ohio 43224
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 1081 E. Hudson Street Columbus Ohio 43211
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) House of Prayer
1081 E. Hudson Street
Columbus Ohio 43211

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

Danny Popp
(614) 262-7973

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

(5) South Linden area Commission
George Walker Sr.
1405 East 24th Ave. Columbus Ohio 43211

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

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

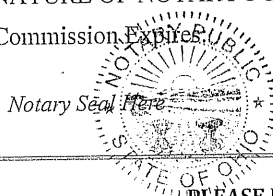
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



THEA NICOLE COKER
Notary Public, State of Ohio
My Comm. Expires 07-04-2017

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Applicant:
Danny Popp
855 East Cooke Rd.
Columbus, OH 43224

Property Owner:
House of Prayer
1081 E. Hudson Street
Columbus, OH 43211

Agent:
Danny Popp
855 East Cooke Rd.
Columbus, OH 43224

Area Commission:
George Walker Sr.
1405 East 24th Ave.
Columbus, OH 43211

Surrounding Property Owners
Below

Goldman Properties LTD
PO Box 307355
Columbus, OH 43230

Crockett Stanford Jr.
3313 Raynor Dr.
Columbus, OH 43219

Mohammad Barzinji
750 Harley Dr.
Columbus, OH 43202

L&N-UP Alum Creek LLC
3540 E Fulton St.
Columbus, OH 43227

House of Prayer
1081 E Hudson St.
Columbus, OH 43211

Geneva A Bee
10343 Gorsuch Rd.
Galena, OH 43021

Midwest Real Estate Holdings LLC
306 Crestview Rd.
Columbus, OH 43202

Midwest Real Estate Holdings LLC
306 Crestview Rd.
Columbus, OH 43202

Board of Education
Real Estate Coordinator
270 E State St.
Columbus, OH 43215

Travis Walker
25832 S Glass Ln.
Worley, ID 83876

Regina Patilla
2350 McGuffey Rd.
Columbus, OH 43211

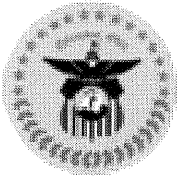
Chase Home Finance LLC
1 Corelogic Dr.
Westlake, TX 76262

Samson O Adedapo
6158 Brenthurst Dr.
Columbus, OH 43230

Forest Park Ventures LLC
STE 260
400 W Wilson Bridge Rd.
Worthington, OH 43085

Cummins Skerness LLC
4621 Community Way
Hilliard, OH 43026

Jamileh Assaf
4290 Camborne Rd.
Columbus, OH 43220



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00096
1081 E. Hudson St.

One Stop Shop Zoning Report Date: Fri Feb 8 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1081 E HUDSON ST COLUMBUS, OH

Mailing Address: 1081 E HUDSON ST

COLUMBUS OH 43211

Owner: HOUSE OF PRAYER

Parcel Number: 010074802

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: South Linden 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

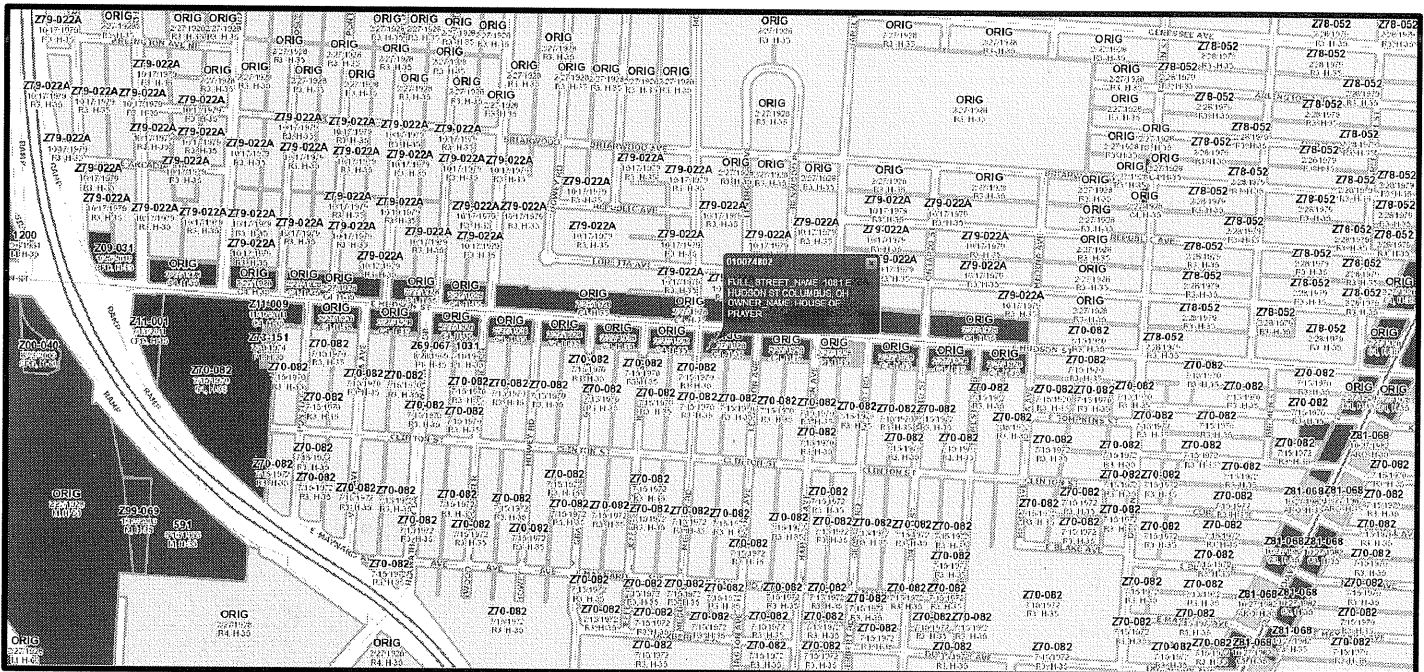
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

13310-00096
1081 E. Hudson St.

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 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:

During the zoning clearance process, it was brought to our attention the previous religious organization that owned and worshiped here was not in compliance with the city's parking requirements and as such our proposed addition of a fellowship hall requires more space even though the existing congregation size is not increasing. The property is being substantially improved with the old dilapidated structure at the sites South West corner already removed. The property does not negatively impact the area and is an asset to the community and the urban fabric of the neighborhood.

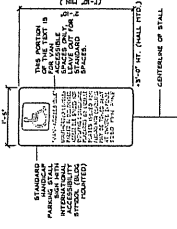
Signature of Applicant _____

Date _____

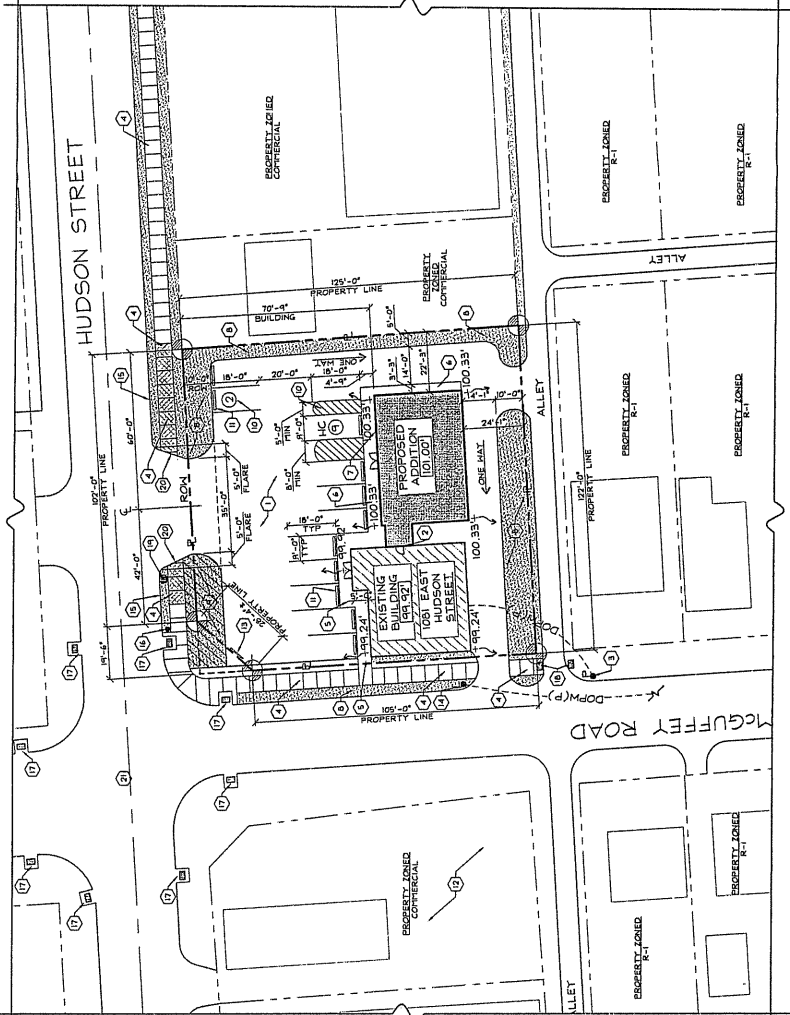
2/2/13

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HOUSE OF PRAYER
1081 EAST HUDSON STREET
COLUMBUS, OHIO 43211
FRANKLIN COUNTY



ADA PARKING SIGN DETAIL
SCALE: 3/4" = 1'-0"



NOTES:
1. EXISTING SET BACKS AND MARKS TO BE MAINTAINED AND REPAIRED AT ADDITION'S PERMETER AS NEEDED AFTER FOOTING EXCAVATION.
2. CLIENT REQUESTS TO NOT USE A DOWNSIDE, INSTEAD THEY WISH TO USE TRASH RECEPTACLES.

BUILDING BREAKDOWN
BUILDING HEIGHT: 24'-0"
FLOOD DESIGNATION: MAP 89-0-0000000
EFFECTIVE DATE: 6-10-2008
BUILDING AREA BREAKDOWN

EXISTING BUILDING:	
SANCTUARY:	836 GSF
MECHANICAL:	43 GSF
FOYER:	229 GSF
POST-RENOVATION:	75 GSF
HOMER'S RR:	1,406 GSF
TOTAL:	2,599 GSF
NEW BUILDING 1st FLOOR:	
KITCHENETTE:	40 GSF
MECHANICAL:	43 GSF
FOYER:	229 GSF
RESTROOM:	53 GSF
TOTAL 1st FLOOR:	375 GSF
NEW BUILDING 2nd FLOOR:	
KITCHENETTE:	40 GSF
MECHANICAL:	43 GSF
FOYER:	229 GSF
RESTROOM:	53 GSF
TOTAL 2nd FLOOR:	375 GSF
BUILDING TOTAL:	3,774 GSF
PARKING BREAKDOWN	
EXISTING BUILDING:	1,506 GSF
2nd FLOOR ADDITION:	1,506 GSF
TOTAL:	3,012 GSF
2,544 / 250	11 SPACES REQUIRED
11 SPACES REQUIRED	8-10 SPACES PROVIDED
TOTAL SPACES	18-21
EXISTING BUILDING GSF:	1,506
NEW BUILDING GSF:	2,274
TOTAL BOTH BUILDINGS:	3,780
4,184 / 250	17 SPACES REQUIRED

NOTE: ADDITION SUPPORTS SANCTUARY FOR CHILDREN SNOWY SCHOOL AND STAFF, AS SUCH THE ADDITION DOES NOT INCREASE THE FLOOD RISK.

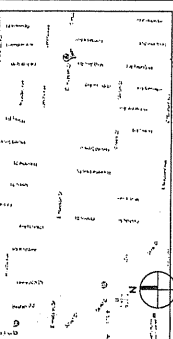
SITE DATA TABLE

EXISTING BUILDING	1,506 SQUARE FEET
NEW BUILDING	2,274 SQUARE FEET
TOTAL SITE AREA	3,780 SQUARE FEET
TOTAL DISTURBED AREA	3,012 SQUARE FEET
POST-RENOVATION	1,214 SQUARE FEET

NOTE: MORE GREEN SPACE IS BEING PROVIDED HENCE THE DECREASE OF DISTURBED AREA. THE NEW BUILDING WILL BE CONSTRUCTED ON THE EXISTING LOT, THEREFORE NO NEW LOT IS REQUIRED. THE NEW BUILDING WILL BE CONSTRUCTED ON THE EXISTING LOT, THEREFORE NO NEW LOT IS REQUIRED.

- CODED NOTES:
1. NEW BUILDING IS NEW RESIDENT TYPING AND NEW STYLING, SLOPE UP TO BUILDING, SLOPE NOT TO EXCEED 1:1.
 2. ALIGN BUILDING ENTRANCE / CONNECTION AT THE EXISTING IN FILL OPENING, ALIGN HIGH SIDE JAMB WITH THE EXISTING EXISTING BUILDING.
 3. EXISTING POWER POLE (DOPH) SECONDARY DROP SUPPLIES EXISTING BUILDING.
 4. EXISTING STREET SUBURBAN THAT IS 90 IN REPAIRED AND OR REPLACED WITH NEW CROSS WATERS. FIELD VERIFY EXISTING LOCATION OF REPAIRED/REPLACED SUBURBANS.
 5. NEW BUILDING IS NEW RESIDENT TYPING AND NEW STYLING, SLOPE UP TO BUILDING, SLOPE NOT TO EXCEED 1:1.
 6. BUILDING MOUNTED ADA PARKING SIGN, SEE DETAIL THIS SHEET.
 7. BUILDING MOUNTED ADA PARKING SIGN, SEE DETAIL THIS SHEET.
 8. EXISTING GREEN SPACE TO REMAIN. TYPICAL OF GRAPHIC.
 9. EXISTING GREEN SPACE TO REMAIN. TYPICAL OF GRAPHIC.
 10. NOTE: REMAINING SITE IS EXISTING PAVING AND WILL RECEIVE A REVISED PAVING TYPING AND NEW STYLING.
 11. REPAIRED ADA PARKING SPOT.
 12. PARKING BLOCK / WHEEL STOP, TYPICAL OF ALL PARKING SPACES, ACROSS "HIGHTWAY" ROAD.
 13. "V" TYPE BIKES BACK, SEE DETAIL THIS SHEET.
 14. EXISTING STREET LIGHTING, DOPH(P).
 15. NEW FULL HEIGHT CURB PER THE CITY OF COLUMBUS.
 16. EXISTING INTEGRAL CURB RAMP WITH ADA DETECTABLE MARKING.
 17. EXISTING INTEGRAL CURB RAMP WITH ADA DETECTABLE MARKING.
 18. EXISTING INTEGRAL CURB RAMP WITH ADA DETECTABLE MARKING.
 19. EXISTING CATCH BASIN, EXISTING CASTING TO BE REMOVED AND NEW CASTING TO BE INSTALLED. STANDARD DRAWING 14-510, FOR CATCH BASIN.
 20. EXISTING CATCH BASIN, EXISTING CASTING TO BE REMOVED AND NEW CASTING TO BE INSTALLED. STANDARD DRAWING 14-510, FOR CATCH BASIN.
 21. SPECIFICATIONS, VERIFY FINAL LOCATION WITH ARCHITECT IN THE FIELD.
 22. NEAREST INTERSECTION (HUDSON STREET AND MCGUFFEY ROAD) 47 FEET.

PROJECT DESCRIPTION
EXISTING BUILDING: 1,506 GSF
NEW BUILDING: 2,274 GSF
TOTAL: 3,780 GSF
LOCATION MAP



SHEET INDEX

NUMBER	DESCRIPTION
1	COVER SHEET / SITE PLAN
2	EXTERIOR ELEVATIONS

13310-00096
1081 E. Hudson St.

FOR THE DIVISION OF POWER AND WATER (POWER)

THE DIVISION OF POWER AND WATER (POWER) HAS OVERSEEN STREET LIGHTING FOR THE CITY OF COLUMBUS, OHIO 43211. THE DIVISION OF POWER AND WATER (POWER) HAS OVERSEEN STREET LIGHTING FOR THE CITY OF COLUMBUS, OHIO 43211. THE DIVISION OF POWER AND WATER (POWER) HAS OVERSEEN STREET LIGHTING FOR THE CITY OF COLUMBUS, OHIO 43211.

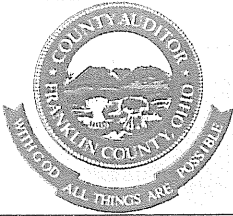
THE BACK ELEMENT SHOULD

1. SUPPORT THE BACK ELEMENT BY ITS FRAME IN TWO PLACES.
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100. DOUBLE THE FRAME AND ONE OR BOTH WHEELS TO BE SECURED.

DDP and ASSOCIATES
133 EAST COLUMBUS AVE.
COLUMBUS, OHIO 43211
PHONE: (614) 521-3711
FAX: (614) 521-3710

HOUSE OF PRAYER
1081 EAST HUDSON STREET
COLUMBUS, OHIO 43211
FRANKLIN COUNTY

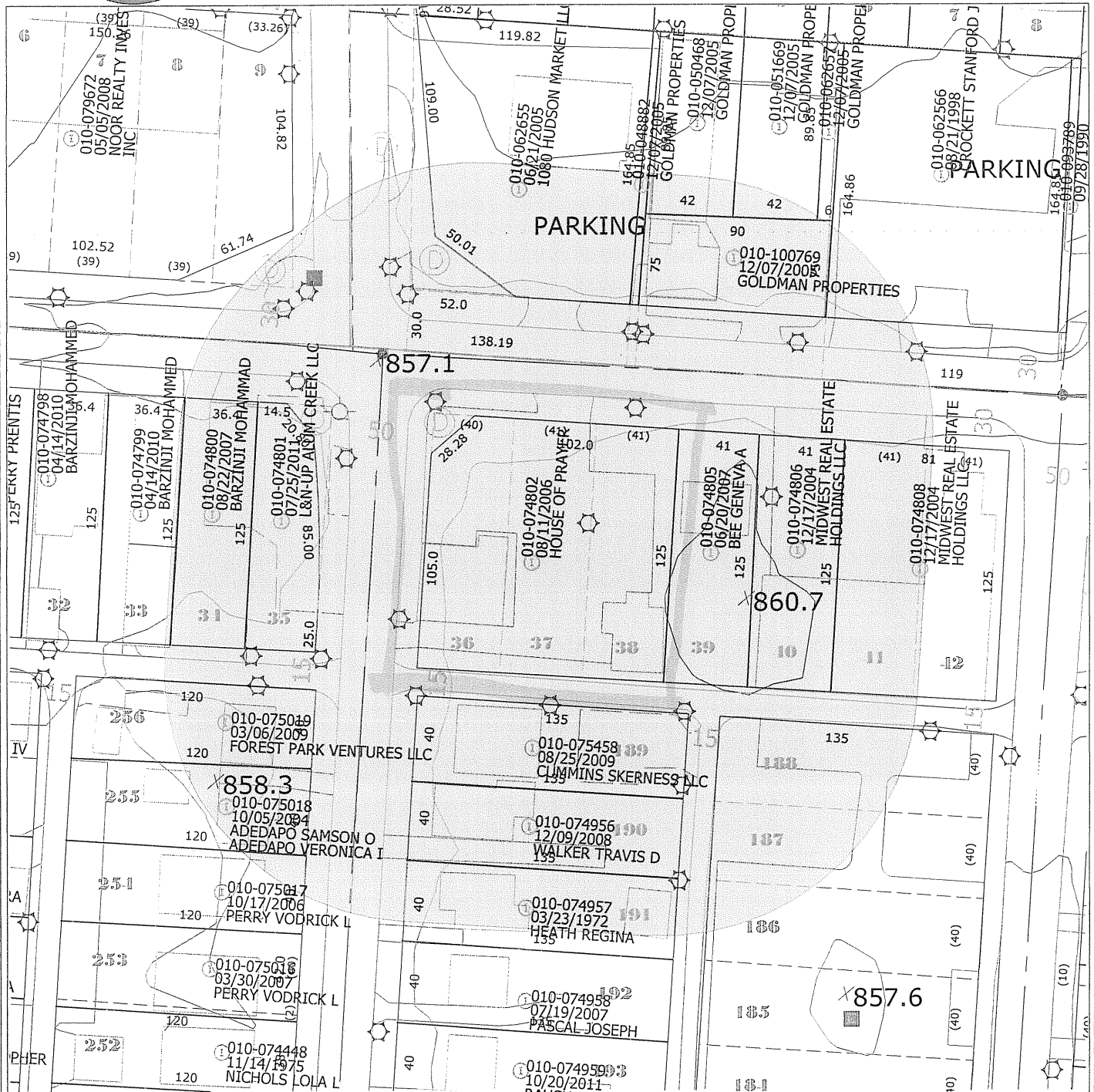
13310-00096
1081 E. Hudson St.
COLUMBUS, OHIO 43211
FRANKLIN COUNTY



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 2/4/13



Disclaimer

Scale = 72'

Grid

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Please notify the Franklin County GIS Division of any discrepancies.

13310-00096
1081 E. Hudson St.

**SEE RULES AND
CONDITIONS ON
REVERSE SIDE
BEFORE COMPLETING
APPLICATION**

Columbus City Schools
Buildings and Grounds
889 E. 17th Avenue
Columbus, OH 43211
Phone (614) 365-5611
Fax (614) 365-5817

Permit No. 241

(Please press firmly
with pen)

APPLICATION FOR USE OF BUILDING

Upon approval, this document becomes the Facility Permit

Section I - To be completed by applicant and ALL copies returned to building requested:

Organization or Individual House of Holy Spirit Date 1/24/13

Address 1051 E. Hudson Street Zip 43211

Applicant Bruce J. Hardiman (Print) (Must be resident of Columbus School District) (Signature) (Social Security Number)

Address 2016 Reber Ave Zip 43221 Phone: Work N/A Home N/A

Bill to (if not applicant): NO charge (Name) (Address) (Zip Code) (Soc. Sec. Number)

SCHOOL: Hudson Community Eng/Bkng

☐ Auditorium
☐ Gym
☐ Cafeteria

☐ Library
☐ Classrooms (1-4) _____
☐ Classrooms (4-8) _____

☐ Entire Building
☐ Stadium

Hours during which building is to be available to applicant and entirely vacated by applicant:

FOR SINGLE MEETING:

On 1/24/13, the 1 (Day of Week), the 27 (Day of Month), day of Dec (Month), 2013 (Year)

Building to be open N/A A.M. | To N/A P.M. TOTAL HOURS N/A

FOR SERIES OF MEETINGS:

On 1/24/13, beginning 2 PM (Day of Week) (Date), ending 3 PM (Date), 2013 (Year)

Building to be open N/A A.M. | To N/A P.M. TOTAL HOURS N/A

Heat/Air Conditioning to be set above the weekend setback ☐ Yes ☐ No

Permission to bring into building or onto grounds Rolling pin (Describe equipment or apparatus)

Admission charge/Class fee: Adults N/A Children N/A The proceeds to be devoted to N/A

Purpose: Parking Space Estimated Attendance 300

Section II - To be signed by Building Administrator - approval signifies that activity is approved and custodial coverage has been arranged. Forward to Buildings and Grounds, 17th Avenue, immediately.

Administrator Jeffrey Kearney Date 1/24/13

Section III - To be completed by Buildings and Grounds - Charges must be paid in advance of activity.

Custodial Hours 0 SINGLE USE CHARGE \$ 0
PLUS
Prep & Cleaning Hours 0 MULTIPLE USE CHARGE \$ 0 Director, Buildings and Grounds

Section IV - To be stamped as approved by Buildings and Grounds when charges paid. Copy to be forwarded to school in advance of activity.

The charges for this activity have been paid.
Activity may proceed.

APPROVED JAN 24 2013

Buildings and Grounds

Distribution: White - Treasurer Canary - Building Pink - Custodia



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

13310-0-000916

Address

1405 E. 24TH ST., COLS, OH, 43211

Group Name

SOUTH LINDEN AREA COMMISSION

Meeting Date

2/19/13

Specify Case Type

- ☒ BZA Variance / Special Permit
☐ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

GOOD PRESENTATION, WE LIKE THE CONCEPT
& SUPPORT THE HOUSE OF FREED IN THEIR EFFORTS
TO IMPROVE THEIR PROPERTY & COMMUNITY AT
HOLUE. DO YOU SHOULD YOU HAVE ANY
QUESTIONS.

Vote

UNANIMOUS

Signature of Authorized Representative

[Signature] SLAC

RECOMMENDING GROUP TITLE

2/19/13 - 614-313-5267

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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

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) Danny Popp
of (COMPLETE ADDRESS) 855 East Look Rd. 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

House of Prayer

1081 East Hudson street Columbus Ohio 43211

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7-4-2017



THEA NICOLE COKER
Notary Public, State of Ohio
My Comm. Expires 07-04-2017

2-7-13

13310-00096
1081 E. Hudson St.

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