



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2008**

- 5. APPLICATION: Z08-017**  
**Location:** 1132 EAST WINDSOR AVENUE (43211), being 1.44± acres located at the northwest corner of East Windsor Avenue and Isabel Avenue and at the southwest corner of East Windsor Avenue and East Thirteenth Avenue (010-044191, South Linden Area Commission).  
**Existing Zoning:** R-3 and R-4, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Church, school, daycare and parking use.  
**Applicant(s):** Dr. Robert Stephens; c/o Danny Popp; 855 E. Cooke Road; Columbus, Ohio 43224.  
**Property Owner(s):** Dr. Robert Stephens; 1132 Windsor Avenue, Columbus, OH 43224.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

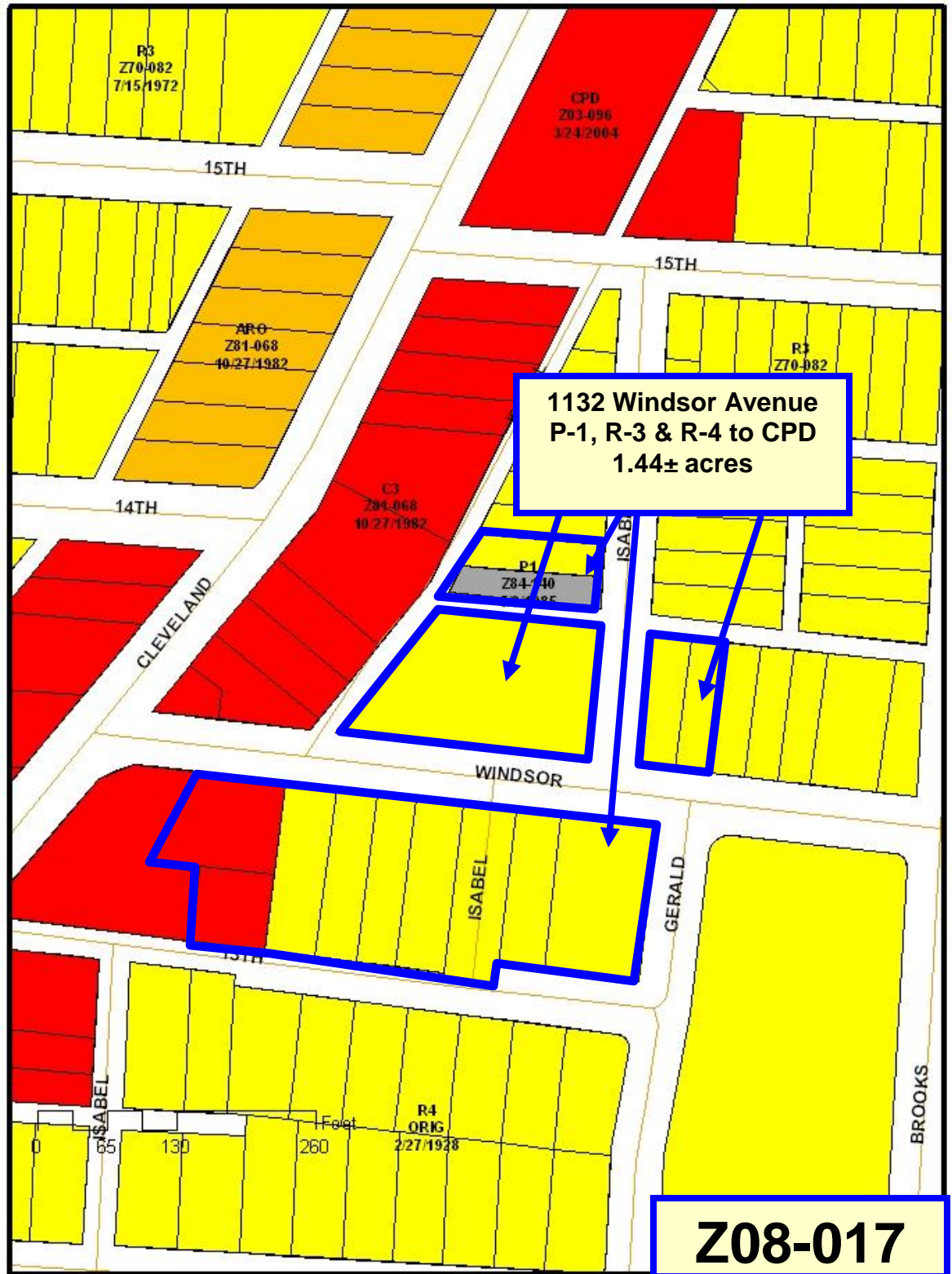
**BACKGROUND:**

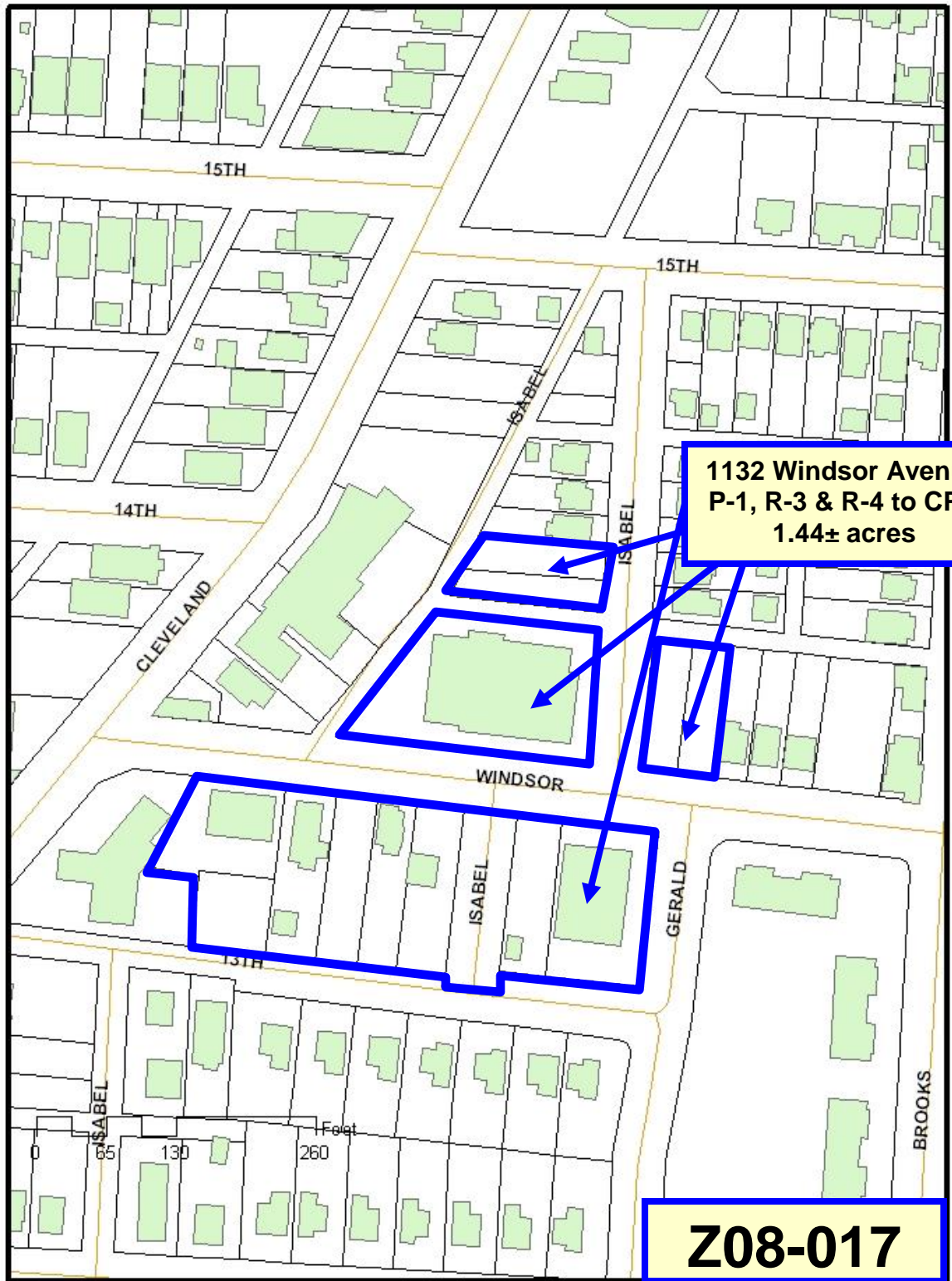
- o The applicant is applying for a rezoning to the CPD, Commercial Planned Development to continue using three existing modular classrooms for a charter school and to legitimize some existing parking lots in the R-3 and R-4, Residential Districts. The proposal will also rezone some existing single-family dwellings that the church owns to allow for redevelopment of those parcels. It is understood that the dwellings will become nonconforming.
- o To the north and east are single-family dwellings zoned in the R-3, Residential District. To the south across 13<sup>th</sup> Avenue are single-family dwellings zoned in the R-4, Residential District. To the west are medical office, a nonconforming single-family dwelling and commercial development zoned in the C-3, Commercial District.
- o The site is located within the boundaries of *The South Linden Neighborhood Plan* (2005), but no specific recommendation is provided.
- o The text and plan propose four different sub areas. The text provides for use limitations and limitations on lighting, parking lot screening and dumpster screening. The applicant requests variances to legitimize various existing conditions such as parking and building setbacks, the number of parking spaces, parking space size, maneuvering and parking lot screening. Staff can support those variances as the site has existed under those conditions without complaint. However the text still does not fully identify the extent of the variances being requested such as the maneuvering encroachment in Subarea 4 and still contains a variance for dumpster screening in Subarea 1.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. \*

Applicant's request is consistent with surrounding zoning and land uses. This rezoning will improve the site by adding screening to existing parking lots and dumpsters that currently is not provided. However the text still does not fully identify the extent of the variances being requested such as the maneuvering encroachments in Subareas 1 and 4 and still contains a erroneous variance for dumpster screening in Subarea 1. Staff has contacted the Applicant about these issues and the Applicant has agreed to make these changes before the Development Commission hearing. If those and other minor clerical changes are made, Staff could support the application.

\* At the June 12, 2008 Development Commission hearing, the applicant agreed to modify the request by identifying the maneuvering encroachments, deleting the dumpster screening variance in Subarea 1 and correcting the other minor clerical errors. Therefore Staff amended its recommendation to Approval.







**South Linden Area Commission**

410 Cleveland Ave., Suite 1 • P. O. Box 11593 • Columbus, Ohio 43211  
www.greaterlinden.org/comm\_slac.html

Phone: (614) 294-9600

Fax: (614) 294-9601



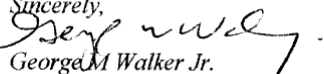
*May 23, 2008*

*W. C. Cupe Preparatory School  
1132 Windsor Avenue  
Columbus, Ohio 43211  
Ph: 294-3020*

*Dear Sir/Madame*

*Per your request of the South Linden Area Commissions . We are providing you with a letter of support for your variance at 1132 Windsor Avenue. We know that this is necessary for your continuance to Educating The children in Linden Community.*

*The South Linden Area Commissions , believes in economic development is vital to our community, and commends W.C.Cupe for supporting the Community. If there is anything eles that you need. Please don't hesitate to contact us.*

*Sincerely,*  
  
*George M Walker Jr.  
South Linden Area Commissions Chair*

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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 # 208-017

Being first duly cautioned and sworn (NAME) DANNY POFF  
of (COMPLETE ADDRESS) 655 EAST COVING ROAD, COLUMBUS, OH 43204  
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

1. <u>GREATER LIBERTY TEMPLE CHURCH OF GOD IN CHRIST 1132 WINDSOR AVE. COLUMBUS, OH 43211</u>	2. <u>W.C. LUPE COMMUNITY SCHOOL 1132 WINDSOR AVE. COLUMBUS, OH 43211</u>
3. <u>NUMBER OF EMPLOYEES BASED IN COLUMBUS: 50</u>	4. <u>CONTACT: DANNY POFF 262-7973</u>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11 day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



JOHN L. YOUNG  
Notary Public, State of Ohio  
My Commission Expires Jan. 16, 2013

Notary Seal Here