



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: # 11310-00000 - 00584
Date Received: 7 Oct. 2011
Commission/Group: DC. 2011
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1,900-
Comments: _____

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.

We are proposing a Building Addition. Current code requires 1 space for every 250 SF per Section 3312.49 non-assembly in addition to our existing parking. Request Variance to the non assembly area parking requirement of 3312.49 160

LOCATION

1. Certified Address Number and Street Name 530 McNaughten Rd.
City Columbus State Ohio Zip 43213
Parcel Number (only one required) 010-210772-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Stone Environmental Engineering Rick Harkless
Address 748 A Green Crest Drive City/State Westerville, OH Zip 43081
Phone # 614/865-1874 Fax # 614/865-1879 Email rickharkless@stoneenvironmental.com

PROPERTY OWNER(S):

Name Prince of Peace Lutheran Church
Address 530 McNaughten Rd. City/State Columbus, Ohio Zip 43213
Phone # 614/863-3124 Fax # 614/863-4415 Email info@poplutheran.net
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

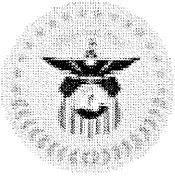
Attorney Agent

Name Stone Environmental Engineering Rick Harkless
Address 748 A Green Crest Drive City/State Westerville, OH Zip 43081
Phone # 614/865-1874 Fax # 614/865-1879 Email: rickharkless@stoneenvironmental.com

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

APPLICANT SIGNATURE Richard A. Harkless
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE Richard A. Harkless

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11310-00000-00584
530 McNAUGHTEN ROAD

One Stop Shop Zoning Report Date: Thu Oct 20 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 530 MCNAUGHTEN RD COLUMBUS OH 43213

Mailing Address: 530 MCNAUGHTEN RD
COLUMBUS OH 43213

Owner: PRINCE OF PEACE LUTHERAN CHURCH

Parcel Number: 010210772

ZONING INFORMATION

Zoning: Z91-117, Multi-family, PUD4
effective 4/20/1992, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

11310-00000-00584
530 McNAUGHTEN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Richard A. Harkless
of (1) MAILING ADDRESS Stone Environmental, 748 A Green Crest Dr, Westerville, OH 43081
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 530 McNaughten Rd.
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 OWNERS NAME
AND MAILING ADDRESS

(4) Prince of Peace Lutheran Church
530 McNaughten Rd.
Columbus, OH 43213

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

Stone Environmental, Richard A. Harkless
614 / 865-1874

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

(5) Olde Orchard Civic Association
Kathlyn Saider 1022 Barbary Ln. Cols. 43213
614 / 863-8511 (only meet 1 or 2 times per yr.)

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 Attached Sheets (Variance Report)

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

SIGNATURE OF AFFIANT

(8) Richard A. Harkless

Subscribed to me in my presence and before me this 6 day of OCTOBER, in the year 2011



SIGNATURE OF NOTARY PUBLIC
My Commission Expires **CINDY FLIGOR**
Notary Public, State of Ohio
My Commission Expires
June 10, 2016

(8) [Signature]
June 10, 2016

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STATEMENT OF HARDSHIP

11310-00000-00584
530 McNAUGHTEN ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED LETTER

Signature of Applicant Richard A. Hurler Date 10-03-11

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Board of Zoning Adjustment Variance Request
Statement of Hardship

October 4, 2011

Prince of Peace Lutheran Church
530 McNaughten Road
Parcel # 010-210772-00

We are requesting a variance to Section 3312.49 of the Zoning Code (minimum numbers of parking spaces required).

It has been brought to our attention, when an addition is 50% greater in size than the existing facility, it is necessary for the addition to comply with Section 3312.49. This section requires that additional parking be provided for our new addition in the amount of one space per 250 sf for the non-assembly area. There are 72 existing parking spaces. We propose adding three spaces to give a total of 75 spaces. Section 3312.49 calculations require 19 additional parking spaces (see proposed addition below), for a total of 91 spaces.

Existing Building:

The existing building main floor includes an entryway, sanctuary, and a single restroom. The offices, fellowship hall, and additional restrooms are located on the lower level. The fellowship hall is utilized for many functions including Sunday School classes, meetings, special occasions/meals, etc. We are constantly dismantling and resetting this area to meet various function requirements. Currently there is no inside handicap access from the main floor to the lower level.

Proposed addition:

The addition is being proposed to better accommodate existing activities and functions at the church. The proposed addition will consist of two levels with a set of stairs, elevator/lift, and restroom facilities on both floors. Clergy and administrative offices, a conference room, and space for informal gathering before and after worship will be provided on the main level. The lower level will contain a meeting room and an open gathering area which will be utilized for Sunday School group functions and a place to have meals on special occasions. The proposed building footprint is approximately 56' x 40', and requires an additional 19 parking spaces by Section 3312.49 ($4600 \text{ sf} / 250 \text{ sf} = 19 \text{ parking spaces}$). The sanctuary will not be modified by this project.

Throughout the church year, the major festivals of Christmas and Easter are the only occasions that the current parking spaces may reach capacity, with the typical Sunday services requiring only 50-60% of the existing spaces. Church activities on Monday through Friday require 10 - 15 spaces maximum.

The existing building and parking are situated on the property in such a manner that it will be difficult to provide the additional parking spaces due to grade and meeting other City requirements, i.e., detention. In addition, this would also place a financial hardship on the congregation. Please see the attached preliminary site plan for additional information.

Based on the facts included in this variance request we hope that you understand our situation and can find it within your power to grant this variance.

Sincerely.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 9/29/11



Disclaimer

Scale = 120



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

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Real Estate / GIS Department



Mayor Michael B. Coloman

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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 provided.

11310-00000-00584

APPLICATION # **530 McNAUGHTEN ROAD**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard A. Hawkless (Stone Environmental)
of (COMPLETE ADDRESS) 188 A Green Crest Dr, Westerville, OH 43081

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
------	--------------------------

<u>Prince of Peace Lutheran Church</u>	<u>530 McNaughten Rd. Cols, OH 43213</u>

SIGNATURE OF AFFIANT Richard A. Hawkless

Subscribed to me in my presence and before me this 6 day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC CJ

My Commission Expires: June 10, 2016



CINDY FLIGOR
Notary Public, State of Ohio
My Commission Expires
June 10, 2016

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