City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 43-12
Date Received 10-5-12
Fee $50
Meeting Date 11-1-12
Filing Deadline 10-5-12
Rcpt# 55473

1. **Property Location** 5750 North High Street
2. **Present Use** Church / School **Proposed Use** Same
3. **Zoning District** _____
4. **Applicant** Corna Kokosing Construction Company

   Address 6235 Westerville Rd. Westerville

   Home Phone 614-901-8844 **Work Phone** cell 778-7848
5. **Property Owner** St. Michael Catholic Church / Diocese of Columbus

   Address 5750 N. High St.

   ~~**Home Phone**~~ cell 614-832-4461 **Work Phone** 614-885-7814
   Sheri Rogers - Business Mgr.
6. **Action Requested** (Type of Variance, Exception, Interpretation, Etc.) Request permission to leave office trailer in current location while new addition is designed / constructed Total duration 18 months.
7. **Project Details:**

   a) **Description** Temporary Office trailer - double wide set in parking lot.

   b) **Expected Completion Date** Fall 2014

   c) **Approximate Cost** $25,000

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Sheri Rogers — 10-4-12
Applicant (Signature) — Date

_____ — _____
Property Owner (Signature) — Date

Abutting Property Owners List for
5750 N. High St.

Ann Pratt	15 Kenyon Brook Dr.	Worthington, OH 43085
Joseph Fiala & Mary Fristad	25 Kenyon Brook Dr.	Worthington, OH 43085
John & Joyce Knape	35 Kenyon Brook Dr.	Worthington, OH 43085
45 Kenyon Brook Drive LLC	45 Kenyon Brook Dr.	Worthington, OH 43085
Mark Klebanoff & Sarah Keim	70 Kenyon Brook Dr.	Worthington, OH 43085
Robert & Ellen Padberg	80 Kenyon Brook Dr.	Worthington, OH 43085
MK&K Realty Inc.	695 Kenwick Rd.	Columbus, OH 43209
Resident	5633 Selby Ct.	Worthington, OH 43085
Resident	5631 Selby Ct.	Worthington, OH 43085
Resident	5629 Selby Ct.	Worthington, OH 43085
Resident	5627 Selby Ct.	Worthington, OH 43085
Resident	5623 Selby Ct.	Worthington, OH 43085
Resident	5621 Selby Ct.	Worthington, OH 43085
Resident	5619 Selby Ct.	Worthington, OH 43085
Resident	5617 Selby Ct.	Worthington, OH 43085
Resident	5613 Selby Ct.	Worthington, OH 43085
Resident	5611 Selby Ct.	Worthington, OH 43085
Resident	5609 Selby Ct.	Worthington, OH 43085
Resident	5607 Selby Ct.	Worthington, OH 43085
Resident	87 Selby Blvd.	Worthington, OH 43085
Resident	85 Selby Blvd.	Worthington, OH 43085
Resident	83 Selby Blvd.	Worthington, OH 43085
Resident	81 Selby Blvd.	Worthington, OH 43085
Resident	79 Selby Blvd.	Worthington, OH 43085
Resident	77 Selby Blvd.	Worthington, OH 43085
Resident	75 Selby Blvd.	Worthington, OH 43085
Resident	73 Selby Blvd.	Worthington, OH 43085
Resident	71 Selby Blvd.	Worthington, OH 43085
Resident	69 Selby Blvd.	Worthington, OH 43085
Resident	65 Selby Blvd.	Worthington, OH 43085
Resident	63 Selby Blvd.	Worthington, OH 43085
Resident	61 Selby Blvd.	Worthington, OH 43085
Resident	59 Selby Blvd.	Worthington, OH 43085
Resident	57 Selby Blvd.	Worthington, OH 43085
Resident	53 Selby Blvd.	Worthington, OH 43085
Resident	51 Selby Blvd.	Worthington, OH 43085
Resident	49 Selby Blvd.	Worthington, OH 43085
Resident	47 Selby Blvd.	Worthington, OH 43085
Resident	45 Selby Blvd.	Worthington, OH 43085
Robert & Nellie Nicklaus Co-Tr	George O'Dor 21 E. State St., Floor 23	Columbus, OH 43215
Tenant	5602 N. High St.	Worthington, OH 43085
Tenant	5600 N. High St.	Worthington, OH 43085
Tenant	5598 N. High St.	Worthington, OH 43085
Tenant	5596 N. High St.	Worthington, OH 43085
Sutton Properties Ltd.	205 E. South St.	Worthington, OH 43085
Tenant	5625 N. High St.	Worthington, OH 43085
Society Bank	5633 N. High St.	Worthington, OH 43085
Tonti Organization	34 N. High St.	Columbus, OH 43215

Saint Michael Church

5750 North High Street
Worthington, Ohio 43085
Phone (614) 885-7814

October 4, 2012

City of Worthington
Board of Zoning Appeals
374 Highland Ave
Worthington, Ohio 43085

Members of the Board:

You know, of course, that the administrators and office personnel of St. Michael Church (located at 5750 North High Street in Worthington) have been housed in a mobile home since February 2011, when you first approved this temporary arrangement. The trailer is situated on the parish's parking lot and just to the north of the church. Though this structure is visible to North High Street traffic – primarily to northbound travelers – it does not attract attention.

We find it necessary to apply to the City of Worthington's Board of Zoning Appeals for permission to occupy this temporary structure for eighteen (18) more months beyond the presently approved date of January 1, 2013. The application accompanying this letter asks permission for St. Michael Church to house its administrative operations in the mobile home through June 30, 2014.

We trust that the Board of Zoning Appeals will agree that St. Michael's need for continued patience and accommodation is both reasonable and acceptable to the residents of Worthington. To that end, please note factors that have once again delayed our planned construction of permanent office space.

- The Diocese of Columbus mandates that no major construction of parish buildings or other property development can proceed until 100% of the project's estimated cost is covered by interested parties' pledges. Furthermore, the Diocese also mandates that the cash actually collected and reserved exclusively for a construction project must be at least 50% of the project's estimated cost (again) before the project will be allowed to advance. Until both these thresholds are met St. Michael Church may not break ground. The estimate for this project is now slightly in excess of $1,783,000. We must admit that to-date the parish has not satisfied either diocesan requirement.
- On August 1, 2012 Bishop Frederick Campbell found it necessary to change the pastoral leadership at St. Michael Church. On August 26th, the Bishop publicly announced that

he would transfer St. Michael's then-Pastor and then-Parochial Vicar, replacing both with two other priests. On September 18, 2012 Rev. Anthony Dinovo and Rev. Mark Summers took up responsibility for St. Michael Church as, respectively, Pastor and Parochial Vicar. While anticipating and awaiting change mid-campaign, efforts to reach the Diocesan mandated financial requirements slowed dramatically.

- Rev. Dinovo is committed to re-launching the Capital Campaign here with great vigor and gusto in the weeks ahead. He has every confidence and assurance from the parish community that St. Michael's Construction Plan is needed, viable, and fundable.

For these reasons, we humbly ask the Board of Zoning Appeals for permission to continue occupying its temporary structure (i.e. the mobile home) for an additional eighteen (18) months to commence following January 1, 2013 and to end at the close of business on June 30, 2014.

We thank you very much for your consideration of this important matter, and for your great patience and kindness with St. Michael Parish.

In service to the people of Worthington through Jesus Christ, I remain …

Sincerely,

Rev. Anthony Dinovo
Pastor, St. Michael Church

Cc: Most Reverend Frederick F. Campbell, D.D., Ph.D.
Reverend Monsignor Stephan J. Moloney
Mr. William Davis
Mr. Patrick Davis
Reverend Mark S. Summers
Mrs. Sheri Rogers

January 4th, 2011

City of Worthington
Board of Zoning Appeals Application

Re: St Michael Catholic Church – Temporary Use Permit application
Detailed Supporting Statement

Responses to questions under Detailed Supportive Statement describing project and whether practical difficulty exists based upon 7 factors:

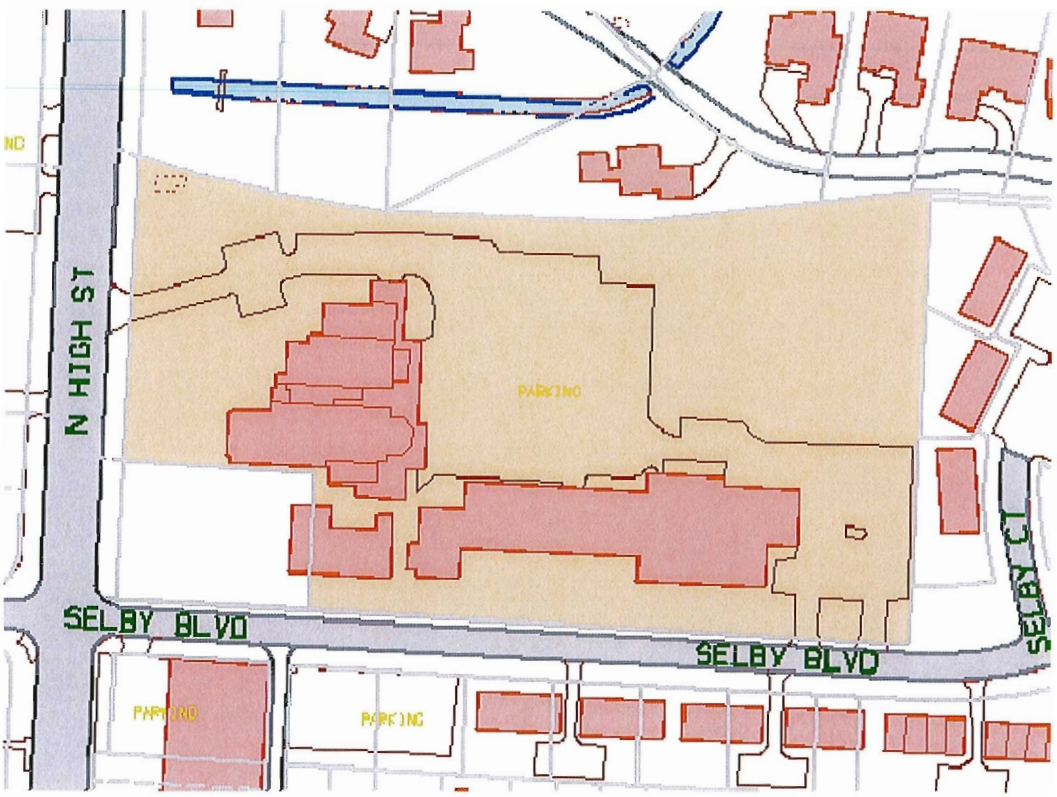
1. Not applicable – Temporary trailer
2. We feel the variance is minor
3. Adjoining properties are shielded from view by ravine and tree line.
4. Not applicable
5. Not applicable
6. Not applicable
7. Temporary office is required during construction of new office addition. Current facility will be taken over by a group of nuns as of early Summer.

Should you require any additional information, please give me a call at 614-778-7848.

Sincerely,

Jim L. Valentas
Project Manager

5750 N. High St.



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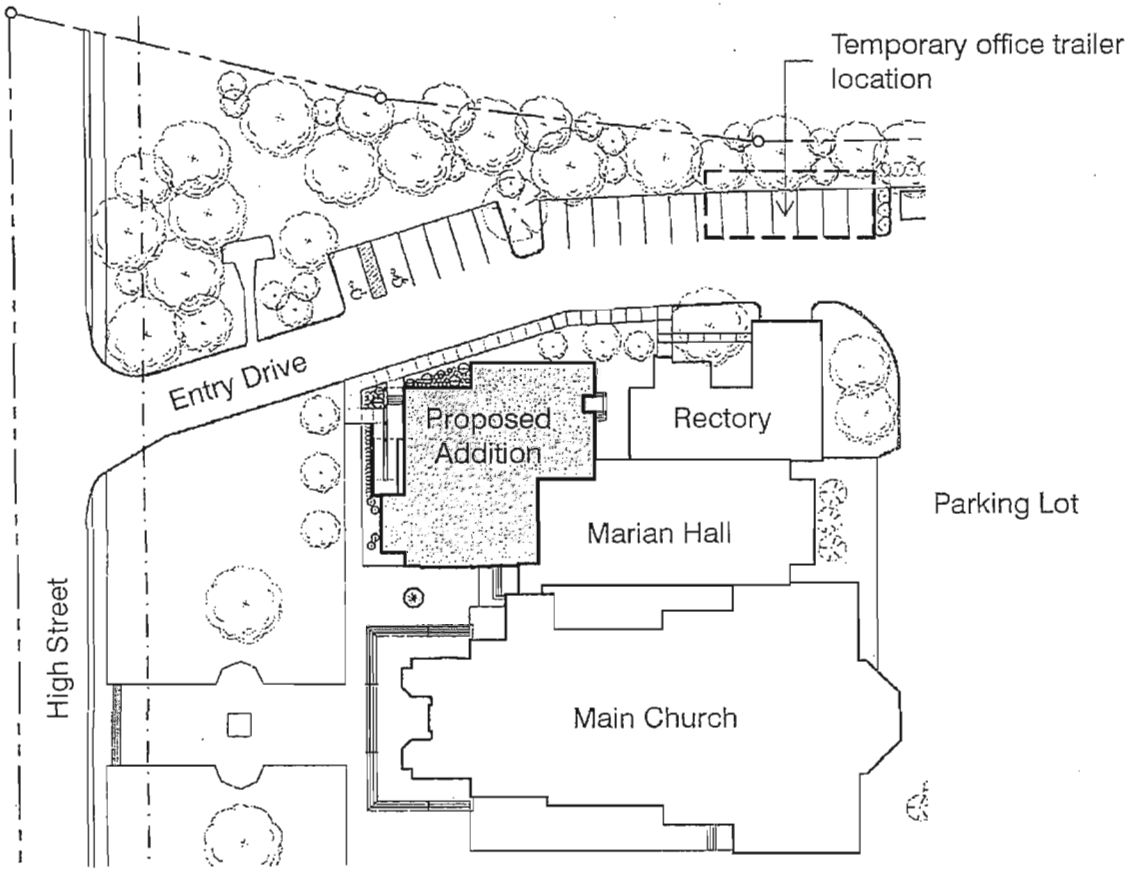
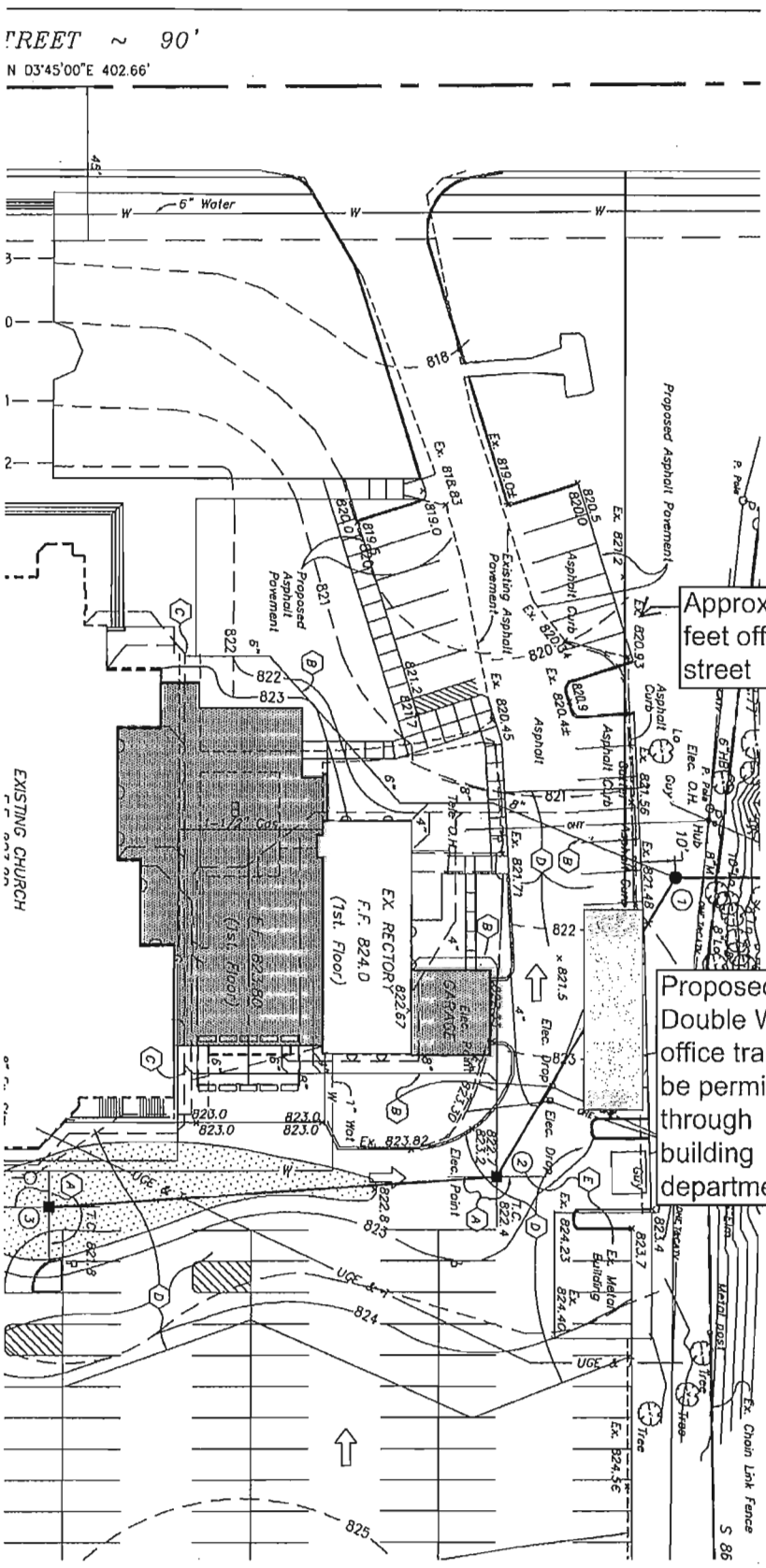


North

Site plan

CITY OF WORTHINGTON
BZA 43-12
DRAWING NO.

DATE 10-5-12



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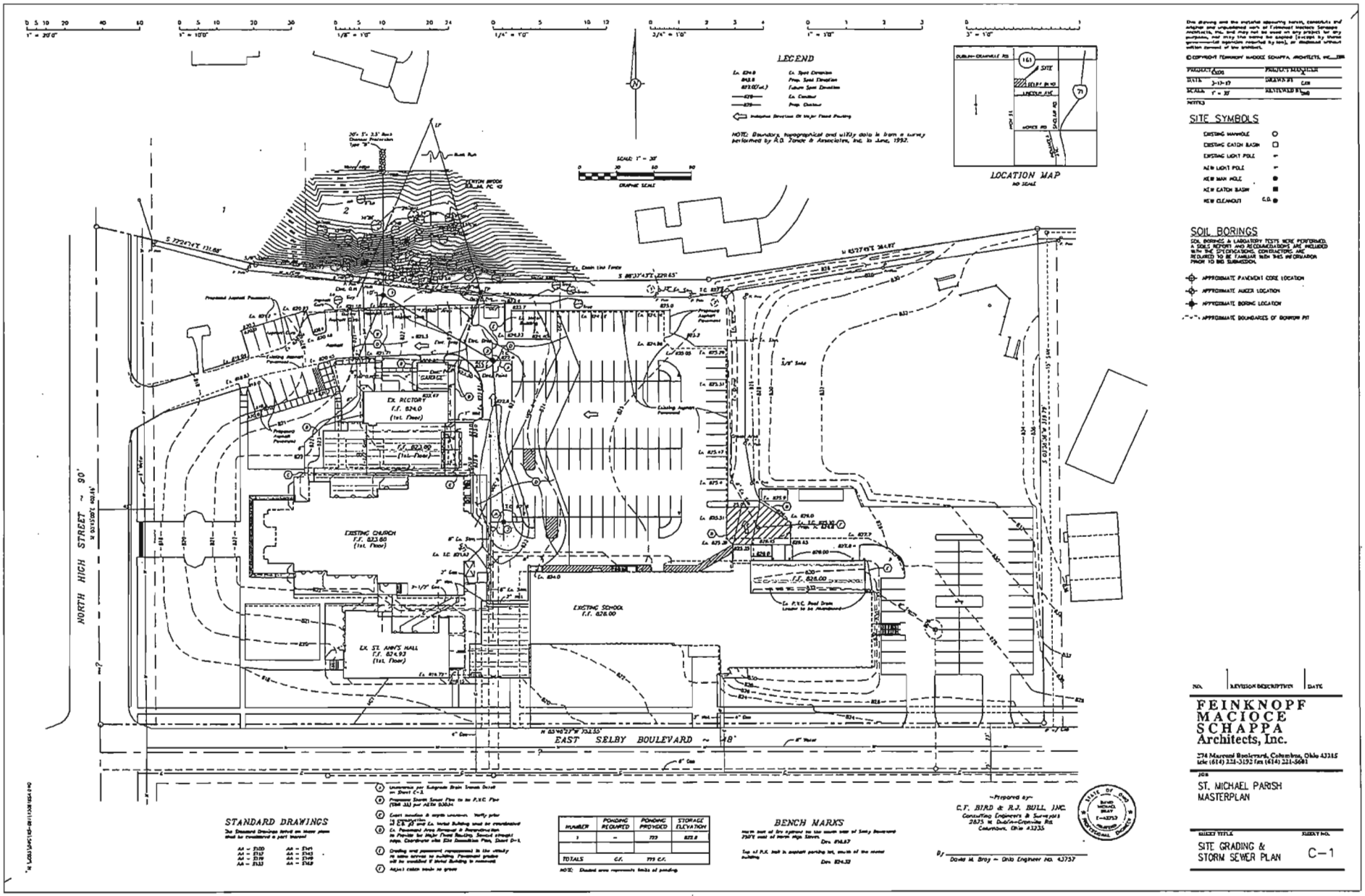
LEGEND
LOCATION MAP
NO SCALE
SITE
SITE SYMBOLS
EXISTING MANHOLE
EXISTING CATCH BASIN
EXISTING LIGHT POLE
NEW LIGHT POLE
NEW MAN HOLE
NEW CATCH BASIN
NEW CLEANOUT
SOIL BORINGS
APPROXIMATE PAVEMENT CORE LOCATION
APPROXIMATE AUGER LOCATION
APPROXIMATE BORING LOCATION
APPROXIMATE BOUNDARIES OF BORROW PIT
NORTH HIGH STREET ~ 90'
EAST SELBY BOULEVARD ~ 48'
EXISTING CHURCH
EXISTING SCHOOL
EX. RECTORY
EX. ST. ANN'S HALL
STANDARD DRAWINGS
BENCH MARKS
FEINKNOPF MACIOCE SCHAPPA Architects, Inc.
274 Marconi Boulevard, Columbus, Ohio 43215
ST. MICHAEL PARISH MASTERPLAN
SITE GRADING & STORM SEWER PLAN
C-1
CITY OF WORTHINGTON
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