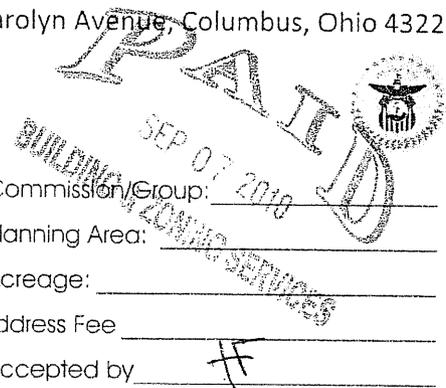


Date: 7 SEP. 2010

Application # 10310-00000-00378

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
 _____ Date Received: 7 SEP. 2010 Planning Area: _____
 _____ Date of Hearing: NOV. 2010 Acreage: _____
 _____ Zoning Fee: \$1900 Address Fee _____
 _____ Existing Zoning _____ Accepted by FF

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.

Applicant requests variance from Code Section 3312.49(C) to reduce total amount of required parking from 613 to 310 spaces. Applicant also requests variance from Code Section 3312.49(B) to reduce required bicycle parking from 20 spaces to 0 spaces.

LOCATION

1. Certified Address Number and Street Name 1300 Alum Creek Drive
 City Columbus State Ohio Zip 43209
 Parcel Number (only one required.)

0	1	0	-	1	1	2	3	7	5
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Alum Lion Limited Partnership
 3. Address 107 S. High St., Suite 300 City Columbus, OH Zip 43215
 4. Phone# 614-463-9730 Fax # 614-463-1896
 5. Email Address jsugar@arshot.com

PROPERTY OWNER(S)

6. Name Beth Torah Congregation - House of Tradition
 7. Address 1300 Alum Creek Dr. City Columbus, Ohio Zip 43209
 8. Phone# 614-361-6543 Fax # 614-253-2207
 9. Email Address ianheyman@aol.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Joseph A. Sugar
 11. Address 107 S. High St., Suite 300 City Columbus, OH Zip 43215
 12. Phone# 614-463-9730 Fax # 614-463-1896
 13. Email Address jsugar@arshot.com

SIGNATURES

14. Applicant Signature [Signature], auth. officer of general Partner
 15. Property Owner Signature [Signature] for Beth Torah Congregation.
 16. Attorney/Agent Signature [Signature]

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 9/16/2010 9:12:32 AM

Parcel Report

Parcel ID	Owner	Address
010112375	BETH TORAH CONGREGATION- HOUSE OF TRADITION	1300 ALUM CREEK DR COLUMBUS OH 43209

Base Zoning Report

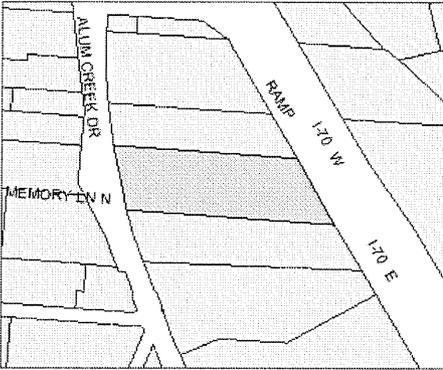
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text <i>(View Document)</i>
750	M	H-35	37	Manufacturing	

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X500	OUT	CURRENT	0.2 PCT ANNUAL *
TBD	X	OUT	CURRENT	X
TBD	X500	OUT	CURRENT	0.2 PCT ANNUAL *

Area Commissions

Area Name	INFObase URL
Columbus Southside Area Commission	INFObase Page
Livingston 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.

AFFIDAVIT



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joseph A. Sugar of
(1) MAILING ADDRESS 107 S. High St., Suite 300, Columbus, Ohio 43215

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 OWNER'S NAME (4) Beth Torah Congregation - House of Tradition
AND MAILING ADDRESS 1300 Alum Creek Dr.
Columbus, Ohio 43209

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Alum Lion Limited Partnership/614-463-9730

AREA COMMISSION OR CIVIC GROUP (5) Livingston Ave. Area Commission
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS Mr. Aaron Joe Stefanko, Zoning Chair
1118 L. Illey Ave P.O. Box 7846, Columbus, OH 43207
43206

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
See list attached.

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 7th day of Sept., in the year 2010

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: _____

Notary Seal Here 
GAIL M. KELLEY
Notary Public, State of Ohio
My commission expires 11-22-2014

Board of Zoning Adjustment Application

Applicant: Alum Lion Limited Partnership

Property: 1300 Alum Creek Drive
Columbus, Ohio 43209

NAMES AND ADDRESSES

ALUM LION L P
107 S HIGH ST
COLUMBUS OH 43215

BETH TORAH CONGREGATION
HOUSE OF TRADITION
1300 ALUM CREEK DR
COLUMBUS OH 43209

COLUMBUS SOUTHSIDE AC
JOE STEFANKO
P O BOX 7846
COLUMBUS OH 43207

CITY INVESTMENT II LLC
107 S HIGH ST
COLUMBUS OH 43215

CONNS POTATO CHIP CO INC
1805 KEMPER CT
ZANESVILLE OH 43701

DEVRY INC
3005 HIGHLAND PKWY
DOWNERS GROVE IL 60515

JACK E MCVEY ET AL
1285 ALUM CREEK DRIVE
COLUMBUS OH 43209

Board of Zoning Adjustment Application

Applicant: Alum Lion Limited Partnership

Property: 1300 Alum Creek Drive
Columbus, Ohio 43209

STATEMENT OF HARDSHIP

The subject property is improved with a building that contains 113,425 s.f. of interior space, of which only approximately 16% (17,740 s.f.) is currently occupied. This portion of the building is occupied by a religious organization which uses 5,015 s.f. for worship/assembly purposes and 12,725 s.f. for accessory church purposes.

From time to time, the religious organization currently occupying the subject property uses its 5,015 s.f. assembly area for conducting licensed bingo games. Applicant desires to allow other charitable organizations to use other portions of the subject property for conducting licensed bingo games at other times. Specifically, so as to accommodate up to a total of three (3) charitable organizations on the subject property, Applicant intends to permit assembly use of up to a total of 15,045 s.f. (with no individual assembly area exceeding 5,015 s.f.).

The proposed increase of assembly use requires more parking spaces under the Zoning Code than currently exist on the subject property. These assembly uses, however, will not occur simultaneously. State law limits the number of bingo sessions which any licensed charitable organization is permitted to conduct on any premises in any calendar week. Accordingly, the bingo sessions of each charitable organization occupying the subject property shall be scheduled so as not to overlap with one another.

The subject property has a sufficient number of parking spaces to satisfy the parking requirements of one 5,015 s.f. assembly area, together with existing office and warehouse space remaining in the building. A variance should be granted, therefore, to allow use of the remaining office and warehouse space for additional 5,015 s.f. assembly areas, provided that the same shall not be used simultaneously. Otherwise, Applicant shall suffer the hardship of being required to provide approximately 200%-300% more parking than will actually be used on the subject property at any one time. This is a special circumstance presented by the state's regulation of bingo games conducted by charitable organizations.



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: 010-100829

Zoning Number: 1300

Street Name: ALUM CREEK DR

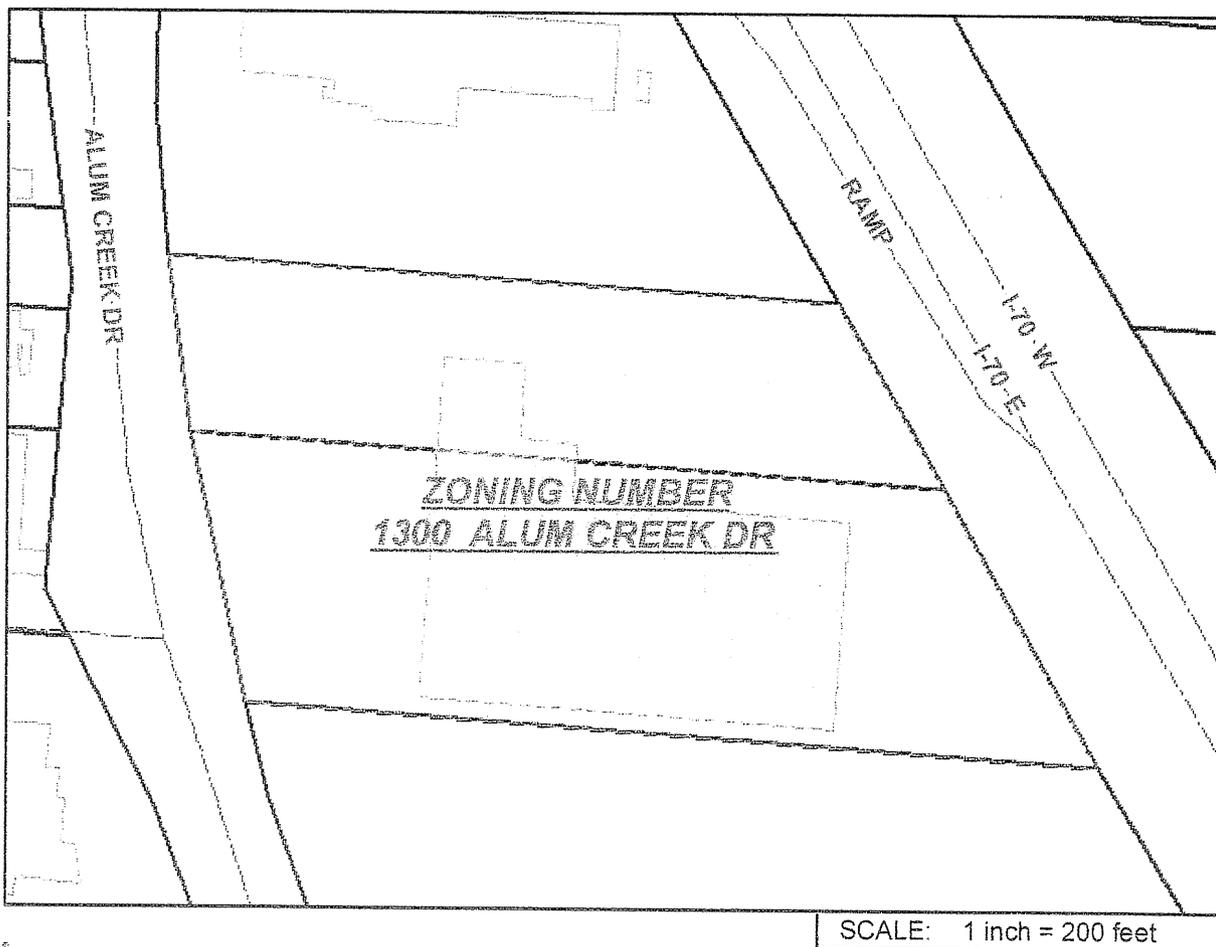
Lot Number: N/A

Subdivision: N/A

Requested By: ARSHOT INVESTMENT (JOE SUGAR)

Issued By: *Phil Y. Smith*

Date: 09/03/2010



SCALE: 1 inch = 200 feet



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

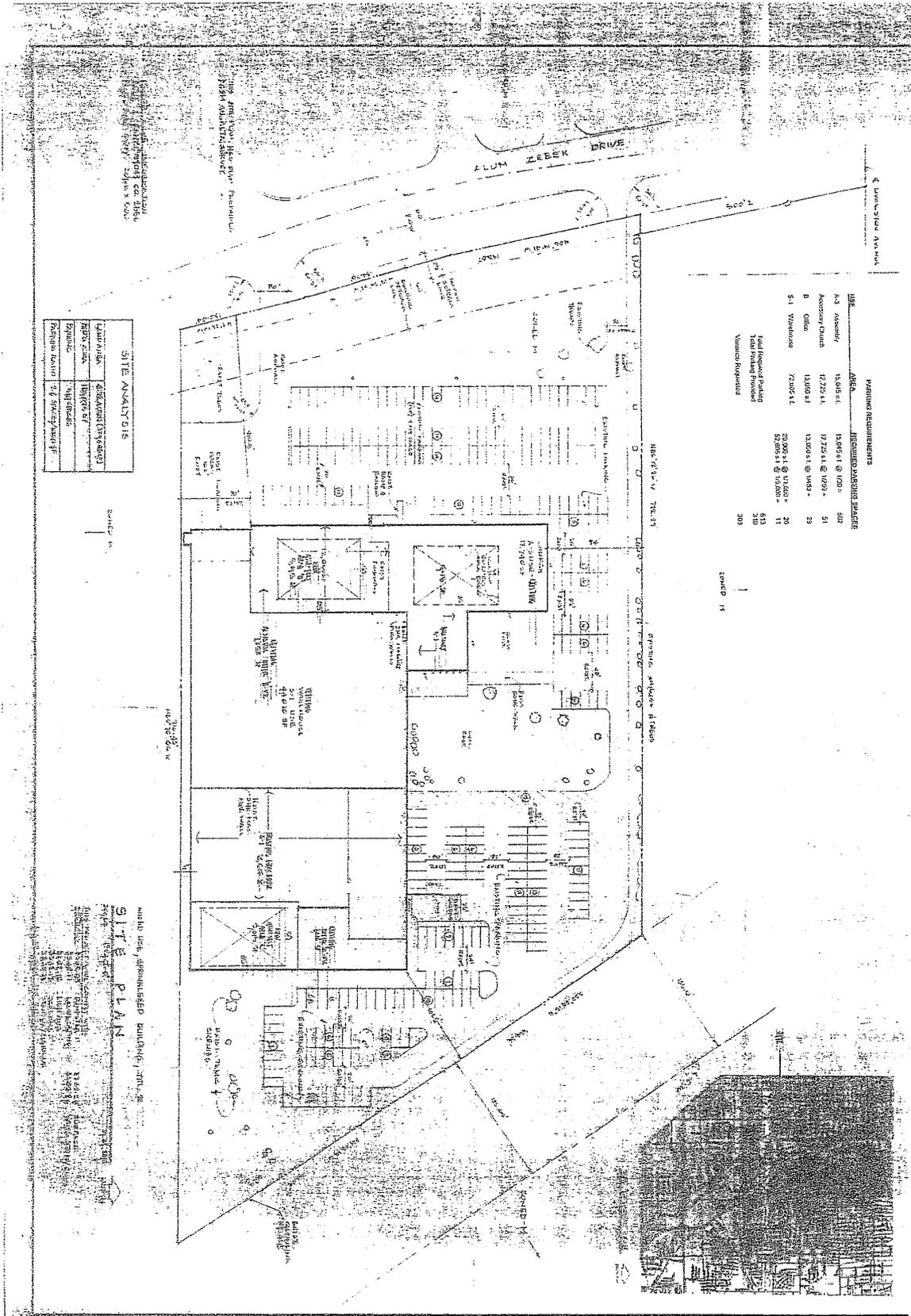
GIS FILE NUMBER: 6415

PERMITS REQUIREMENTS

AREA	REQUIREMENTS
A-2 Assembly	15,000 sq ft @ 100' = 502
Accessory/Club	12,725 sq ft @ 100' = 51
B Office	13,000 sq ft @ 100' = 29
S-1 Warehouse	72,500 sq ft @ 100' = 20
	20,000 sq ft @ 100' = 11
	52,500 sq ft @ 100' = 11
Total Required Parking	613
Total Parking Provided	530
Visitors Required	303

SITE ANALYSIS

Landmarks	480' x 100' (100' x 480')
Highways	100' x 50'
Drainage	High Street
Multiple Levels	2' x 50' x 100' x 100'



SITE PLAN
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

SITE PLAN
 ALUM LION LTD PARTNERSHIP DBA
 BAPTIST CHURCH - HOUSE OF
 RESTAURANT 480' ALUM CREEK DRIVE
 664-5411

URBAN DESIGN LLC
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'



Signature of Applicant [Signature] Date 9-7-10

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 APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)
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
Beth Torah Congregation - House of Tradition	1300 Alum Creek Dr. Columbus, Ohio 43209
Alum Lion Limited Partnership	107 S. High St., Suite 300 Columbus, Ohio 43215

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 7th day of Sept, in the year 2010
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: _____

Notary Seal Here