

Narrative Statement in Support of Variance Application of Tri-Village Christian Church

Strict application of Section 10.17 (and 26.04 to the extent the attached plans are inconsistent with the resolution) would result in unnecessary hardship for the following reasons:

1. There is substantial distance between any adjoining property and the existing and proposed structures on the Church Property and the additional structure will have no adverse impact on any adjoining residence such that a variance would not be contrary to the public interest
2. The length of the boundaries between the Church Property and adjoining property are substantial, such that the requirement to provide screening would be an unnecessary hardship by virtually prohibiting further utilization of the Church Property for its permitted and intended use. Further, it is arguable that the resolution would require the adjoining properties in the R-District to provide screening as well; a result likely unintended by the resolution and one certainly not desired by the applicant. To the extent that the attached plans are inconsistent with Article 26, requiring more would work an unnecessary hardship upon the applicant because any benefit resulting therefrom would be lost as a result of the sheer distance and sight angles from any relevant adjoining property.
3. The spirit of the zoning resolution would be observed, notwithstanding the proposed variance because Religious uses are permitted in the AG District and the adjoining R-District so long as the structure is at least 50 feet from another lot (13.1). There is substantially more than 50 feet between any structure on the Church Property and any adjoining property.
4. Substantial justice favors a grant of the requested variance. Additionally, the Religious Land Use Act of 2000 prohibits zoning laws that substantially burden the religious exercise of churches.



OVERALL PROPOSED WEST COLOR ELEVATION SCALE: 1/8" = 1'-0"



OVERALL PROPOSED SOUTH COLOR ELEVATION SCALE: 1/8" = 1'-0"

REVISIONS/SUBMITTALS	NO.	DATE	COMMENT

DESIGN TEAM
Designed By: USA
Drawn By: TEAM
Checked By: CHECKER
Approved By: APPROVER
Project No.: 24801
Date: 10/23/2024
Design/Development
Project Status:

MATERIALS
111 CONCRETE BRICK
121 WOOD SHINGLES AND TRIM
131 COMMON BRICK

LEGEND
BO1 BOTTOM OF CHORD TRUSS
BO2 TOP OF BEAMS
TO1 TOP OF CONCRETE CURB
TO2 TOP OF SLAB
TO3 TOP OF GUARD RAIL
TO4 TOP OF PARAPET
TO5 TOP OF ROOF DECK
TO6 TOP OF CANOPY
TO7 TOP OF MASONRY

ELEVATION GENERAL NOTES
1) ALL ROOF COLORING SHALL BE CLASS 'G' AS SPECIFIED IN INCLUDES CODE SHEET 1.01. ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER AND SHALL BE PROTECTED BY A CHANGING ROOM AT ALL TIMES. ALL ROOFING SHALL BE PROTECTED BY A CHANGING ROOM AT ALL TIMES. ALL ROOFING SHALL BE PROTECTED BY A CHANGING ROOM AT ALL TIMES.
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FIRE DEPARTMENT REQUIREMENTS
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TRI-VILLAGE CHRISTIAN CHURCH
 7509 E. BROAD ST SW PATASKALA, OHIO 43062

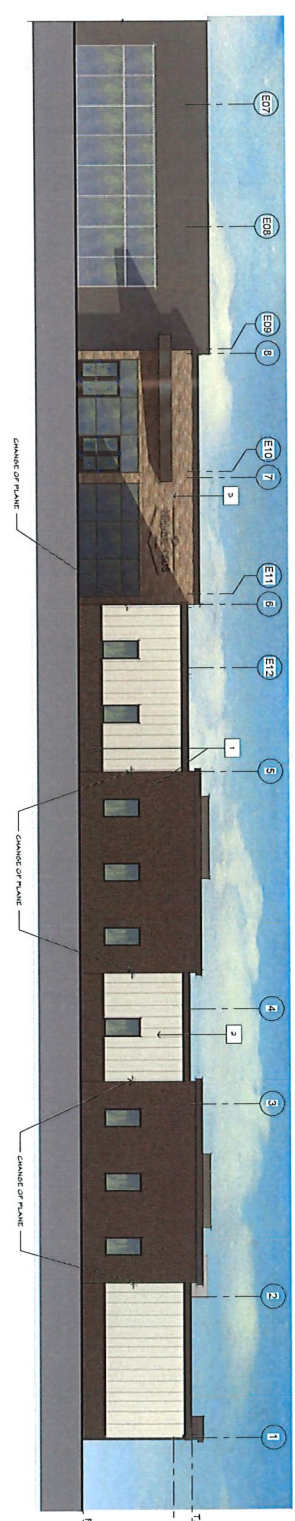
OVERALL PROPOSED BUILDING COLOR ELEVATIONS

VISIONEERING STUDIOS Architecture
 155 W. 4th Street, Suite 600
 Escondido, CA 92021

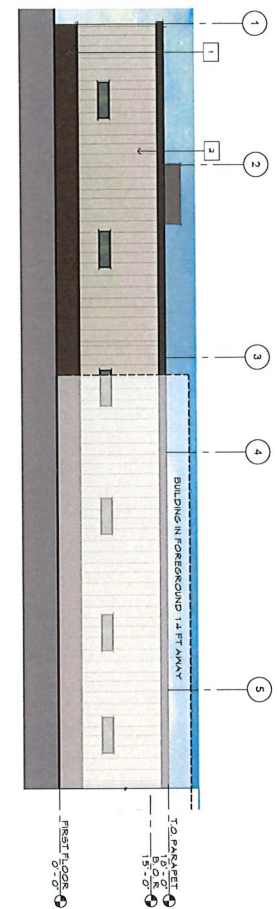
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Sheet No. **A6.2**

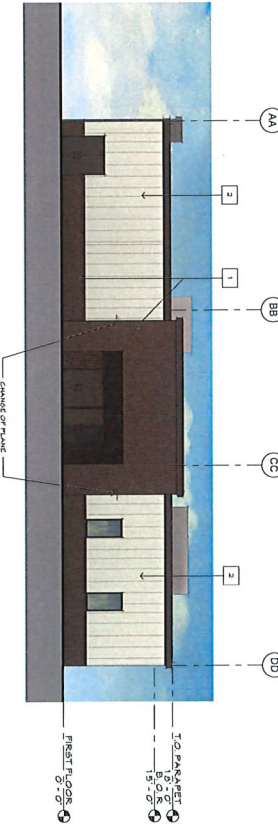
CHILDSBEN'S MINISTRY
 T.I.S. ADDITION



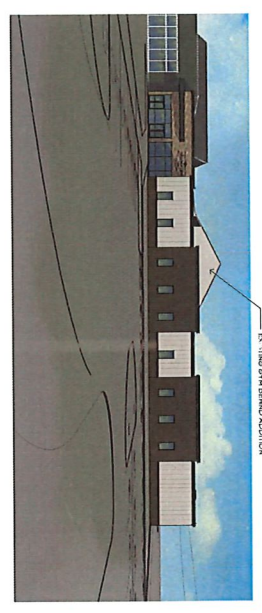
PROPOSED WEST COLOR ELEVATION SCALE: 1/8" = 1'-0"



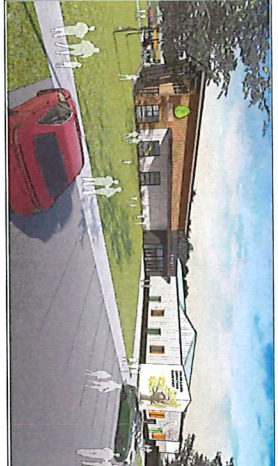
PROPOSED EAST COLOR ELEVATION SCALE: 1/8" = 1'-0"



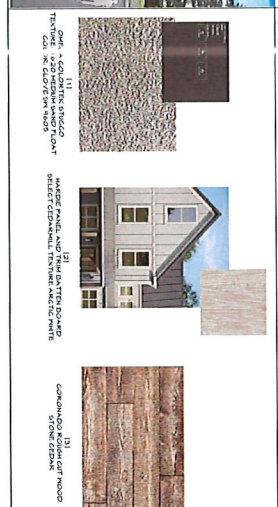
PROPOSED SOUTH COLOR ELEVATION SCALE: 1/8" = 1'-0"



3D VIEW OF PROPOSED WEST ELEVATION SCALE: 1/8" = 1'-0"



FUTURE PHASE



MATERIALS

LEGEND

ELEVATION GENERAL NOTES

KEY PLAN

ASSEMBLATIONS:
 B.O.T. BOTTOM OF GLAZED TERAZAS
 T.O.B. TOP OF BLANK
 T.O.C. TOP OF CONCRETE CLING
 T.O.S. TOP OF SLAB
 T.O.R. TOP OF RAMP
 T.O.P. TOP OF PARAPET
 T.O.C. TOP OF CANOPY
 T.O.M. TOP OF MASONRY

FIRE DEPARTMENT REQUIREMENTS
 1) ALL ROOF ELEVATIONS SHALL BE CLASSIFIED AS ROOF TYPE 1 OR 2 IN ACCORDANCE WITH SECTION 1905.01 OF THE 2021 IBC. THE ROOF SHALL BE PROTECTED BY A 1/2" MINIMUM THICKNESS TYPE 1 OR 2 ROOFING SYSTEM. THE ROOF SHALL BE PROTECTED BY A 1/2" MINIMUM THICKNESS TYPE 1 OR 2 ROOFING SYSTEM. THE ROOF SHALL BE PROTECTED BY A 1/2" MINIMUM THICKNESS TYPE 1 OR 2 ROOFING SYSTEM.
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<p>VISIONEERING STUDIOS Architecture</p> <p>www.visioneeringstudios.com 110 W. 4th Street, Suite 610 Santa Ana, CA 92701</p>		<p>Consultant</p>
<p>REGIONS/INITIALS</p> <p>NO DATE COMMENT</p>		<p>2025-01-16 09:34:22 AM</p>
<p>DESIGN TEAM</p> <p>Designed by: USA</p> <p>Drawn by: DESIGNER</p> <p>Approved by: APPROVER</p> <p>Project No.: 24801</p> <p>Date: 10/23/2024</p>		
<p>TRI-VILLAGE CHRISTIAN CHURCH</p> <p>7509 E. BROAD ST SW PATASKALA, OHIO 43062</p> <p>PROPOSED BUILDING COLOR ELEVATIONS</p>		
<p>CHILDREN'S MINISTRY</p> <p>T1 & ADDITION</p> <p>Sheet No. A6.1</p>		



FIND YOUR PARCEL

Owner

Search

Trouble Searching?



025-068082-00.002
TRI-VILLAGE CHRISTIAN CHURCH
5310 YORK RD SW
PATASKALA, OH 43062

Acres: 43.63
43.629 AC LOT 35 & 36
R14 T1 O2

Land: \$1,111,700
Improv: \$4,344,300
Total: \$5,456,000

Transfer Date: 03/26/2019

Amount: \$0
Conveyance: 11111
Valid Sale: No

Homestead: No
Owner Occ: No

Foreclosure: No
On Contract: No
Bankruptcy: No
Tax Lien: No



POWERED BY

**AFFIDAVIT RELATING TO TITLE
O.R.C. 5301.252**

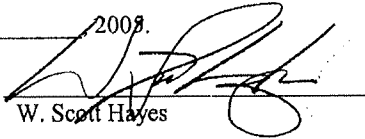
**STATE OF OHIO
COUNTY OF LICKING SS:**

Being first duly sworn, the undersigned deposes and says that he is the attorney for the Tri-Village Christian Church. The real property to which this affidavit refers is described on the attached Exhibit A. Further, the following facts relate to title of said property:

(1) The name of the grantee in a deed recorded in Volume 404, Page 804, Official Records, Licking County, Ohio was Tri-Village Church of Christ, Inc., Pataskala, Ohio. (2) The grantee's name has been changed to Tri-Village Christian Church pursuant to the documents filed at the office of the Ohio Secretary of State which are attached as Exhibit B and made a part hereof.


Affiant states these facts of personal knowledge.

Executed this 7 day of July, 2005.


W. Scott Hayes

State of Ohio
County of Licking SS:

Executed before me this 7 day of July, 2005 by W. Scott Hayes, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said persons.


Deanna D. Schone
NOTARY
DEANNA D. SCHONE
Notary Public, State of Ohio
My Commission Expires
March 28, 2007

This instrument prepared by:
W. Scott Hayes
Attorney
Pataskala, Ohio

Recorder: Please make notation on Volume 404, Page 804, Official Records.

EXHIBIT "A"

TRACT ONE:

Situated in the County of Licking, State of Ohio and Township of Harrison and bounded and described as follows:

Being Lot 35 and 36, Quarter Township 2, Township 1, Range 14, United States Military Lands and being 43.629 acres of that 93.629 acre tract as conveyed to Evans Investment Company by deed of record in Deed Book 667, Page 238, all references being to records of the Recorder's Office, Licking County, Ohio and being more particularly bounded and described as follows:
Beginning at an iron pin at the southwesterly corner of Lot 105 of said "Beechwood Trails Section 1" as shown of record in Plat Book 10, Pages 4 through 27, inclusive; thence along the southeasterly lines of Lot 105 through Lot 109, inclusive the following courses and distance: North 90° 00' 00" East, a distance of 130.48 feet to an iron pin; North 54° 36' 03" East, a distance of 634.79 feet to an iron pin; North 35° 23' 57" West, a distance of 113.00 feet to an iron pin in the westerly right-of-way line of Meridian Drive; North 54° 36' 03" East, along the southerly end of said Meridian Drive, a distance of 60.00 feet to an iron pin in the easterly right-of-way line of said Meridian Drive; and North 54° 35' 26" East, 480.44 feet to an iron pin; thence North 32° 52' 26" West, a distance of 216.43 feet to an iron pin at the southwesterly corner of Lot 110; thence North 41° 47' 18" East, along the southerly line of Lot 110, a distance of 436.52 feet to an iron pin in the westerly right-of-way line of Dark Star Drive at the southeasterly corner of said Lot 110; thence South 47° 42' 08" East, along the southwesterly right-of-way line of said Dark Star Drive, a distance of 142.65 feet to an iron pin; thence North 41° 47' 18" East, along the southeasterly end of said Dark Star Drive and the southeasterly line of Lot 111 through 115 inclusive and Reserve "C", a distance of 1270.76 feet to an iron pin at the southwesterly corner of Lot 116; thence South 89° 47' 01" East, along the southerly line of Lot 116, a distance of 120.00 feet to an iron pin at the southeasterly corner of said Lot 116; thence South 0° 12' 59" West, along the westerly line of Lot 119 through 130 inclusive, a distance of 1,385.00 feet to an iron pin at the northwesterly corner of Lot 131, also being the northeasterly corner of that 50.000 acre tract as conveyed to Edward M. and Helen L. Brabham by deed of record in Official Record 316, Page 592; thence along the northerly line of said 50.000 acres tract the following courses and distances: North 89° 47' 01" West, a distance of 500.00 feet to an iron pin; South 43° 30' 56" West, a distance of 1312.04 feet to an iron pin; and North 89° 57' 07" West, a distance of 862.02 feet to an iron pin at the northwesterly corner of said 50.000 acre tract, also being in the easterly line of that 38.315 acres tract as conveyed to Larry E. and Karen Greiner by deeds of record in Deed Book 787, Page 287, Deed book 785, Page 837 and Deed Book 799, Page 831; thence North 0° 33' 08" East, along the easterly line of said 38.315 acres tract, a distance of 202.60 feet to the place of beginning, containing 43.629 acres of land, more or less.

The bearings are the same as shown on the plat of "Beechwood Trails Section 1" as the same is shown of record in Plat Book 10, Page 14 through 27 inclusive.

Subject to all planning, zoning and other government land use regulations and restrictions, if any, and all easements, leases, street and highway rights-of-way and any and all other conditions and restrictions of record, if any.

PARCEL NO. 25-068082-00.000 and 25-068082-00.002



01140000400000001000



01140771210014103000

TRACT TWO:

Situated in the County of Licking, State of Ohio and Township of Harrison and bounded and described as follows:

Situated in the State of Ohio, County of Licking, Township of Harrison, being located in Lot 35 and 36, Quarter Township 2, Township 1, Range 14, United States Military Lands and being all of Lots 110 and 124 of that subdivision entitled "Beechwood Trails Section 1" as the same is shown of record in Plat Book 10, Pages 4 through 27, inclusive, all references being to records of the Recorder's office, Licking County, Ohio.

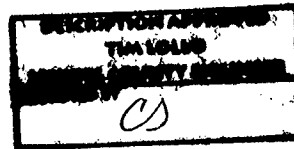
Subject to all planning, zoning and other government land use regulations and restrictions, if any, and all easements, leases, street and highway rights-of-way and any and all other conditions and restrictions of record, if any.

PARCEL NO. 25-073776-00.000 and 25-073992-00.000



01140771810014118000

TRANSFERRED
Date July 15 2005
J. Terry Evans
Licking County Auditor



SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY JTE OK-C



DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
05/17/2004	200412800102	DOMESTIC/AMENDED RESTATED ARTICLES (AMA)	50.00	.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

HAYES LAW OFFICE
SCOTT HAYES
PO BOX 958
PATASKALA, OH 43062

**STATE OF OHIO
CERTIFICATE**
Ohio Secretary of State, J. Kenneth Blackwell

342509

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

TRI-VILLAGE CHRISTIAN CHURCH

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC/AMENDED RESTATED ARTICLES

Document No(s):

200412800102



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of
the Secretary of State at Columbus,
Ohio this 14th day of May, A.D.
2004.

J. Kenneth Blackwell
Ohio Secretary of State



Prescribed by **J. Kenneth Blackwell**

Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos
e-mail: busserv@sos.state.oh.us

Expedite this Form: (Select One)	
<input type="radio"/> Yes	PO Box 1390 Columbus, OH 43216 *** Requires an additional fee of \$100 ***
<input type="radio"/> No	PO Box 1028 Columbus, OH 43216

**Certificate of Amendment by
Shareholders or Members**
(Domestic)
Filing Fee \$50.00

(CHECK ONLY ONE (1) BOX)

(1) Domestic for Profit <input type="checkbox"/> Amended (122-AMAP)	<input type="checkbox"/> Amendment (125-AMDS)	(2) Domestic Non-Profit <input checked="" type="checkbox"/> Amended (126-AMAN)	<input type="checkbox"/> Amendment (128-AMD)
-------------------------------------------------------------------------------	-----------------------------------------------	------------------------------------------------------------------------------------------	----------------------------------------------

Complete the general information in this section for the box checked above.

Name of Corporation Tri-Village Church of Christ, Inc., Pataskala, Ohio

Charter Number 342509

Name of Officer Herbert Wiard, Barry Gowdy, and William Hayes

Title Trustees

Please check if additional provisions attached.

The above named Ohio corporation, does hereby certify that:

A meeting of the shareholders directors (non-profit amended articles only)

members was duly called and held on APRIL 7, 2004
(Date)

at which meeting a quorum was present in person or by proxy, based upon the quorum present, an affirmative vote was cast which entitled them to exercise 84 % as the voting power of the corporation.

In a writing signed by all of the shareholders directors (non-profit amended articles only)
 members who would be entitled to the notice of a meeting or such other proportion not less than a majority as the articles of regulations or bylaws permit.

Clause applies if amended box is checked.

Resolved, that the following amended articles of incorporations be and the same are hereby adopted to supercede and take the place of the existing articles of incorporation and all amendments thereto.

RECEIVED
 SECRETARY OF STATE
 MAY 11 2004
 11:39 AM
 CLIENT SERVICE CENTER

All of the following information must be completed if an amended box is checked.
 If an amendment box is checked, complete the areas that apply.

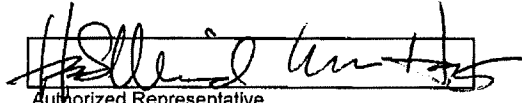
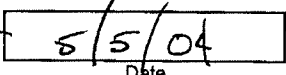
FIRST: The name of the corporation is: Tri-Village Christian Church

SECOND: The place in the State of Ohio where its principal office is located is in the City of:
Harrison Township Licking
 (city, village or township) (county)


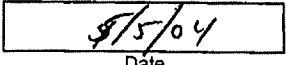
THIRD: The purposes of the corporation are as follows:
 See provisions attached hereto and incorporated herein.

FOURTH: The number of shares which the corporation is authorized to have outstanding is: _____
 (Does not apply to box (2))

REQUIRED
 Must be authenticated
 (signed) by an authorized
 representative
 (See Instructions)


 Authorized Representative 
Date

Herb Wiard William Hayes
 (Print Name)


 Authorized Representative 
Date

Barry Gowdy
 (Print Name)

ADDITIONAL PROVISIONS

THIRD: The purpose of this church is to preach the full gospel, plead for Christian Unity as revealed in the Scriptures, promote spiritual life and growth within the church, exercise Christian care and discipline over its members, express sympathy and compassion to the sorrowing and in every way possible extend the Kingdom of God at home and abroad, to cultivate Christian fellowship with those of like faith and accept the New Testament as final authority in all matters of faith and practice.

FOURTH: Said corporation is organized exclusively for charitable, religious, and education purposes, including, for such purposes, the making of distributions of organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law).

FIFTH: No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 1 hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Service Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law).

SIXTH: Upon the dissolution of the corporation, the Board of Trustees shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purpose of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify as the exempt organization or organizations under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Trustees shall determine. Any of such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

SEVENTH: Changes in these Articles of Incorporation or any provision of the Constitution and By-Laws of this organization shall be by a two-thirds affirmative vote of the members present at any meeting of the congregation duly called for such purpose.

EIGHTH: These Articles of Incorporation (Amended) shall supersede the original Articles of Incorporation filed on August 4, 1965, as restated on September 15, 1965, and as amended on June 17, 1981.