Date 7/12/10 Application # 10310-0-00272

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224

Comments: Application Number: 10310-00272 Commission/Group: N. Linden

Date Received: 7/12/10 Planning Area:

Date of Hearing: 9/23/10 Acreage:

Zoning Fee: $1,900.00 Address Fee

Existing Zoning C-4 Accepted by D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

Describe: SEE ATTACHED HARDSHIP STATEMENT LAST PARAGRAPH

LOCATION

1. Certified Address Number and Street Name 2432 CLEVELAND AVE
   City COLUMBUS State OH Zip 43211
   Parcel Number (only one required.) 010-061673

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Virginia D'Angrand
3. Address 2432 Cleveland Ave City Columbus OH Zip 43229
4. Phone# 614-887-7731 Fax # 614-421-8037
5. Email Address Virginiadangrand@yahoo.com

PROPERTY OWNER(S)

6. Name OHIO Conference ASSOC of Seventh-Day Adventists
7. Address 2 Fairgrounds Rd City Mt Vernon, OH Zip 43050
8. Phone# 740-397-4665 Fax #
9. Email Address virginiadangrand@yahoo.com

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

ATTORNEY / AGENT (CIRCLE ONE)

10. Name JAMES MONSUL
11. Address 649 BROOKSEDGE BLVD City WESTERVILLE Zip 43081
12. Phone# 614-890-3600 Fax #
13. Email Address JMONSUL@VMSARCH.NET

SIGNATURES

14. Applicant Signature
15. Property Owner Signature
16. Attorney/Agent Signature

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 7/19/2010 9:43:55 AM

Parcel Report

Parcel ID	Owner	Address
010061073	OHIO CONFERENCE ASSOC OF THE SEVENTH-DAY ADVENTIST	2432 CLEVELAND AVE COLUMBUS OH 43211

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	20	Commercial	*(View Document)*

Zoning Overlay District

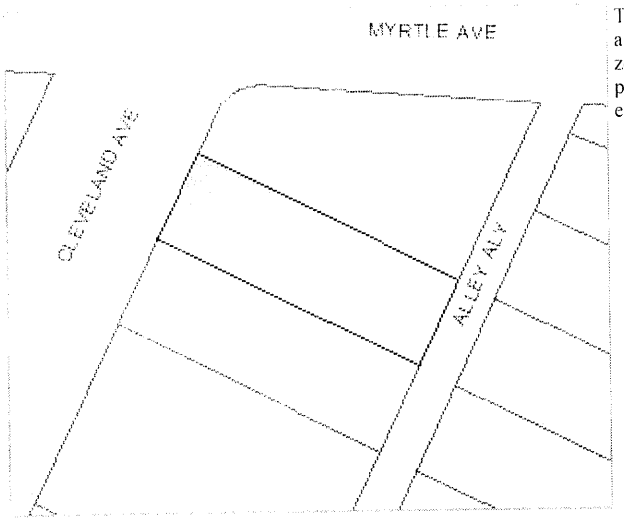
Overlay Name	District Name	Planning Overlay
CLEVELAND AVE/NORTH LINDEN UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P
N/A	PLANNING OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
North Linden Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied

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2432 Cleveland Ave.

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2432 Cleveland Ave.

STATEMENT OF HARDSHIP

A. BACKGROUND:

THIS SITE WAS OWNED BY THE PUBLIC LIBRARY SYSTEM SINCE THE 40's. IN 1984 THE LIBRARY DEMOLISHED THE STRUCTURES ON THE SITE AND BUILT THE CURRENT BUILDING. IN 1995 THE BUILDING & PROPERTY WERE SOLD TO A DENTIST. THE DENTIST FILED FOR A CHANGE OF USE AND ALTERATION BUILDING PERMIT BUT THE CITY FAILED TO REQUIRE THIS APPLICANT TO OBTAIN NEEDED VARIANCES. THE PRESENT OWNER, A SEVENTH-DAY ADVENTIST HAITIAN CONGREGATION, PURCHASED THE PROPERTY IN 2010. THE CHURCH INITIATED A SITE PLAN REVIEW WITH THE CITY AND WAS INFORMED THAT THEY WOULD HAVE TO APPLY FOR VARIANCES AND A CHANGE OF USE TO CONFORM TO CURRENT CITY CODES.

B. FACTS AND CONDITIONS:

THE VARIANCES REQUESTED, WITH THE EXCEPTION OF THE REQUIRED PARKING, ARE NOT THE ACTIONS OF THE PRESENT OWNER. SOME OF THESE VARIANCES SHOULD HAVE BEEN RESOLVED WHEN THE PREVIOUS OWNER

STATEMENT OF HARDSHIP - CON'T

REQUESTED A CHANGE OF USE. BY GRANTING ALL OF THE VARIANCES REQUESTED THEY will NOT BE INJURIOUS to the NEIGHBORING PROPERTY OWNERS. MOST OF THE NEIGHBORING PROPERTY OWNERS TO THE NORTH, WEST & SOUTH ARE C-4 ZONING DISTRICTS AND MANY OF THE BUILDINGS ARE VACANT OR ABANDONED. IN ADDITION, THE OTHER CHURCHES WITHIN WALKING DISTANCE OF THIS PROPERTY OPERATE AND ARE VOID OF THE SAME VARIANCES REQUESTED. THE ~~THREE~~ SPECIFIC CONDITIONS THAT SUPPORT, WE BELIEVE, THE MOST IMPORTANT VARIANCES, with the EXCEPTION that EVERYTHING OF THE PROPERTY IS EXISTING, IS:

A. THIS CHURCH IS A SEVENTH-DAY ADVENTIST CONGREGATION WHOSE SERVICES ARE ON SAT. THE OTHER CHURCHES IN THE AREA CELEBRATE THEIR SERVICES ON SUNDAY.

B. THIS CHURCH IS ~~OF~~ HAITIAN population, MANY OF WHICH ARE LOW INCOMES, AND HAVE TO A CAR-POOL to the CHURCH. THE TYPICAL SAT. ATTENDANCE IS

STATEMENT OF HARDSHIP - CON'T

60 TO 75 PEOPLE, IF ONE ASSUMES A TYPICAL FAMILY SIZE IS 3 PEOPLE THEN, WITHOUT CAR-pooling THE CHURCH WOULD TYPICALLY NEED 20 TO 25 PARKING SPACES MUCH less THEN THE CODE REQUIRED 68. Also with MANY OF THE NEIGHBORING PROPERTIES VACANT, OR ABANDONED THERE IS A NUMBER OF STREET PARKING SPACES AVAILABLE TO SATISFY THE CODE REQUIRED SPACES CONVENIENT TO THE PROPERTY.

C. THE REQUIRED SCREENING FROM THE ALLEY SIDE OF THE PARKING LOT, IF REQUIRED, WOULD CAUSE A REDUCTION TO THE PRESENT NUMBERS AND MAKE THE MANUEVERING FROM THE LOT TO THE ALLEY MORE TENUOUS. THE TWO R-4 PROPERTIES OPPOSITE THE LOT HAVE UNSIGHTLY FENCING ON THEIR PROPERTY. THE OTHER PROPERTY OPPOSITE THE LOT IS ABANDONED.

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2432 Cleveland Ave.

STATEMENT OF HARDSHIP - CON'T

C. VARIANCES:

1. SECTION 3312.49 (Minimum number of parking spaces required.) - TO REDUCE REQUIRED PARKING FROM 68 TO 15 OR 43 TO 0.
2. SECTION ~~3356~~.11 (C-4 district setback lines) - TO REDUCE FRONT YARD SETBACK FROM 35' TO 20'
3. SECTION ~~3342.11~~ 3312.21 (Landscaping and screening.) - TO ELIMINATE PARKING LOT LANDSCAPE SCREENING ALONG MYRTLE AVE.
4. SECTION ~~3342.12~~ 3312.27 (Parking setback line.) - TO REDUCE PARKING LOT SETBACK LINE ALONG MYRTLE AV. FROM 10' TO 0'
5. SECTION ~~3342.17~~ 3312.21. - TO ELIMINATE PARKING LOT SCREENING ALONG ALLEY

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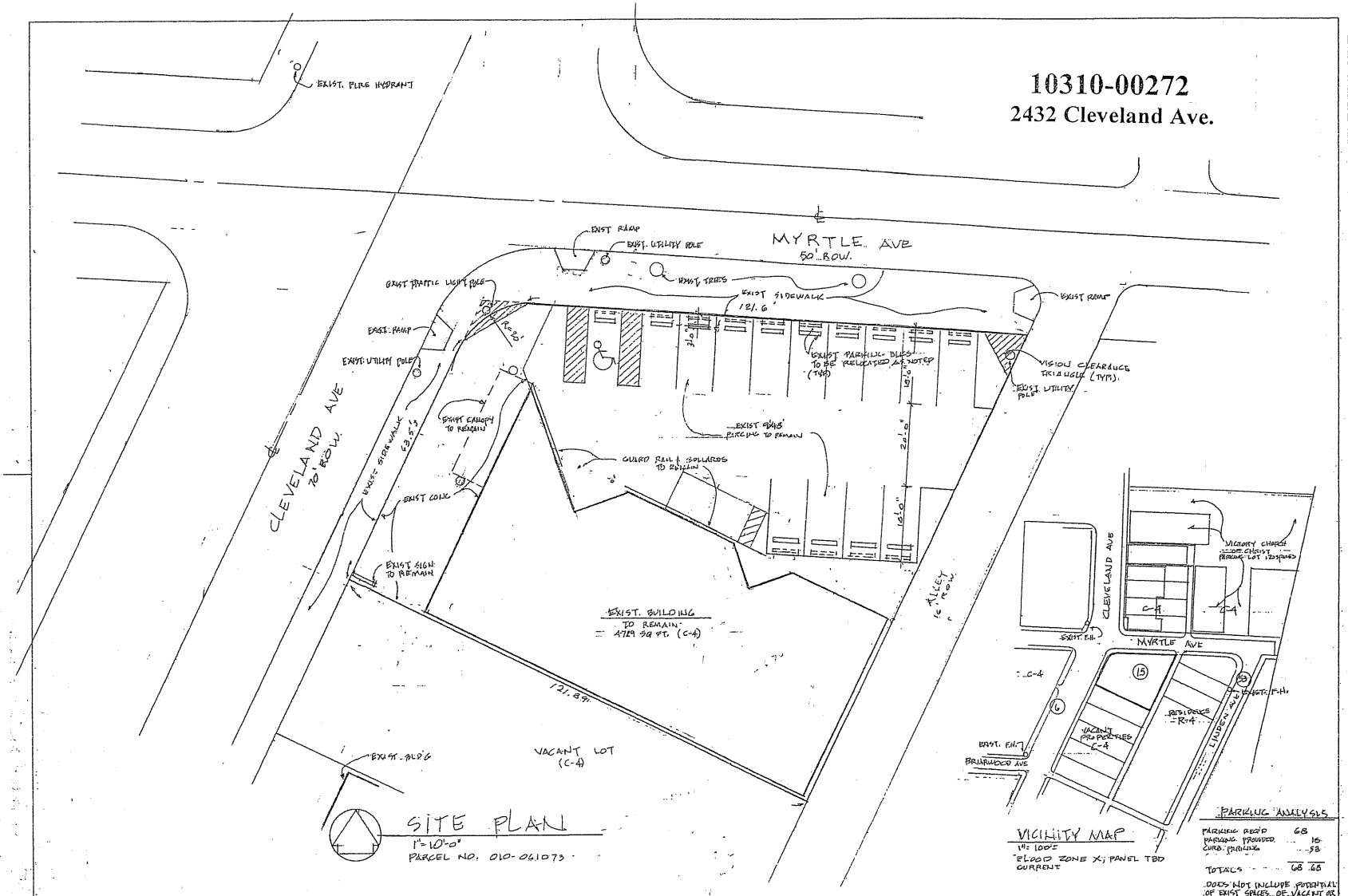
2432 Cleveland Ave.



PARKING ANALYSIS

PARKING REQ'D	68
PARKING PROVIDED	15
CURB PARKING	53
TOTALS	68 68

DOES NOT INCLUDE POTENTIAL OF EXIST SPACES OF VACANT OR ABANDONED PROPERTY

James A. Monsul & Assoc. ARCHITECTS, Inc.
642 brookesedge boulevard
westerville, ohio 43081
(614) 890-3600
fax: (614) 890-3615
email: jamesmonsul@sbcglobal.net

SITE PLAN

SEVENTH DAY ADVENTIST CHURCH
2432 CLEVELAND AVE.
COLUMBUS, OHIO 43211

PROJECT NO.

DRAWER NO.

NO.	REVISION
	7·1·10

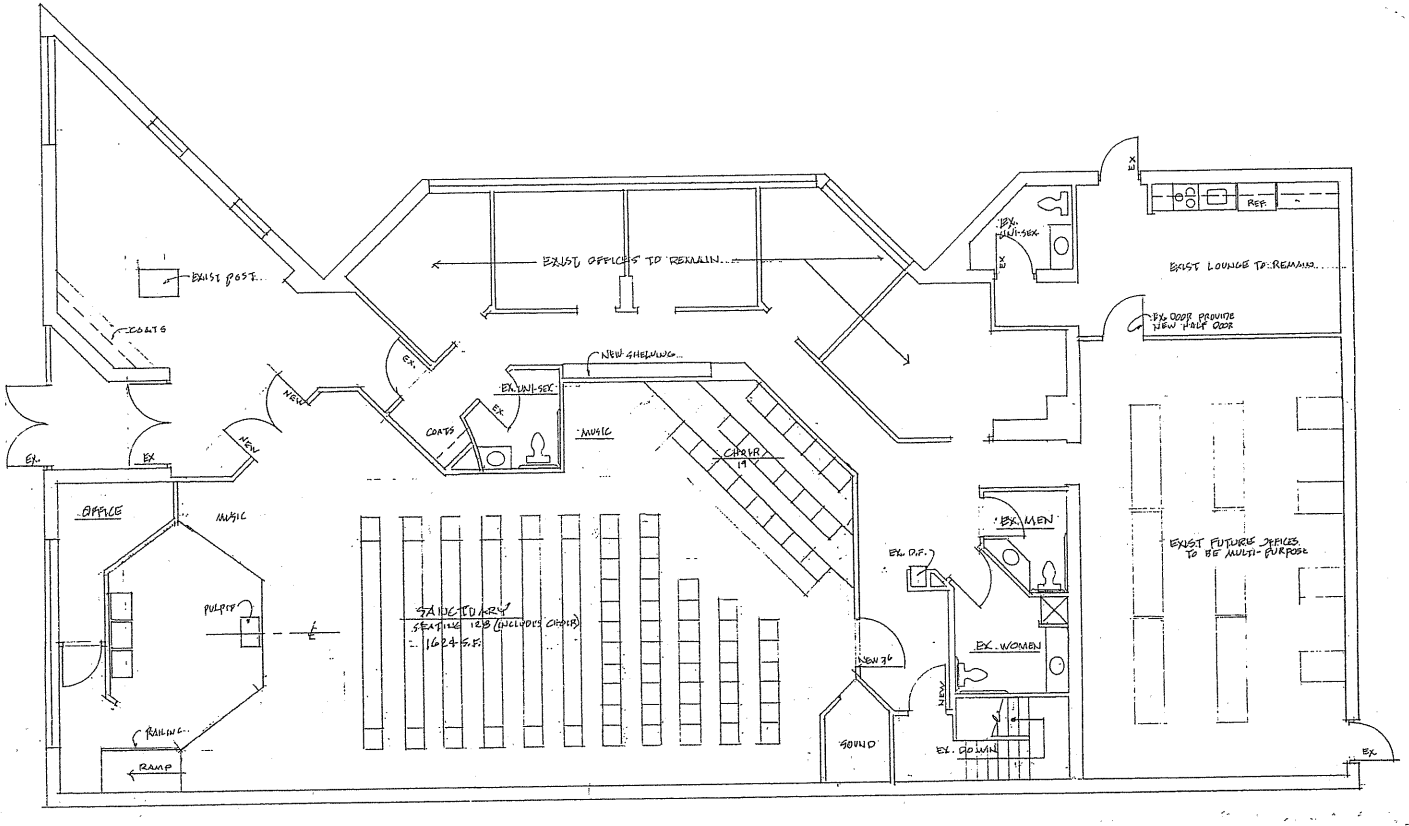
STATE OF OHIO JAMES A. MONSUL 4580 REGISTERED ARCHITECT

DATE ISSUED
5·17·10

1

SHEET NUMBER

10310-00272
2432 Cleveland Ave.



FLOOR PLAN
1/4" = 1'-0

BLD'G AREA 4729 S.F.
SANCTUARY 1624 S.F. ÷ 20 = 81
OFFICES ETC. 3105 S.F. ÷ 250 = 13
PARKING REQ'D 94

James A. Monsul & Assoc.
ARCHITECTS, inc.
642 brooksedge boulevard
westerville, ohio 43081
(614) 890-3600
fax: (614) 890-3615
email: jamesmonsul@sbcglobal.net

PROPOSED FLOOR PLAN

SEVENTH DAY ADVENTIST CHURCH
2432 CLEVELAND AVE
COLUMBUS, OHIO 43211

PROJECT NO.

DRAWER NO.

NO.	REVISION
	7.1.10

STATE OF OHIO
JAMES
MONSUL
REGISTERED ARCHITECT

DATE ISSUED
5.17.10

2
SHEET NUMBER

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 6/30/10**

Scale = 79'

Grid

Disclaimer

This map is prepared for the real property inventory within this cou
survey plats, and other public records and data. Users of this map a
information sources should be consulted for verification of the infor
county and the mapping companies assume no legal responsibilities
Please notify the Franklin County GIS Division of any discrepancie

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2432 Cleveland Ave.

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

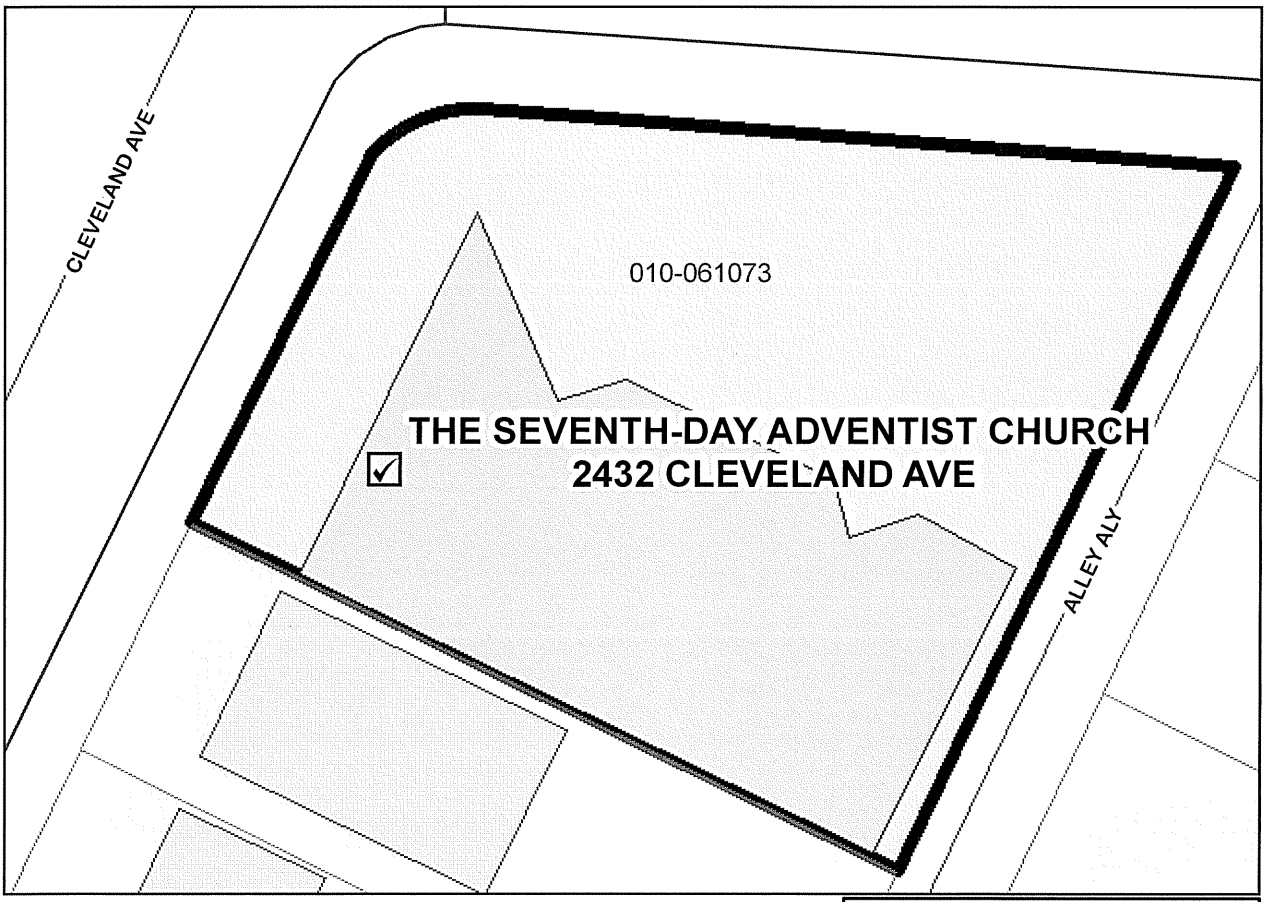
The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010061073	**Project Name: THE SEVENTH-DAY ADVENTIST CHURCH**
House Number: 2432	**Street Name: CLEVELAND AVE**
Lot Number: 27-28	**Subdivision: NEW LINDEN**
Work Done: REMODEL	**Complex: NA**

Owner: OHIO CONFERENCE ASSOC OF THE SEVENTH-DAY ADVENTIST

Requested By: JAMES MONSUL ARCHITECT

Printed By: James R Reagan **Date:** 07/01/2010



SCALE: 1 inch = 30 feet

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

GIS FILE NUMBER: 488061

printed: July/01/2010 - 3:43:06 PM

COMBINATION REQUEST OF TAX PARCELS

MAP & PAGE _____ DATE 6-30-10

I, James Monsul as the ☐ owner, ☐ owner's representative do hereby ☐ authorize ☐ request the Franklin County Auditor to combine the following parcels located in the taxing district of ( ) City of Columbus

PARCEL NUMBERS:

010-061074

010-061073

Buildings : ☒ Yes ☐ No

Current Owner Ohio Conference Assoc. of the Seventh Day Adventist

REASON FOR COMBINATION REQUEST:

☒ Planning Commission Requirement ☐ Building Permit ☐ Personal Convenience

☐ Other _____

* I understand that the parcels must be contiguous (touching) and that title must be held identically in each parcel to be combined.

Signed _____

Phone # 890-3600

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2432 Cleveland Ave.

** Since taxes are assessed on each parcel according to its status on January 1 of the current year, your tax bills for this year will not reflect the combination.

*** Once combination form has been filed, you must seek Planning Commission approval to split properties.

AUDITOR'S COMMENTS

GIS MAP VERIFIED: ☑

OWNERSHIP VERIFIED: ☑

PARCEL SHEET VERIFIED: ☑

PARCEL NUMBER RETAINED: 010-061073

DEPUTY AUDITOR: Steve Kosloh

RECEIVED
CLARENCE E. MINGO II
JUN 30 2010
FRANKLIN COUNTY AUDITOR
BY DEPUTY COUNTY AUDITOR

Signature of Applicant _____ Date 7-12-10

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 # **10310-00272**
2432 Cleveland Ave.

Being first duly cautioned and sworn (NAME) VERGNIAUD ANGRAND
of (COMPLETE ADDRESS) 2432 CLEVELAND AVE., COLUMBUS, O 43211
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
VERGNIAUD ANGRAND	EBENEZAR FRENCH SDA CHURCH 2432 CLEVELAND AVE Columbus O 43211

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 12 day of July, in the year 2010

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: 12-19-11

Notary Seal Here

CRAIG O. WEAVER
Notary Public, State of Ohio
My Commission Expires
December 19, 2011