



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV11-027 / 11315+00000-00475  
Date Received: 8/30/11  
Application Accepted By: S. Pine Fee: \$1600  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 567 Riverview Drive, Columbus, OH Zip 43202

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: 010-117412

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

Current Zoning District(s): ARC ARI

Recognized Civic Association or Area Commission: None (Per City of Columbus, Office of Neighborhood Liaisons)

Proposed use or reason for Council Variance request: Construct a private outdoor basketball playground

Acreage: 0.163

**APPLICANT:** Name Ali Algothani, Star Consultants, Inc.

Address 1910 Crown Park Court City/State Columbus, OH Zip 43235

Phone # (614) 538-8445 Fax # (614) 538-8446 Email: ali@starconsultants.org

**PROPERTY OWNER(S):** Name North American Islamic Trust, Inc.

Address 721 Enterprise Drive, Suite 100 City/State Oak Brook, IL Zip 60523

Phone # (614) 588-9352 Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

**ATTORNEY / AGENT**  Attorney  Agent

Name Ali Algothani, Star Consultants, Inc.

Address 1910 Crown Park Court City/State Columbus, OH Zip 43235

Phone # (614) 538-8445 Ext 223 Fax # (614) 538-8446 Email: ali@starconsultants.org

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE *Ali Algothani*

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE *Ali Algothani*

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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-027

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME Ali Alghothani  
of (1) MAILING ADDRESS Star Consultants, Inc., 1910 Crown Park Court, Columbus, OH 43235

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 567 Riverview Drive, Columbus, OH 43202  
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) 8/30/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) North American Islamic Trust, Inc.  
721 Enterprise Drive, Suite 100  
Oak Brook, IL 60523

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Ali Alghothani, Star Consultants, Inc. (614) 538-8445 Ext. 223

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) None listed (Per City of Columbus, Office of Neighborhood Liaisons)

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) Ali Alghothani

Subscribed to me in my presence and before me this 30 day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) Carolyn S. Lykins

My Commission Expires: 10-23-2013

Notary Seal Here  Carolyn S. Lykins  
Notary Public, State of Ohio  
My Commission Expires 10-23-2013

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Cv11-027

APPLICANT

ALI ALGHOOTHANI, STAR CONSULTANTS  
1910 CROWN PARK COURT  
COLUMBUS, OH 43235

TANG HENG SONG &  
SOCHIEN B  
2374 BRADSHAW BLVD  
GALLOWAY OH 43119

BAKER-RIVERVIEW LLC  
3319 E LIVINGSTON AVE  
COLUMBUS OH 43227

UNIVERSITY VILLAGE  
COLUMBUS APARTMENTS LLC  
1515 LAKE SHORE DR #250  
COLUMBUS OH 43204

PROPERTY OWNER

NORTH AMERICAN ISLAMIC TRUST INC  
721 ENTERPRISE DR STE 100  
OAK BROOK IL 60523

RIVERVIEW COMMONS INC  
3145 N HIGH ST  
COLUMBUS OH 43202

MEDIA GENERAL OPERATIONS INC  
333 E FRANKLIN ST  
RICHMOND VA 23293

EDP RIVERVIEW ONE LTD  
1290 NORTHPORT CIR  
COLUMBUS OH 43235

MAYVIEW PROPERTIES LLC  
3961 MACARTHER BLVD 200  
NEWPORT BEACH CA 92660

TEKLE SOLOMON  
3165 EPPLEWORTH DR  
DUBLIN OH 43017

INTERCO LTD  
PO BOX 212  
COLUMBUS OH 43216

EDP RIVERVIEW TWO LTD  
1290 NORTHPORT CIR  
COLUMBUS OH 43235



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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:**

Per Item B, above, we request a variance to Section 3333.02, to construct a private (not public) playground.

(Please see additional information, attached)

Signature of Applicant

Date

8/30/2011

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August 25, 2011

**VARIANCE REQUEST**

**SECTION 3333.02(9) AR-1**

**CONSTRUCTION OF A PRIVATE OUTDOOR BASKETBALL PLAYGROUND**

**HARDSHIP STATEMENT**

We herein submit our request for a variance to the City of Columbus Zoning Code Section 3333.02(9), AR-1 Apartment Residential, which currently does not permit a private playground.

This vacant lot is owned by the community church across the street. The church members' children live in the properties adjacent to this lot, and currently play in the street as there is no park close to their homes. The church would like to utilize this lot to provide a private playground for its community kids.

This variance will not adversely affect any adjoining property, nor the general welfare; will not impair an adequate supply of light and air to the adjacent property; will not increase the congestion of public streets; will not increase the danger of fires; will not endanger the public safety; will not diminish nor impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

For the reasons stated above, we respectfully request a variance to Section 3333.02(9) to allow us to construct a private outdoor basketball playground for the children of our church.



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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 # CV11-027

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Ali Algothani

Of [COMPLETE ADDRESS] Star Consultants, Inc., 1910 Crown Park Court, Columbus, OH 43235  
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. North American Islamic Trust, Inc. 721 Enterprise Drive, Suite 100 Oak Brook, IL 60523 <i>Zero Col. Based Employees</i>	2. <i>ALI ALGOTHANI</i> <i>(614) 538-8445 "x" 223</i> <i>ali@starconsultants.org</i>
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 30 day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10-23-2013

Notary Seal Here



Carolyn S. Lykins  
Notary Public, State of Ohio  
My Commission Expires 10-23-2013

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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CV11-027

# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010117412

Zoning Number: 567

Street Name: RIVERVIEW DR

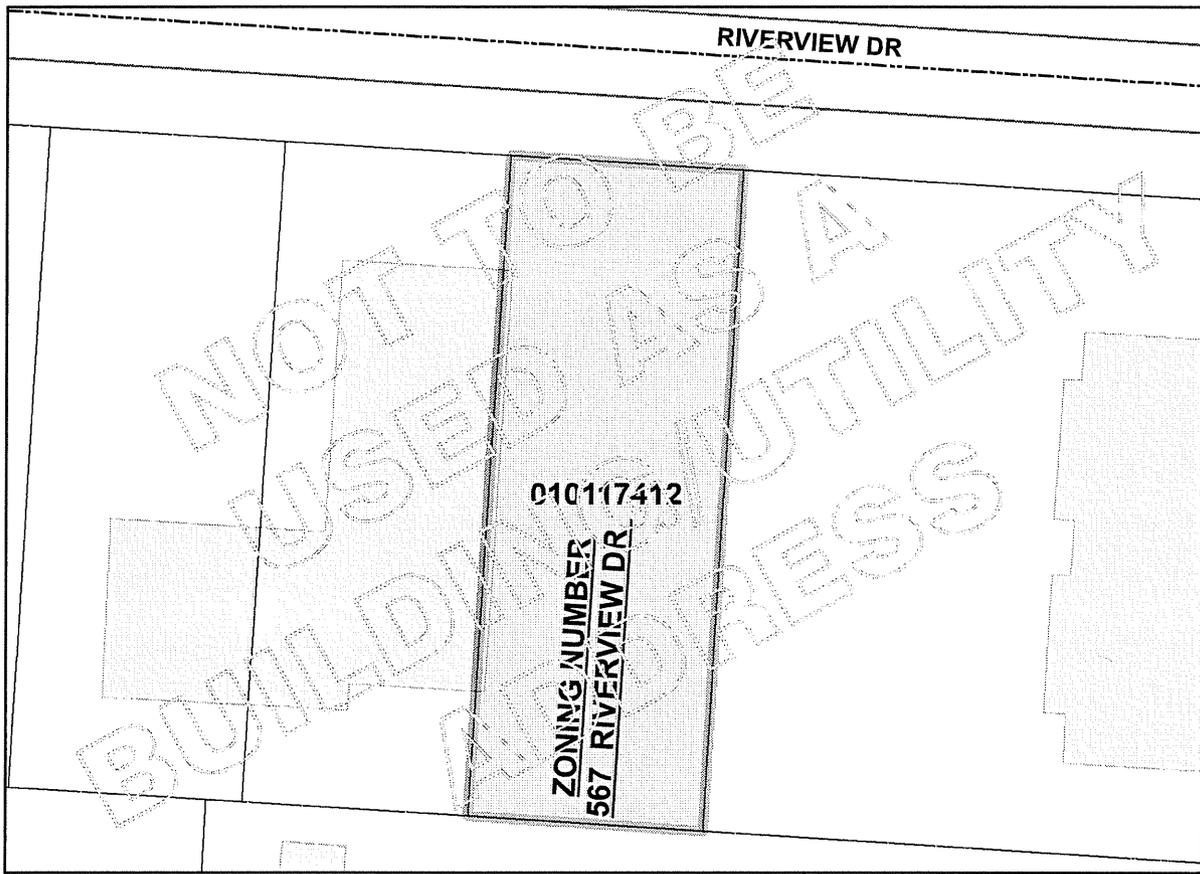
Lot Number: 16

Subdivision: COLWELLS RIVERVIEW

Requested By: STAR CONSULTANTS (DAN SHEPHERD)

Issued By: *Adyana Umariam*

Date: 9/2/2011

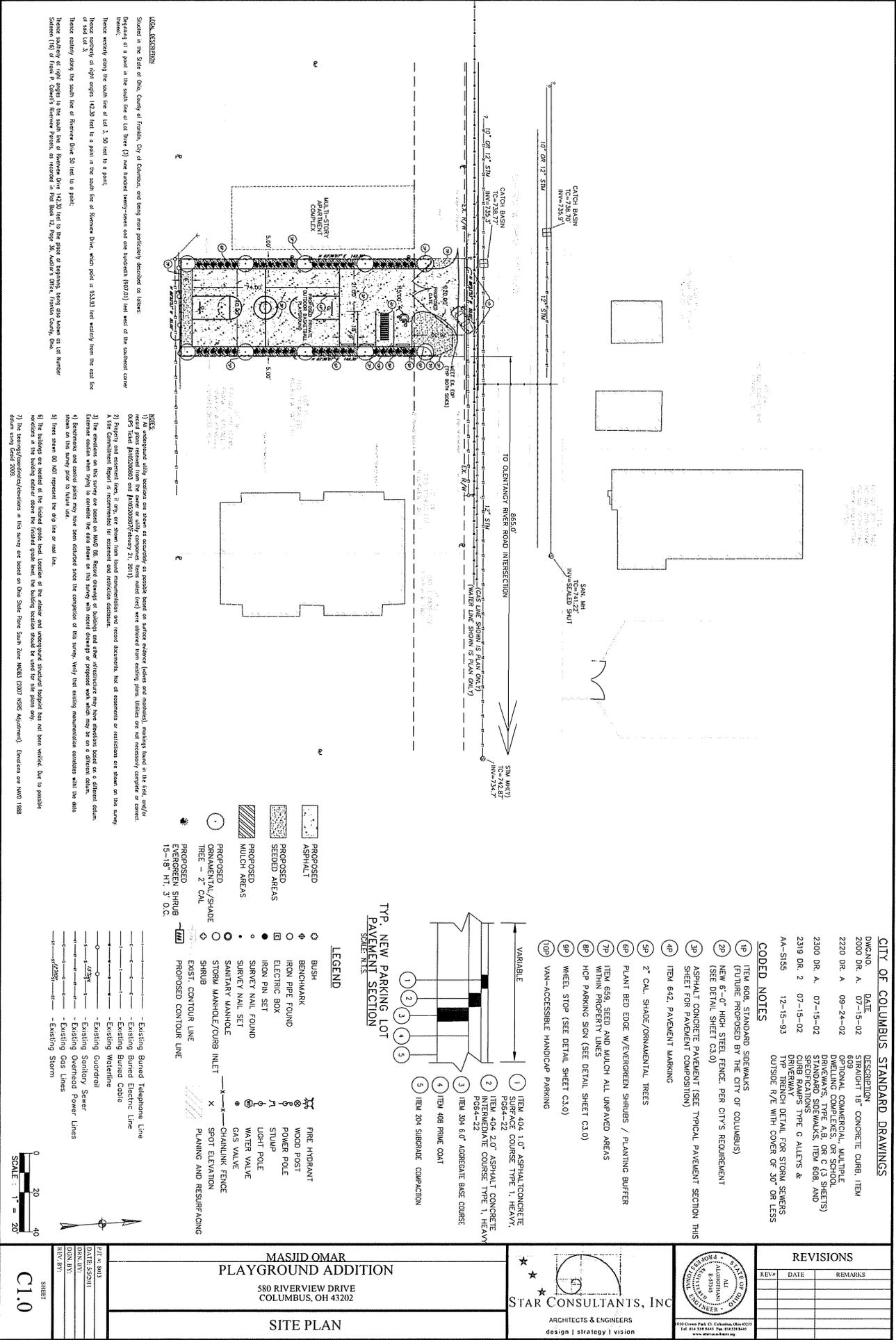


SCALE: 1 inch = 40 feet

GIS FILE NUMBER:



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



**LOCAL DESCRIPTION**  
 Situated in the State of Ohio, County of Franklin, City of Columbus, and being more particularly described as follows:  
 Beginning at a point on the south line of Lot Three (3) one hundred twenty-one and one hundredth (100/101) feet west of the southeast corner of said Lot 16;  
 thence westerly along the south line of Lot 1, 30 feet to a point;  
 thence westerly at right angles (N42.30) feet to the point of beginning, being also known as Lot Number Sixteen (16) of Parcel 1, Sheet 2, Recovery Records, or recorded in Map Sheet 12, Page 24, under a Order, Franklin County, Ohio.

**NOTES**  
 1) All underground utility locations are shown as accurately as possible based on surface evidence (existing and proposed), manhole found in the field, and/or utility plan information. The utility locations are not shown as to depth. Utility locations are not shown as to depth. Utility locations are not shown as to depth.  
 2) Proposed and existing lines shown on this plan are for informational purposes only. They are not shown as to depth. Utility locations are not shown as to depth.  
 3) The location of this survey on the site is shown as to depth. Utility locations are not shown as to depth. Utility locations are not shown as to depth.  
 4) Dimensions and corner points may have been obtained from the completion of this survey. Verify that existing measurements coincide with the data shown on this survey prior to future use.  
 5) These signs do NOT represent the sign size or color.  
 6) The location of the finished grade level, location of the existing and proposed structures, proposed lot and been verified. Due to possible variations in the building exterior above the finished grade level, the building location should be used for set points only.  
 7) The survey/condition/measurements in this survey are based on Ohio State Plane South Zone NAD83 (2011 NAD83 Adjustment). Elevation are NAVD 1988 datum being used 2008.

**LEGEND**

PROPOSED ASPHALT	PROPOSED BUSH	FIRE HYDRANT
PROPOSED SEEDED AREAS	PROPOSED BENCHMARK	WOOD POST
PROPOSED MULCH AREAS	PROPOSED IRON PIPE FOUND	POWER POLE
PROPOSED ORNAMENTAL/SHADE TREE - 2" CAL	PROPOSED ELECTRIC BOX	STUMP
PROPOSED EVERGREEN SHRUB 15-18" HT. 3" O.C.	PROPOSED IRON PIN SET	LIGHT POLE
	PROPOSED SURVEY NAIL FOUND	WATER VALVE
	PROPOSED SANITARY MANHOLE	GAS VALVE
	PROPOSED STORM MANHOLE/CURB INLET	CHAINLINK FENCE
	PROPOSED SHRUB	SPOT ELEVATION
	PROPOSED EXIST. CONTOUR LINE	PLANNING AND RESURFACING
	PROPOSED CONTOUR LINE	

**EXISTING UTILITIES**

Existing Buried Telephone Line
Existing Buried Electric Line
Existing Buried Cable
Existing Waterline
Existing Gasline
Existing Sanitary Sewer
Existing Storm Sewer
Existing Overhead Power Lines
Existing Gas Lines
Existing Storm

**TYP. NEW PARKING LOT PAVEMENT SECTION**

- ITEM 404 1.0" ASPHALT/CONCRETE SURFACE COURSE TYPE 1, HEAVY
- ITEM 404 2.0" ASPHALT/CONCRETE INTERMEDIATE COURSE TYPE 1, HEAVY
- ITEM 306 6.0" AGRICULTURAL BASE COURSE
- ITEM 408 PAWEE COAT
- ITEM 204 SUBGRADE COMPACTION

**CODED NOTES**

- 1P ITEM 608 STANDARD SOFTPAVE (FUTURE PROPOSED BY THE CITY OF COLUMBUS)
- 2P NEW 6'-0" HIGH STEEL FENCE. PER CITY REQUIREMENT (SEE DETAIL SHEET C3.0)
- 3P ASPHALT CONCRETE PAVEMENT (SEE TYPICAL PAVEMENT SECTION THIS SHEET FOR PAVEMENT COMPOSITION)
- 4P ITEM 642, PAVEMENT MARKING
- 5P 2" CAL. SHADE/ORNAMENTAL TREES
- 6P PLANT BED EDGE W/EVERGREEN SHRUBS / PLANTING BUFFER
- 7P ITEM 659, SEED AND MULCH ALL UNPAVED AREAS WITHIN PROPERTY
- 8P HCP PARKING SIGN (SEE DETAIL SHEET C3.0)
- 9P WHEEL STOP (SEE DETAIL SHEET C3.0)
- 10P VAN-ACCESSIBLE HANDICAP PARKING

**CITY OF COLUMBUS STANDARD DRAWINGS**

DWG. NO.	DATE	DESCRIPTION
2000 DR. A	07-15-02	STRAIGHT 18" CONCRETE CURB, ITEM 609
2220 DR. A	09-24-02	OPTIONAL COMMERCIAL, MULTIPLE DRILLING COMMERCIAL, OR SCHOOL STANDARD SIDEWALKS, ITEM 604, AND SPECIFICATIONS
2300 DR. A	07-15-02	CURB RAMP TYPE C ALLEYS & TRAP TRENCH DETAIL FOR STORM SEWERS
2319 DR. 2	07-15-02	TRAP TRENCH DETAIL FOR STORM SEWERS
AA-S155	12-15-93	OUTSIDE R/E WITH COVER OF 30" OR LESS

**REVISIONS**

REV#	DATE	REMARKS

**STAR CONSULTANTS, INC.**  
 ARCHITECTS & ENGINEERS  
 design | strategy | vision

**SEAL**  
 STATE OF OHIO  
 ALLIANTHIAN  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 12514  
 EXPIRES 12/31/2012

610 Cross Park Dr. Columbus, Ohio 43217  
 Tel: 614.261.1400 Fax: 614.261.1401  
 www.starconsultants.com

**PROJECT**  
 MASJID OMAR  
 PLAYGROUND ADDITION  
 580 RIVERVIEW DRIVE  
 COLUMBUS, OH 43202

**SITE PLAN**

**SCALE**  
 1" = 20'

**DATE**  
 08/26/11

**DRAWN BY**  
 J. S. H. / J. S. H.

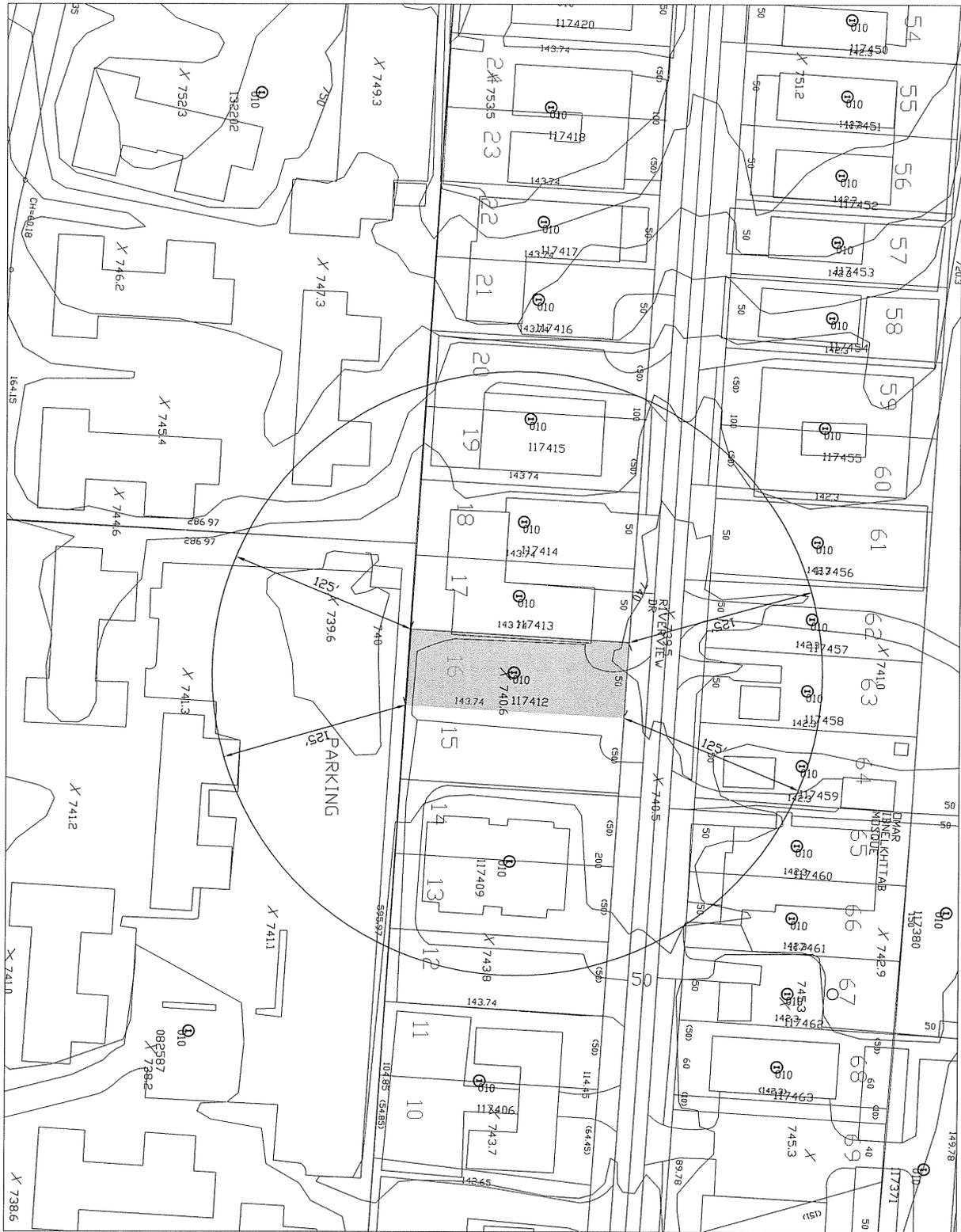
**CHECKED BY**  
 J. S. H. / J. S. H.

**DATE**  
 08/26/11

**SCALE**  
 1" = 20'

**SHEET**  
 C1.0

C11-027



**SITE PLAN**  
SCALE: 1" = 30'



**E-Plot**

**HORIZON SCIENCE ACADEMY**  
**HORIZON SCIENCE ACADEMY - DAYTON**  
121 SOUTH MONMOUTH STREET DAYTON, OH 45403

**STAR CONSULTANTS, INC.**  
ARCHITECTS & ENGINEERS  
design | strategy | vision



REVISIONS		
REV#	DATE	REMARKS

02-11-13

719  
C4  
6/10/1957

718  
R2

567 Riverview Drive

1071  
AR1  
2/12/1963

1058  
AR1  
10/23/1962

RIVERVIEW DR

1071  
AR1  
2/12/1963

1058  
AR1  
10/23/1962

596  
AR3  
9/12/1955

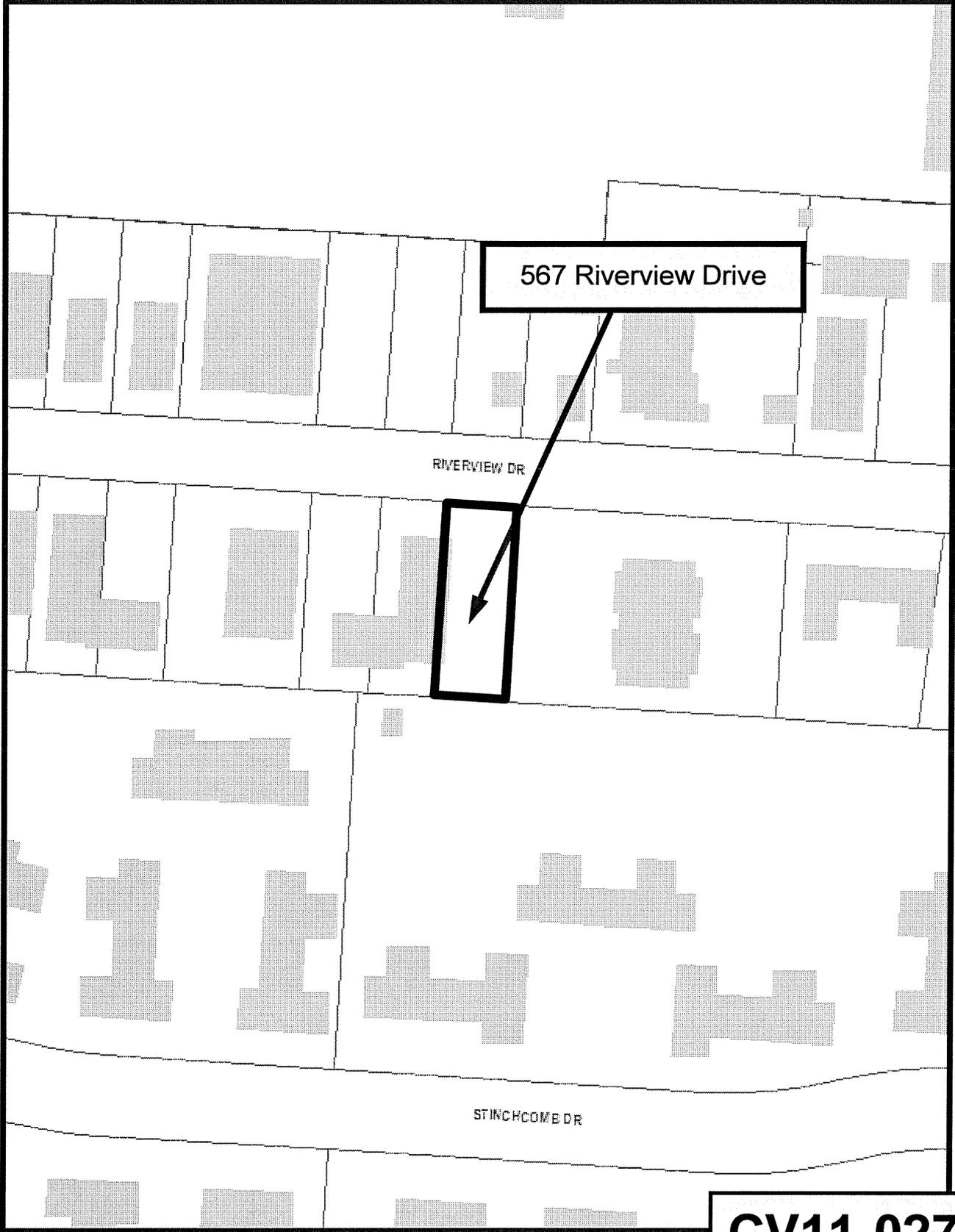
616  
AR3  
6/16/1956

STINCHCOMB DR

596  
AR3  
9/12/1955

616

CV11-027



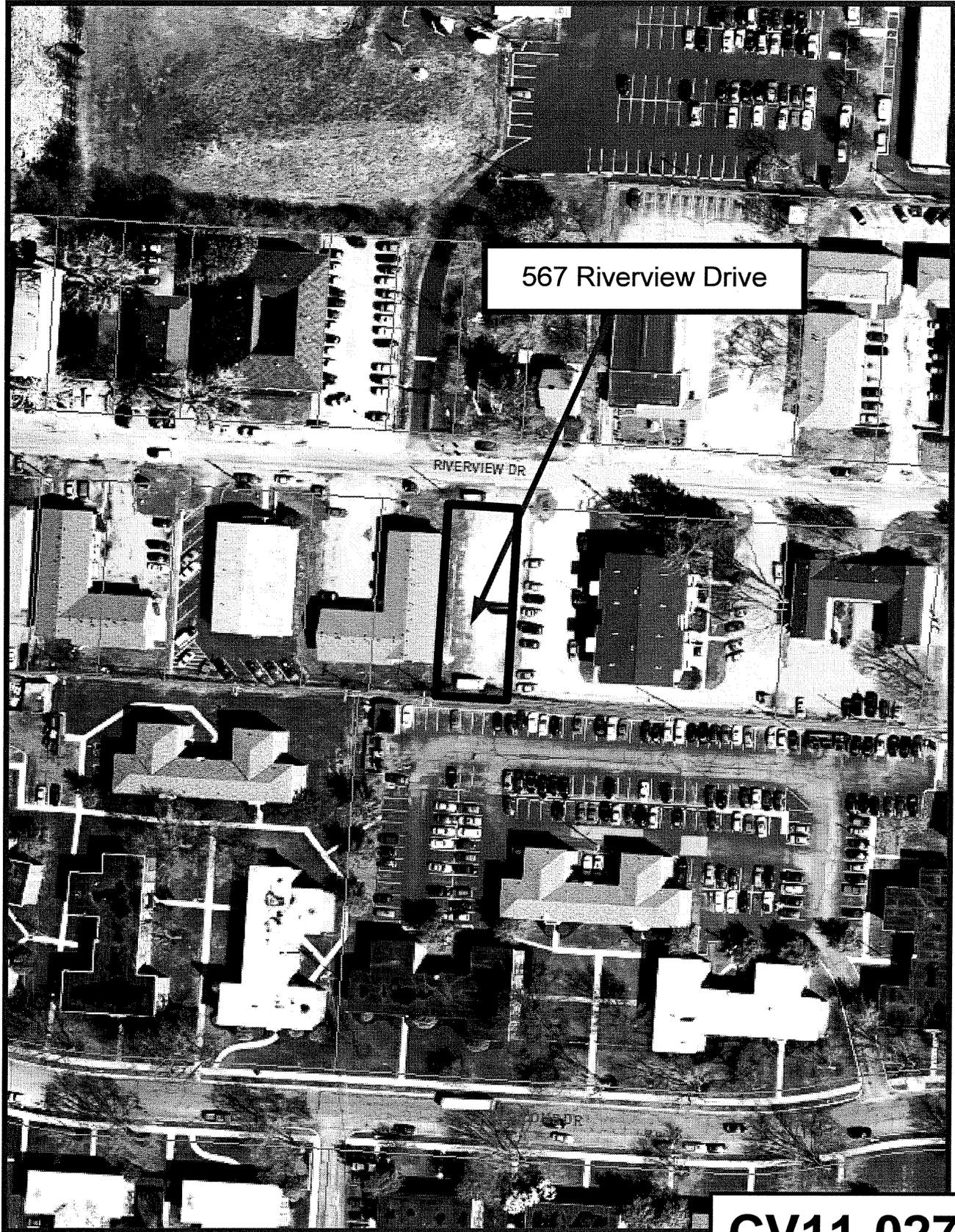
567 Riverview Drive

RIVERVIEW DR



STINCHCOME DR

**CV11-027**



567 Riverview Drive

CV11-027