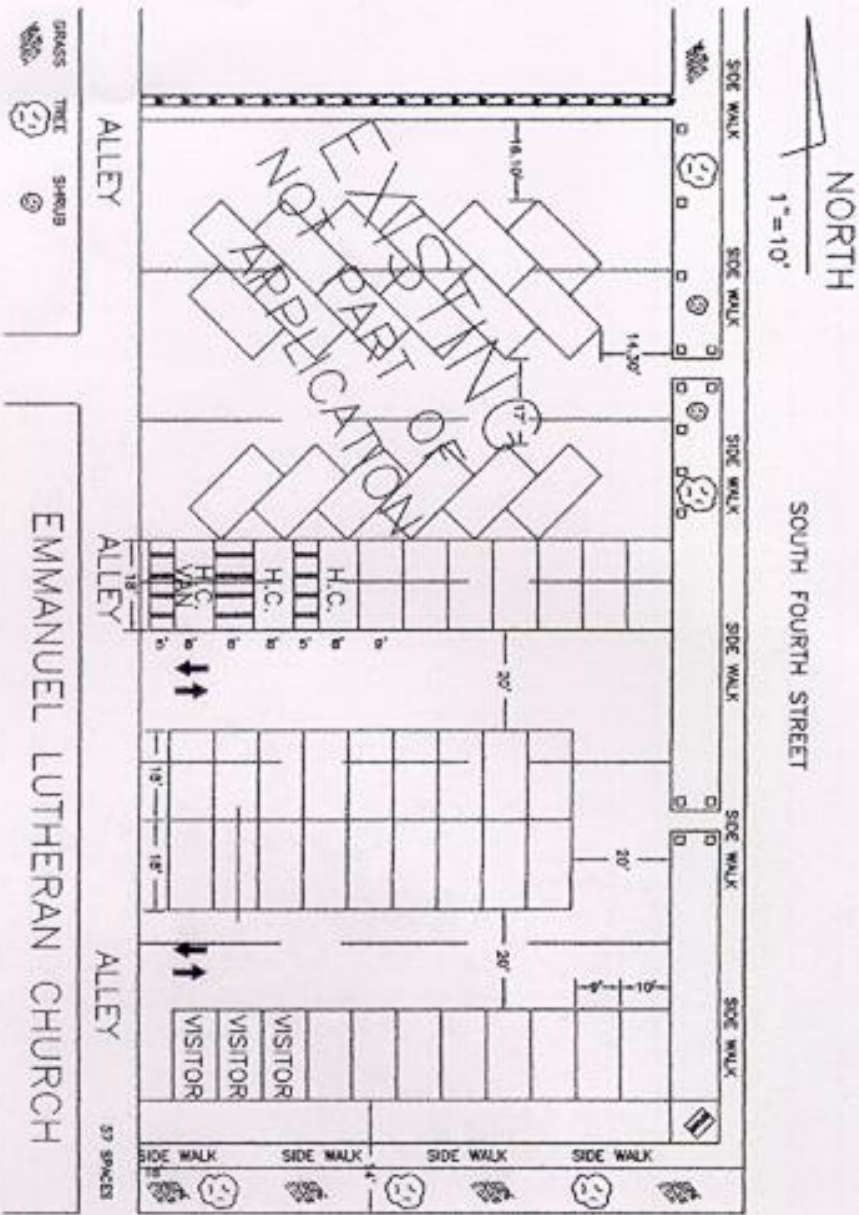


Z06-044

FINAL RECEIVED: *Donn Witt* 5/22/06

FINAL AMENDED LP1 SITE PLAN  
DATE: 5/22/06  
BY: *Witt*

AUGUST 22, 2006



MARKINSON AVENUE

Z06-044

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2006**

2.     **APPLICATION:**                 **Z06-044**  
       **Location:**                   **1497 SOUTH FOURTH STREET (43207)**, being 0.31± acres located at the northwest corner of South Fourth Street and East Markison Avenue (010-004007).  
  
       **Existing Zoning:**             R-2F, Residential District.  
       **Request:**                     L-P-1, Parking District.  
       **Proposed Use:**                Parking.  
       **Applicant(s):**                Michael L. Carl; 6539 Outville Road; Pataskala, OH 43026.  
       **Property Owner(s):**        Emmanuel Lutheran Church; 1500 South Third Street; Columbus, OH 43207.  
  
       **Planner:**                     Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The site is developed with three single-family dwellings which are in the process of being moved. The site is currently zoned in the R-2F Residential District. The applicant requests the L-P-1, Limited Parking District to provide parking for the church across the alley to the west. The existing church was built before parking was required and as such, is nonconforming. The addition of this parking would bring the church closer to conformance in this regard.
- To the north is an existing parking lot owned by the church zoned in the P-1, Parking District. To the south is a single-family dwelling zoned in the R-2F. To the east across South Fourth Street is a school zoned in the R-2F, Residential District. To the west across the Alley is the subject church zoned in the R-2F, Residential District.
- The site is located within the boundaries *The South Side Plan (2002)*.
- The limitation text commits to buffering and provides lighting limitations.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-P-1, Limited Parking District would permit required additional parking for the church consistent with the established zoning and development patterns of the area. The limitations committed to ensure that the parking lot will be adequately screened from the adjacent residence. The addition of this parking would decrease the need for members to park on the surrounding streets.



1497 South Fourth Street  
Approximately 0.31 acres  
R-2F to L-P-1

**Z06-044**



# 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 206-044

Being first duly cautioned and sworn (NAME) Michael L. Carl  
of (COMPLETE ADDRESS) 6539 Outville Road S.W. Pataskala Ohio 43062  
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 in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Emmanuel Lutheran Church 1800 Sixth Street Columbus, Ohio 43207 Michael L. Carl/Res. 740-927-5863	2.
3.	4.

SIGNATURE OF AFFLIANT

[Signature]

Subscribed to me in my presence and before me this 18<sup>th</sup> day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Pam Conaway

My Commission Expires:

3/19/11

*This Project Disclosure Statement expires six months after date of notarization.*



Pam Conaway  
Notary Public  
State of Ohio  
Commission Expires  
March 19, 2011

Notary Seal Here