

#1780 total



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:
Planning Area: N/A Received By: S. Pine

LOCATION AND ZONING REQUEST:
Certified Address(for Zoning Purposes) 380 Morrison Road 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 1010-286048

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) M-1 Manufacturing District

Recognized Civic Association or Area Commission N/A

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Religious services, classroom, bookstore

Proposed Height District: _____ Acreage 1.78
(Columbus City Code Section 3309.14)

APPLICANT: Name Russell J. Field
Address 2933 Fenwood Dr. City Columbus Zip 43230

PROPERTY OWNER(S) Name Mike Malina 372 LLC
Address 2323 N. High Street City Columbus Zip 43203
 If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT Attorney Agent

Name Russell J. Field
Address 2933 Fenwood Dr. City Columbus Zip 43230
Phone # 614-352-7253 Fax # _____
Email rjswife06@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Russell J. Field
Property Owner Signature 372 LLC by Mike Malina
Attorney / Agent Signature Russell J. Field

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.



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn, (1) NAME R. DARIN ALLEN
of (1) MAILING ADDRESS 1504 McKinney Lane, Pataskala OH 43062

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 380 Morrison Road Columbus OH 43213
~~11410 1st Street Columbus OH 43202~~
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 8/31/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) Mike Maloof
10372 KC
2362 N. Highstreet
Cols, OH 43203

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

R. DARIN ALLEN
614-284-0571

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

(5) N/A

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)

SIGNATURE OF AFFIANT

(8) R. Darin Allen
Subscribed to me in my presence and before me this 3rd day of August, in the year 2010

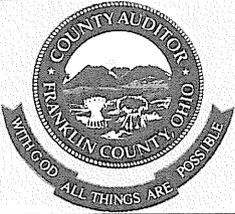
SIGNATURE OF NOTARY PUBLIC

(8) Julie Verne Orr
My Commission Expires: April 21, 2013

Notary Seal Here



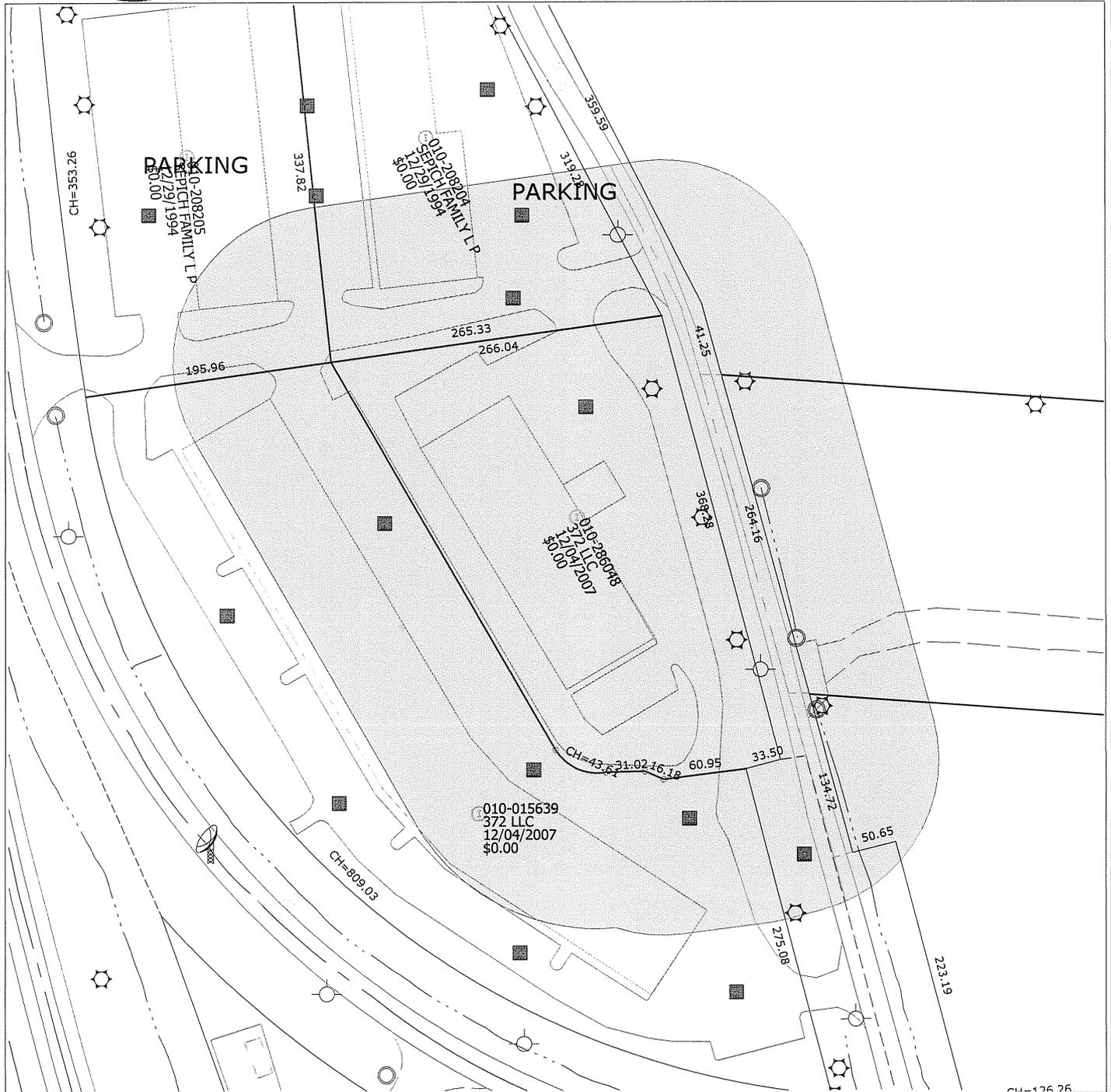
JULIE VERNE ORR
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 4/21/13



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: n

DATE: 8/18/10



Disclaimer

Scale = 118'



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.

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 18, 2010

010-015639 * Owner: 372 LLC
Address: 372 -376 MORRISON RD
Mail To: 372 LLC
: 2362 N HIGH ST
: COLUMBUS OH 43202
: COLUMBUS OH 43202

010-087871 * Owner: MASON/MORRISON ROAD REALTY LLC
Address: MORRISON RD
Mail To: MASON/MORRISON ROAD
: REALTY LLC
: PO BOX 83250
: COLUMBUS OH 43203

010-103935 * Owner: COLUMBUS BITUMINOUS CONCRETE CORP
Address: 370 MORRISON RD
Mail To: COLUMBUS BITUMINOUS
: CONCRETE CORP
: 400 FRANK RD
: COLUMBUS OH 43216

010-208204 * Owner: SEPICH FAMILY L P
Address: 00406 -420 MORRISON RD
Mail To: SEPICH FAMILY LP
: EIN 31-1446495 STE 206
: 36 MALAGA COVE PLZ
: PALOS VERDES CA 90274

010-208205 * Owner: SEPICH FAMILY L P
Address: 00384 -398 MORRISON RD
Mail To: SEPICH FAMILY LP
: EIN 31-1446495 STE 206
: 36 MALAGA COVE PLZ
: PALOS VERDES CA 90274

010-210588 * Owner: COLUMBUS BITUMINOUS CONCRETE CORP
Address: MORRISON RD
Mail To: COLUMBUS BITUMINOUS
: CONCRETE CORP
: 400 FRANK RD
: COLUMBUS OH 43216

010-286048 * Owner: 372 LLC
Address: 380 MORRISON RD
Mail To: 372 LLC
: 2362 N HIGH ST
: COLUMBUS OH 43202

CV10-030

APPLICANT/AGENT:
Greater Works Ministries Church
380 Morrison Road
Columbus, Ohio 43213

OWNER:
Mike Maloof c/o 372 LLC
2362 N High Street
Columbus, Ohio 43202

Columbus Bituminous Concrete Corp
400 Frank Road
Columbus, Ohio 43216

SURROUNDING OWNERS:
Mason/Morrison Road Realty
LLC
PO Box 83250

Sepich Family L P
EIN 31-1446495 STE 206
36 Malaga Cove Plz
Palos Verdes, CA 90274

CITY OF COLUMBUS, OH
HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 380-382 MORRISON RD

ADDRESS 380-382 MORRISON RD

INTERSECTION	PARCEL NO	HIST-DIST	HIST-PROP	CENSUS	BLOCK	ZIP CODE	SUB-DIV	LOT NO	AC	PAR
	010-015639			0	0				0	0
PERMIT ID	O9200525	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	03-04-92	NEW/RPLC/ALTER	ALTR			CONT. LIC. #	G0064			
PERMIT TYPE	O	C-40 CODE				OBBC				
DESCRIPTION	FINAL, BUILDING PERMIT: B9108380 , DATE: 2/11/92, INSP: JAMAL MONSOUR									
PERMIT ID	FS9200007	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	01-07-92	NEW/RPLC/ALTER	NEW			CONT. LIC. #	FP53251002			
PERMIT TYPE	FS	C-40 CODE				OBBC				
DESCRIPTION	FOR 380 UNIT									
PERMIT ID	FA9200001	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	01-07-92	NEW/RPLC/ALTER	NEW			CONT. LIC. #	FP53251219			
PERMIT TYPE	FA	C-40 CODE				OBBC				
DESCRIPTION	FOR 380 UNIT									
PERMIT ID	P9104077	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	12-03-91	NEW/RPLC/ALTER	NEW			CONT. LIC. #	P0433			
PERMIT TYPE	P	C-40 CODE				OBBC				
DESCRIPTION	COMM NEW									
PERMIT ID	B9108380	RES/COMM	COMM			# OF UNITS	0		VALUE	450,000
CREATE DATE	11-26-91	NEW/RPLC/ALTER	ALTR			CONT. LIC. #	G0064			
PERMIT TYPE	B	C-40 CODE	437			OBBC	B;3B			
DESCRIPTION	INTERIOR COMPLETION OF SHELL SPACE IN 1 STY MSRY & FRM OFFICE BLDG 1 TENANT SP T911314									
PERMIT ID	E9107079	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	11-15-91	NEW/RPLC/ALTER	NEW			CONT. LIC. #	E0338			
PERMIT TYPE	E	C-40 CODE				OBBC				
DESCRIPTION	NEW COMM ELEC									
PERMIT ID	H9103045	RES/COMM	COMM			# OF UNITS	0		VALUE	31,000
CREATE DATE	11-01-91	NEW/RPLC/ALTER	NEW			CONT. LIC. #	H0183			
PERMIT TYPE	H	C-40 CODE				OBBC				
DESCRIPTION	NEW COMM:FOR 380									
PERMIT ID	R9101493	RES/COMM	COMM			# OF UNITS	0		VALUE	30,000
CREATE DATE	11-01-91	NEW/RPLC/ALTER	NEW			CONT. LIC. #	R0319			
PERMIT TYPE	R	C-40 CODE				OBBC				
DESCRIPTION	NEW COMM									
PERMIT ID	P9002534	RES/COMM	COMM			# OF UNITS	0		VALUE	0
CREATE DATE	06-15-90	NEW/RPLC/ALTER	NEW			CONT. LIC. #	P0433			
PERMIT TYPE	P	C-40 CODE				OBBC				
DESCRIPTION	NEW COMM ;									
PERMIT ID	B9002879	RES/COMM	COMM			# OF UNITS	0		VALUE	600,000
CREATE DATE	05-14-90	NEW/RPLC/ALTER	NEW			CONT. LIC. #	G0064			
PERMIT TYPE	B	C-40 CODE	320			OBBC	B,S-1 3B			
DESCRIPTION	SHELL ONLY FOR 1 STY MAS/FRM OFFICE WAREHOUSE T901392									

DATE	11-04-91	DATE	03-26-90
REQ. TYPE	V	REQ. TYPE	V
REQ. #	EN911314	REQ. #	EN901392
STATUS		STATUS	



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-030

Being first duly cautioned and sworn (NAME) R. DARIN ALLEN
of (COMPLETE ADDRESS) 1564 McKinney Lane, Pataskala OH 43062

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

<p>Greater Works Ministries Church 380 Morrison Road Columbus, OH 43213</p>	<p>Mike Maloof C/O 372 LLC 2362 N. High Street Columbus, OH 43203</p>
<p>_____</p>	<p>_____</p>

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Julie Verne Orr
April 21, 2013

This Project Disclosure Statement expires 60 months after date of notarization.

Notary Seal Here



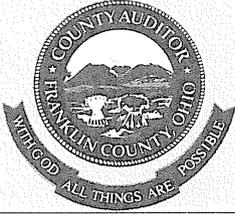
JULIE VERNE ORR
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 4/21/13

Statement of Hardship

380 Morrison Road

The applicant is requesting a Council Variance for the property located at 380 Morrison Road, to permit the reuse of the warehouse located on the property. The proposed uses are religious services, classrooms and a bookstore. The property is zoned in the M-1 manufacturing zoning classifications, which does not specifically permit the applicant's proposed uses. The applicant is therefore requesting a variance to Columbus City Code Section 3365.01, M-1 Manufacturing district, to permit religious, services, classrooms and a bookstore where proposed uses will not adversely affect the surrounding properties or surround neighborhood. The applicant is also requesting a variance to Columbus City Code section 3312.59, which requires a minimum number of parking spaces. We currently have 15 spaces surrounding the building. The property owner also owns the adjacent properties 372 through 376 Morrison Road and has granted permission to park in their areas if needed. 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. The applicant respectfully requests that the Council of the City of Columbus adopt legislations granting these variances.

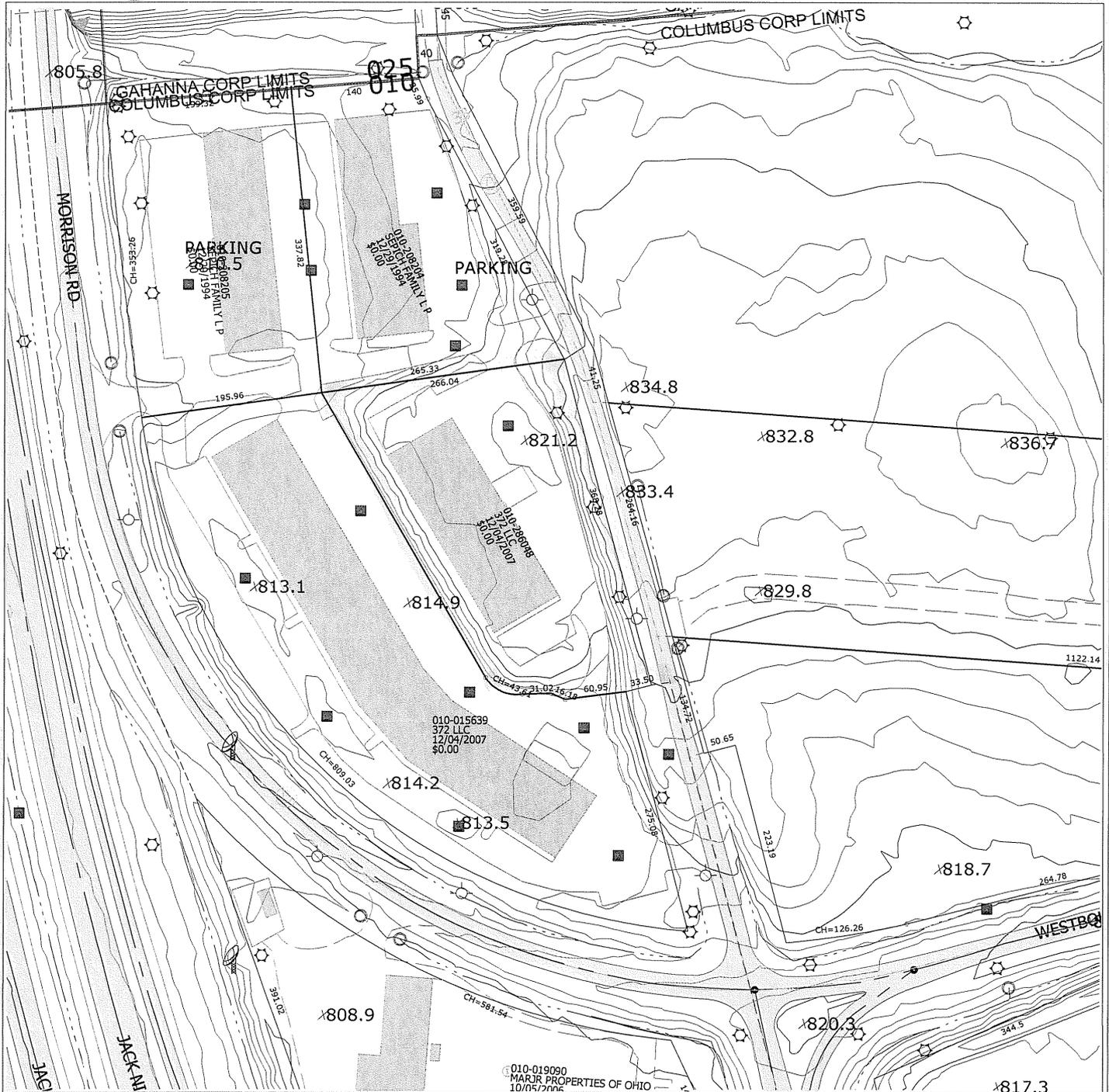
Signature of Applicant: 
Date: 8/31/2010



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: n

DATE: 8/18/10



Disclaimer

Scale = 160



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