



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: 11310-0-00215
Date Received: 4/19/11
Commission/Group: None
Existing Zoning: RRR Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: Hearing Date: 6/21/11

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.

Variance to Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking in conjunction with a building addition to the Laurel Canyon Church of Christ. See Exhibit B, Statement of Hardship

LOCATION

1. Certified Address Number and Street Name 409 McNaughten Road
City Columbus State OH Zip 43213
Parcel Number (only one required) 010-109391

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Laurel Canyon Church of Christ c/o Donald Plank, Plank Law Firm
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name Laurel Canyon Church of Christ c/o Donald Plank, Plank Law Firm
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com
 Check here if listing additional property owners on a separate page.

ATTORNEY AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Donald Plank, Plank Law Firm
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Donald Plank, attorney
PROPERTY OWNER SIGNATURE Donald Plank, attorney
ATTORNEY AGENT SIGNATURE Donald Plank

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

One Stop Shop Zoning Report

Building Services Division
Department of Development
 Report date: 4/21/2011 10:35:50 AM

Parcel Report

Parcel ID	Owner	Address
010109391	LAUREL CANYON CHURCH OF CHRIST	409 MCNAUGHTEN RD COLUMBUS OH 43213

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
729	RRR	H-35	30	Residential	(View Document)

Flood Zone

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



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.

11310-00215
409 McNaughten Rd.

Exhibit B

Statement of Hardship

409 McNaughten Road, Columbus, OH 43213

PID: 010-109391

V11- _____

The site is located on the west side of McNaughten Road between Whitman Road and McNaughten Grove Lane. The site is zoned RRR, Restricted Rural Residential and is developed with a church. The existing church building is 6,093 gross sq. ft. with 2,940 sq. ft. of sanctuary, 3,153 sq. ft. of accessory building area and 101 existing parking spaces. Applicant proposes to build a 6,992 sq. ft. addition which will replace the existing sanctuary with a new 3,186 sq. ft. sanctuary and create additional classroom and other accessory space. The change in sanctuary area is negligible (246 sq. ft.). The change in classroom area is to provide additional ministry services, particularly to church youth. While code required parking is a total of 147 parking spaces, the church believes 120 spaces are more than adequate to meet the needs of the church. Reducing parking from 147 to 120 spaces provides 19 more spaces than presently exist and more efficiently organizes the parking lot. With the 2010 revision to the off-street parking requirements, churches, for the first time ever, are charged parking on both the assembly area (sanctuary) as well as accessory area (1 space/250 sq. ft.). The additional parking charged to the accessory area suggests that those attending church classes, Sunday school or other classroom activities are drivers, or attendees driving to the site independently of other family members attending worship services. Applicant believes the code overstates the need for parking in this instance. Applicant has a practical difficulty in complying with the code based on balancing the cost of the additional 27 parking spaces, preserving tree lines to the west of the parking area and reducing storm water runoff. The variance is not substantial, does not alter the character of the neighborhood, is not a detriment of adjacent property owners, does not affect the delivery of governmental services and carries out the spirit and intent of the requirement.

Applicant requests the following variance:

- 1) Section 3312.49, Minimum Numbers of Parking Spaces Required, which Section requires 147 parking spaces, while applicant proposes to provide 120 parking spaces.

11310-00215
409 McNaughten Rd.

PARCEL NUMBER 010109391
MAP NUMBER 30
FLOOD ZONE X
EFFECTIVE DATE 2-15-11

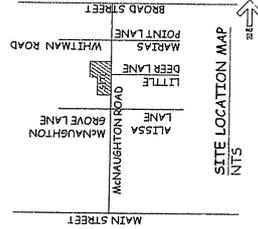
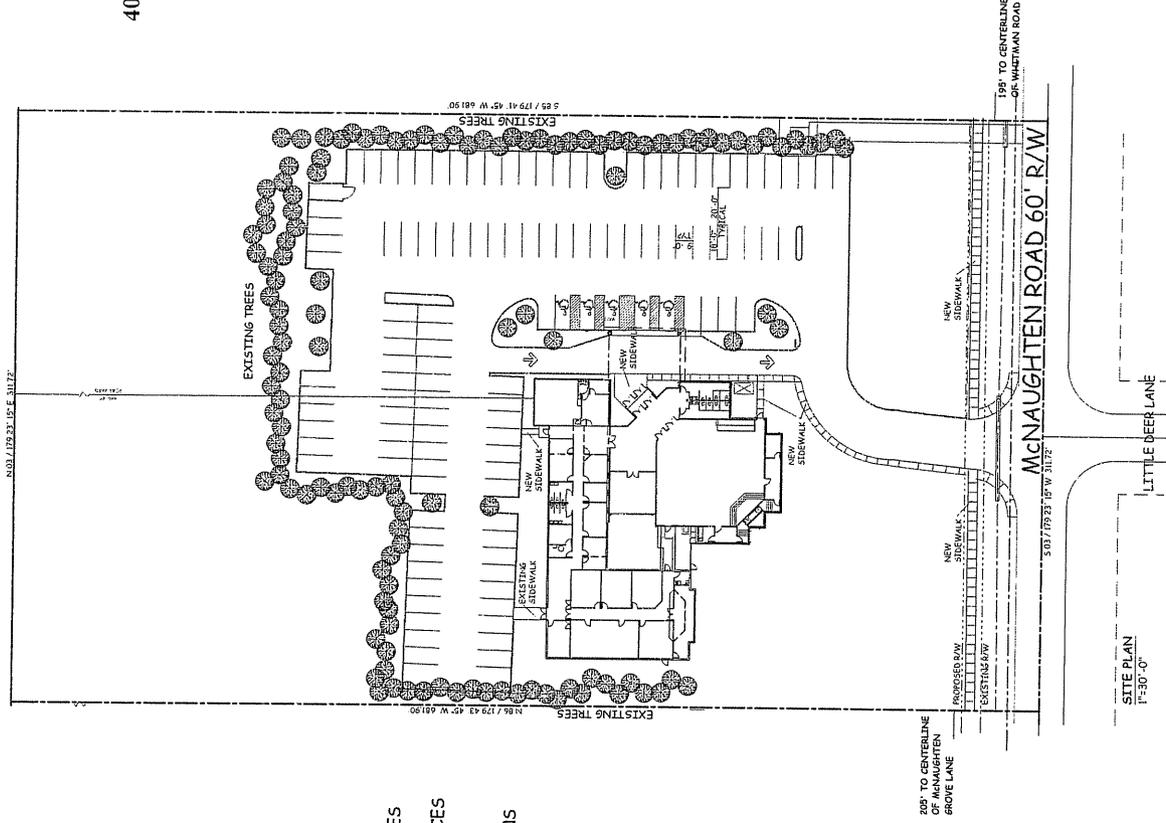
ZONING DISTRICT OF SITES TO EAST IS SR,
NORTH AND WEST IS RRR, SOUTH IS LSR
ZONING DISTRICT OF SITE IS RRR

TOTAL AREA OF SITE= 212,562 SQUARE FEET
ADDITION TO BLDG 6992 SF
EXISTING BLDG 6093 SF

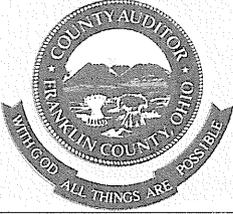
TOTAL EXISTING PARKING 101 SPACES
TOTAL NEW PARKING REQUIRED BY ZONING= 145 SPACES
SANCTUARY= 3186SF @ 1 SPACE/30 SF= 106 SPACES
REST OF BUILDING= 9838SF @ 1 SPACE/250 SF= 39 SPACES
TOTAL PROPOSED NEW PARKING = 120 SPACES

TOTAL HEIGHT OF BUILDING= 34'-2"
THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS
3321.01 DUMPSTERS
3321.01 LANDSCAPING
3321.03 LIGHTING
3312.21 SCREENS
3312.39 MARKING AND STRIPING
3312.43 SURFACE
3312.45 WHEEL STOPS AND CURBS

1 TREE/10 PARKING SPACES= 12 TREES



ADDITION TO
LAUREL CANYON CHURCH OF CHRIST
409 McNAUGHTEN ROAD
COLUMBUS, OH 43213
DARREL L. ROHRER, ARCHITECT



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 4/18/11



Disclaimer

Scale = 161



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

11310-00215
409 McNaughten Rd.

Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 4/18/11



ORTHOPHOTOGRAPHY DATE 2009

Disclaimer

Scale = 156



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409 McNaughten Rd.



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AFFIDAVIT

11310-00215
409 McNaughten Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DONALD PLANK
of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 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) 409 McNaughten Road

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Laurel Canyon Church of Christ
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Flr.
Columbus, OH 43215
Laurel Canyon Church of Christ
c/o Donald Plank, Plank Law Firm, (614) 947-8600

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

(5) N/A

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

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 EXHIBIT A

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

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 18th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A
V11- _____
409 McNaughten Road
April 18, 2011

APPLICANT:

Laurel Canyon Church of Christ
c/o Donald Plank
Plank Law Firm
145 East Rich St., 3rd Floor
Columbus, Ohio 43215-5240

PROPERTY OWNER:

Laurel Canyon Church of Christ
c/o Donald Plank
Plank Law Firm
145 East Rich St., 3rd Floor
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

Donald Plank
Plank Law Firm
145 East Rich Street, 3rd Flr.
Columbus, OH 43215-5240

COMMUNITY GROUP/COALITION:

N/A

**SURROUNDING PROPERTY
OWNERS (125 Feet)**

Nick Iliev
7276 Walnut Street
New Albany, OH 43054

Richard L. Logan
6101 Whitman Road
Columbus, OH 43213

Kristen E Anderson
Aaron Ct Larsen
6085 Whitman Road
Columbus, OH 43213

Jeanne H Zipser Tr.
6067 Whitman Road
Columbus, OH 43213

Deborah S Garvin
6049 Whitman Road
Columbus, OH 43213

James and Babette Feibel
6025 Whitman Road
Columbus, OH 43213

Loretta J Rader
6009 Whitman Road
Columbus, OH 43213

Angelo and Nora Jeany
6128 Nicholas Glen
Columbus, OH 43213

Patrick and Mary Murtha Tr.
6136 Nicholas Glen
Columbus, OH 43213

Nicolina C Eramo
6144 Nicholas Glen
Columbus, OH 43213

William and Marcia Hagler
5615 Worchester Drive
Columbus, OH 43232

SHEET 1 of 2
April 18, 2011
V11 - _____
409 McNaughten Road
Columbus, OH 43213

Carolyn A and Stuart R Bolin
6160 McNaughten Grove Lane
Columbus, OH 43213

MKG Properties LLC
1499 Bean Oller Road
Delaware, OH 43015

Robert and Deborah Verona
6176 McNaughten Grove Lane
Columbus, OH 43213

David and Judith Inglis
6184 McNaughten Grove Lane
Columbus, OH 43213

Herbert and Luba Shnider
6192 McNaughten Grove Lane
Columbus, OH 43213

McNaughten Grove Lane
Columbus, OH 43213

Melissa Perkins
6262 Alissa Lane
Columbus, OH 43213

Erma C Lucas, Tr.
6265 Little Deer Lane
Columbus, OH 43213

David N Mayer
6262 Little Deer Lane
Columbus, OH 43213

Gates of McNaughten Property
Owners Association
6161 Maria's Point Lane
Columbus, OH 43213

Gates of McNaughten Property
Owners Association
985 Schrock Road
Columbus, OH 43229

ALSO NOTIFY

David Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Flr.
Columbus, Ohio 43215

Darrel L. Rohrer
The Covenant Group
37 Louella Drive
Hebron, OH 43025

Joe Myers
Myers Surveying
2740 East Main Street
Bexley, OH 43209

Pastor Jason Hardin
Laurel Canyon Church of Christ
409 McNaughten Road
Columbus, OH 43213



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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 #

11310-00215
409 McNaughten Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215

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

Laurel Canyon Church of Christ

c/o Pastor Jason Hardin

409 McNaughten Road

Columbus, OH 43213

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 18th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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