

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011

3. **Application No.:** **11310-00584**
 Location: **530 McNAUGHTEN ROAD (43213)**, located at the southwest corner of
 McNaughten Road and Billington Drive.
 Area Comm./Civic: None
 Existing Zoning: PUD-4, Planned Unti Development District
 Request: Variance(s) to Section(s):
 3312.49, Minimum number of parking spaces
 To reduce the minimum number of additional parking spaces from
 16 to 0.
 Proposal: To construct an addition for a church.
 Applicant(s): Stone Environmental Engineering, c/o Rick Harkless
 748 A Green Crest Drive
 Westerville, Ohio 43081
 Property Owner(s): Prince of Peace Lutheran Church
 530 McNaughten Road
 Columbus, Ohio 43213
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with an existing church. Surrounding uses are primarily multi-family.
- The applicant requests a variance to reduce the minimum number of additional parking spaces from 16 to 0.
- The applicant proposes to construct a 4600 sq.ft. addition for a church.
- 3312.49, Minimum numbers of parking spaces required- Civic, fraternal, religious, or other assembly or institutional organizations, primary uses: 1:30 sf of sanctuary, auditorium or main place of assembly.
- The site lies within the Broad-Blacklick Plan. The Broad-Blacklick Plan does not address this issue.
- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the expansion will be for existing members who have used the available parking for years with no issues. It should be noted that a 4600 square foot addition would require 19 parking spaces, but the church is adding 3 to the existing parking lot.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
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