



ZONING DIVISION  
 200 S. Hamilton Road  
 Gahanna, Ohio 43230  
 614-342-4025  
 zoning@gahanna.gov  
 www.gahanna.gov

**VARIANCE APPLICATION**

Project/Property Address or Location: <b>5990 Taylor road</b>		Project Name/Business Name: <b>Christian Meeting Room, Inc.</b>	
Parcel ID No.(s): <b>025-010314</b>	Zoning Designation: <b>SF-3; Requested L-RID</b>	Total Acreage: <b>.293</b>	
Description of Variance Requested: The variances are requested to legitimize as built conditions of the property as a result of the zoning change from SF-3 to L-RID. The variances include requests to reduce yards and required parking. See attached statement.			
STAFF USE ONLY – Code Section(s): <i>• 1154.02(a) - Permitted Uses</i> <i>• 1154.03(a)(6) - Lot requirements</i> <i>• 1154.03(a)(7) - Lot requirements</i> <i>• 1163.02(a) - Parking spaces</i> <i>• 1163.06(a) - Lighting, striping, + Traffic Control</i> <i>• 1163.06(b) - Lighting, striping + Traffic Control</i>			
APPLICANT Name-do <u>not</u> use a business name: <b>Brian Kenimer</b>		Applicant Address: <b>2535 Keltonhurst Ct.</b>	
Applicant E-mail: <b>briankenimer2@gmail.com</b>		Applicant Phone No.: <b>614.653.3698</b>	
BUSINESS Name (if applicable): <b>Columbus Gospel Hall</b>			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): <b>David Hodge, Attorney</b>		Contact Information (phone no./email): <b>8000 Walton Parkway, Suite 260 New Albany, Ohio 4354 614.335.9320 david@uhlfirm.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Christian Meeting Rooms, Inc.</b>		Property Owner Contact Information (phone no./email): <b>614.653.3698, briankenimer2@gmail.com</b>	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: David Hodge Date: 5-4-20

INTERNAL USE

Zoning File No. V-0105-2020

RECEIVED: RAW  
 DATE: 5-22-2020

PAID: 500.00  
 DATE: 5-22-2020



# AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

## IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

\_\_\_\_\_  
(property owner name printed)

\_\_\_\_\_  
(property owner signature) (date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_

Applicant/Property Owner/Representative

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

David Hodge  
(applicant/representative/property owner name printed)

David Hodge 5 14 2020  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 4<sup>th</sup> day of May, 2020.

State of Ohio County of Franklin

Notary Public Signature: Eric Zartman

**Eric J. Zartman, Attorney At Law**  
**NOTARY PUBLIC-STATE OF OHIO**  
**My Commission Has No Expiration Date**  
**Sec. 147.03.R.C.**

**APPLICANT:**

Brian Kennimer  
Columbus Gospel Hall  
2535 Keltonhurst Court  
Blacklick, OH 43004

**PROPERTY OWNER:**

Christian Meeting Room, Inc.  
396 Sandbur Drive  
Columbus, OH 43230

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

James and Angela Wermuth  
or current occupant  
571 Kason's Way  
Gahanna, OH 43230

Jason and Amie Case  
or current occupant  
561 Kason's Way  
Gahanna, OH 43230

Monica and Charles Shahid  
or current occupant  
551 Kason's Way  
Gahanna, OH 43230

Michael and Debra Ciak  
or current occupant  
5996 Taylor Road  
Columbus, OH 43230

Regina Gossett  
or current occupant  
556 Kason's Way  
Columbus, OH 43230

Fontella and James Lanning  
or current occupant  
546 Kason's Way  
Columbus, OH 43230

City of Gahanna  
200 South Hamilton Road  
Gahanna, OH 43230

Baker/MCB LLC  
5612 Windwood Drive  
Dublin, OH 43017

Ronald D. Brubaker, Tr.  
or current occupant  
5969 Taylor Road  
Columbus, OH 43230

DESCRIPTION OF A 0.293 ACRE TRACT  
TRACT "B"

Situated in the City of Gahanna, County of Franklin, State of Ohio, being Lot No. 29, Quarter Township 3, Township 1 Range 16, U.S.M.I. and being 0.293 acres out of that 0.900 acre tract conveyed to Christian Meeting Rooms, Inc. in Instrument No. 200703220049865, said 0.293 acres being more particularly described as:

Commencing, for reference, at a monument found (FCGS #5517) in the centerline Taylor Road (C.R. 205, right-of-way varies);

Thence, North 85° 51' 05" West, with the centerline of said Taylor Road, a distance of 1666.04 feet to the southwesterly corner of that 0.046 acre tract conveyed to The Franklin County Commissioners in I.N. 200105150106485, said point also being the southeasterly corner of that 0.100 acres, the same being the southwesterly corner of Lot 20 in "Foxwood, Section 1", a subdivision of record in Plat Book 102 Page 63 and being the southeasterly corner of said 0.900 acres;

Thence, North 04° 07' 19" East, with the easterly line of said 0.900 acres and with the westerly line of said Lot 20, a distance of 125.99 feet to the True Place of Beginning;

Thence, from said True Place Of Beginning, North 85° 51' 05" West, crossing said 0.900 acres, a distance of 109.00 feet to a rebar set in the westerly line of said 0.900 acres, the same being in the easterly right-of-way line of Kason's Way (right-of-way varies), a dedicated street as shown on said plat of Foxwood, Section 1;

Thence, North 04° 07' 19" East, with the easterly right-of-way line of said Kason's Way and with the westerly line of said 0.900 acres, a distance of 116.95 feet to a rebar set;

Thence South 85° 51' 05" East, crossing said 0.900 acres, a distance pf 109.00 feet to a rebar set in the easterly line of said 0.900 acres, the same being the westerly line of said Lot 20;

Thence, South 04° 07' 19" West, with the easterly line of said 0.900 acres and with the westerly line of said Lot 20, a distance of 116.95 feet to the True Place Of Beginning.

Containing 0.293 acres, all being out of Auditors Parcel #025-010314. A Survey of this description is attached hereto and made a part thereof.

Subject to all easements, restrictions, and rights-of-way of record.

All rebar's set are 5/8 inch, 30 inches long (w/"S-7980" cap).

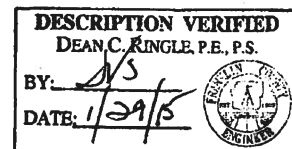
Bearings are based on North 85° 51' 05" West, as given for the southerly line of "Foxwood, Section 1", a subdivision of record in Plat book 102, Page 63.

All references are to records of the Recorder's Office, Franklin County, Ohio

PPN: 025-013612

Property Address: 0 Kasons Way, Gahanna, Ohio 43230 (Lot #29)

0-39-B  
per of  
(025)  
013612



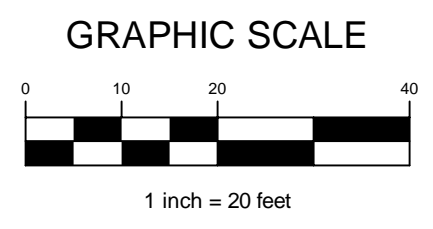


Z:\5990 TAYLOR ROAD\SURVEY DATA\5990 TAYLOR RD.DWG - O XREFS: - PLOTTED BY JEREMY - April 27, 2020 - 11:17 AM



SURVEY EXHIBIT OF 5990 TAYLOR ROAD  
4-27-2020

Prepared By:  
**TAT**  
**WATCON**  
 CONSULTING ENGINEERS & SURVEYORS  
 83 Shull Avenue  
 Gahanna, Ohio 43230  
 Ph. (614) 414-7979





## STATEMENT IN SUPPORT

**ADDRESS:** 5990 Taylor Road  
**PARCEL:** 025-010314  
**SIZE:** +/- 0.293  
**CURRENT:** SF-3  
**PROPOSED:** L-RID  
**VARIANCES:** 1154.02 – To permit single-family residential use  
~~1154.03(a)(5) – Reduce minimum side yard from 25 feet to 14 feet~~  
1154.03(a)(6) - Reduce minimum rear yard from 40 feet to 25 feet for  
The north rear yard and to 14 feet for the east rear yard  
1154.03(a)(7) - Reduce minimum side-rear parking setback from 15 feet  
to 7 feet and minimum front parking setback from 36 feet to zero feet  
1163.02(a) - Reduce required parking spaces from 20 to 14  
1163.06(a) – To eliminate the parking lot lighting requirement  
1163.06(b) – To eliminate the parking lot striping requirement

**APPLICANT:** Columbus Gospel Hall  
**ATTORNEY:** David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**DATE:** ~~May 4~~August 28, 2020

The Site is located on the north-east corner of the intersection of Taylor Road and Kason's Way and is currently zoned SF-3. The Site is bordered by Gahanna property zoned SF-3 on the north, west, and east. The neighboring properties are in an overlay but this Site is not in an overlay. The property across Taylor Road is Jefferson Township property and is zoned L-I.

The Site is currently used for Christian meetings for prayer. The Applicant does not propose any changes to the use of or existing structure on the property. The Applicant filed a rezoning application to rezone the property from SF-3 to L-RID, a classification which is more appropriate for the Site's current use. This application was filed with a limitation text to allow 866 – Religious Organization uses and prohibit all other uses otherwise permitted under Section 1154.02. This companion variance application is filed to permit single-family residential use and to legitimize as built conditions of the property as a result of the zoning change from SF-3 to L-RID.

The Applicant requests the following variances:

1. 1154.02 – To permit single-family residential use
- ~~2. 1154.03(a)(5) – Reduce minimum side yard from 25 feet to 14 feet~~
- ~~3.~~2. 1154.03(a)(6) - Reduce minimum rear yard from 40 feet to 25 feet for the north rear yard and to 14 feet for the east rear yard
- ~~4.~~3. 1154.03(a)(7) - Reduce minimum side-rear parking setback from 15 feet to 7 feet and minimum front parking setback from 36 feet to zero feet

4. 1163.02(a) - Reduce required parking spaces from 20 to 1417.
5. 1163.06(a) – To eliminate the parking lot lighting requirement
- 5.6.1163.06(b) – To eliminate the parking lot striping requirement

The requested area variances are the result of a special circumstance. The property was developed with a single-family residence because it was zoned under a single family residential zoning classification. The requested institutional zoning classification requires a set of development standards which differ from the existing a single-family residential zoning classification. Therefore, as a result of the requested zoning change, the as built conditions on the property do not comply with the requested institutional zoning classification development standards.

The requested variances would allow the ensure the preservation and enjoyment of Applicant's property rights. The Applicant does not wish to redevelop the property. Rather, the Applicant wishes to use the property as-is for limited Christian prayer groups. These limited religious gatherings are small in scale compared to traditional uses within the institutional zoning classification and those institutional standards are impossible to meet. The requested variances are just a technicality which would allow the property to remain undisturbed.

It is the Applicant's intent that this property maintains the aesthetic of a single-family residential building. This design is most conducive to the prayer group use and will serve to maintain the residential character of the neighborhood. The code required commercial parking lot lighting and striping would detract from the residential aesthetic and character of the neighborhood. Therefore, the Applicant requests a variance from these commercial requirements.

The requested variances will not adversely affect the health or safety of the neighborhood. Again, the Applicant does not intend to redevelop the property but rather continue use of the property as it is currently built. There has not been any health of safety issues in the past and there will not be any issues in the future.

Lastly, the Applicant is requesting a use variance to allow single family residential uses. This variance, in combination with the limited rezoning, will ensure that the property will only be used for these limited Christian prayer groups or the property will revert to single family use without needing to rezone the property again. This is for the best interest of the neighborhood.

Respectfully submitted,



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David Hodge

## STATEMENT IN SUPPORT

**ADDRESS:** 5990 Taylor Road  
**PARCEL:** 025-010314  
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1163.06(b) – To eliminate the parking lot striping requirement  
**APPLICANT:** Columbus Gospel Hall  
**ATTORNEY:** David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**DATE:** August 28, 2020

The Site is located on the north-east corner of the intersection of Taylor Road and Kason's Way and is currently zoned SF-3. The Site is bordered by Gahanna property zoned SF-3 on the north, west, and east. The neighboring properties are in an overlay but this Site is not in an overlay. The property across Taylor Road is Jefferson Township property and is zoned L-I.

The Site is currently used for Christian meetings for prayer. The Applicant does not propose any changes to the use of or existing structure on the property. The Applicant filed a rezoning application to rezone the property from SF-3 to L-RID, a classification which is more appropriate for the Site's current use. This application was filed with a limitation text to allow 866 – Religious Organization uses and prohibit all other uses otherwise permitted under Section 1154.02. This companion variance application is filed to permit single-family residential use and to legitimize as built conditions of the property as a result of the zoning change from SF-3 to L-RID.

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1. 1154.02 – To permit single-family residential use
2. 1154.03(a)(6) - Reduce minimum rear yard from 40 feet to 25 feet for the north rear yard and to 14 feet for the east rear yard
3. 1154.03(a)(7) - Reduce minimum rear parking setback from 15 feet to 7 feet and minimum front parking setback from 36 feet to zero feet
4. 1163.02(a) - Reduce required parking spaces from 20 to 17.
5. 1163.06(a) – To eliminate the parking lot lighting requirement



6. 1163.06(b) – To eliminate the parking lot striping requirement

The requested area variances are the result of a special circumstance. The property was developed with a single-family residence because it was zoned under a single family residential zoning classification. The requested institutional zoning classification requires a set of development standards which differ from the existing a single-family residential zoning classification. Therefore, as a result of the requested zoning change, the as built conditions on the property do not comply with the requested institutional zoning classification development standards.

The requested variances would allow the ensure the preservation and enjoyment of Applicant's property rights. The Applicant does not wish to redevelop the property. Rather, the Applicant wishes to use the property as-is for limited Christian prayer groups. These limited religious gatherings are small in scale compared to traditional uses within the institutional zoning classification and those institutional standards are impossible to meet. The requested variances are just a technicality which would allow the property to remain undisturbed.

It is the Applicant's intent that this property maintains the aesthetic of a single-family residential building. This design is most conducive to the prayer group use and will serve to maintain the residential character of the neighborhood. The code required commercial parking lot lighting and striping would detract from the residential aesthetic and character of the neighborhood. Therefore, the Applicant requests a variance from these commercial requirements.

The requested variances will not adversely affect the health or safety of the neighborhood. Again, the Applicant does not intend to redevelop the property but rather continue use of the property as it is currently built. There has not been any health of safety issues in the past and there will not be any issues in the future.

Lastly, the Applicant is requesting a use variance to allow single family residential uses. This variance, in combination with the limited rezoning, will ensure that the property will only be used for these limited Christian prayer groups or the property will revert to single family use without needing to rezone the property again. This is for the best interest of the neighborhood.

Respectfully submitted,



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David Hodge

## Disposition of Comments

**ADDRESS:** 5990 Taylor Road  
**PROPOSED:** L-RID and companion variances  
**APPLICANT:** Columbus Gospel Hall  
**ATTORNEY:** David Hodge  
**DATE:** August 28, 2020

Please find below responses to the variance comment letter and rezoning comment letter, both dated June 17, 2020:

### I. Variance Comment Letter

#### Community Development

1. The variance to Chapter 1154.03(a)(5) is not required as the property is a corner lot and therefore has two front yards (west and south) and two rear yards (north and east). Please revise the variance statement accordingly.

**Revised per comment.**

2. An additional rear yard setback variance is required along the east property line. Please add this variance to the application.

**Revised per comment.**

3. The variance to 1154.03(a)(7) should be modified from a "side yard" variance to a rear yard variance. The same setback applies to both the side and rear yard, however, the language should be amended.

**Revised per comment.**

4. The zoning change from residential to RID will require adherence or a variance to additional code sections related to parking and lighting.

- 1163.02(a) requires 1 space per 3 seats. Please provide evidence this is met or request a variance.

**Applicant will engage Gahanna Chief Building Official regarding occupancy.**

- 1163.06(a) requires nonresidential parking areas to be lighted. Please provide documentation of compliance with these standards or request a variance. At this time staff does not foresee an issue with a variance.

**Variance added to request.**

- 1163.06(b) requires nonresidential parking areas to be striped. Please provide documentation of compliance or request a variance.

**Variance added to request.**

Please be aware that 1163.04 requires compliance with the above provisions prior to occupancy of the structure.

**The Applicant is aware.**

#### Parks

5. No Comment Per Julie Prederi

#### Engineering

6. No comment.

#### Building

7. The structure on this property is only approved as a single family residence and has never been approved for any other use. The structure will be required to remain as single family unless a change of use is obtained for compliance with the Ohio Building Code.

**The Applicant will apply for a change of use if entitlements are granted.**

## **II. Zoning Comment Letter**

### **Community Development**

1. Informational Comment - Please be aware that the future land use map (FLUM) designates the property as low density residential. Permitted uses include attached and detached single family. Religious institutions are permitted within the civic/institutional land use. Please be aware that the FLUM is meant to be a guide. It does not mandate a particular redevelopment scenario. Please see forthcoming staff report for additional details.

**The Applicant is aware.**

2. Informational Comment - The rezoning from residential to RID brings in additional development criteria other than setbacks. Please see comments under the variance for additional details.

**The additional development criteria are addressed by the variance application.**

### **Parks**

3. No Comment Per Julie Prederi

### **Engineering**

4. No comment.

### **Building**

5. The structure on this property is only approved as a single family residence, and has never been approved for any other use. The structure will be required to remain as single family unless a change of use is obtained for compliance with the Ohio Building Code.

**The Applicant will apply for a change of use if entitlements are granted.**





September 22, 2020

Brian J Kenimer  
190 Academy Ct  
Gahanna, OH 43230

RE: Project 5990 Taylor Rd Variance Comment Letter

Dear Brian J Kenimer:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Community Development**

1. The zoning change from residential to RID will require adherence or a variance to additional code sections related to parking and lighting.
  - 1163.02(a) requires 1 space per 3 seats. Please provide evidence this is met or request a variance.
  - 1163.06(a) requires nonresidential parking areas to be lighted. Please provide documentation of compliance with these standards or request a variance. At this time staff does not foresee an issue with a variance.
  - 1163.06(b) requires nonresidential parking areas to be striped. Please provide documentation of compliance or request a variance.

Please be aware that 1163.04 requires compliance with the above provisions prior to occupancy of the structure.

9/17/20 - Reduction in parking from 20 to 17 (15 spaces plus 2 for garage). Staff understands the desire to keep a residential feel as much as possible. This makes sense from a lighting perspective, however, staff is unsure how providing striping would adversely affect the residential character. Staff may object to this variance. Please see forthcoming staff report for additional details.

### **Parks**

2. No Comment Per Julie Prederi

### **Engineering**

3. No comment.

### **Building**

4. The structure on this property is only approved as a single family residence, and has never been approved for any other use. The structure will be required to remain as single family unless a change of use is obtained for compliance with the Ohio Building Code.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

**Page 2 of 2**  
**September 22, 2020**  
**Re: Project 5990 Taylor Rd**  
**5990 Taylor Rd**

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING STAFF REPORT

### Summary

Request to rezone .293 acres from Single Family (SF-3) to Limited-Restricted Institutional District (L-RID) for the continued use as a Christian meeting place for prayer. The site is developed with a single family residence but has historically been used for both residential and religious uses. The rezoning would not change the use of the property but would make the primary use consistent with the zoning. The limitation text specifies that allowed uses are both religious and single family residential.

A variance application has also been filed to address site development constraints brought on by the zoning change from residential to non-residential.

Below is a chart comparing the current and proposed zoning.

Zoning	Uses (Typical)	Setbacks
SF-3	Single family, parks	35' front; 25' rear; 7.5' side
RID	Churches, schools, government buildings, parks	60' front; 40' rear; 25' side

### Land Use Plan

The Land Use Plan designates the property as low density residential. Density is recommended at between 3-6 units per acre. Recommended uses are single family. See below for the future land use map.

The Land Use Plan makes recommendations. It does not mandate a specific use or intensity.

### Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

*The proposed rezoning to RID is not consistent with the recommendations of the land use plan. However, the land use plan makes recommendations on uses on a broad scale, not parcel by parcel. The subject property has historically been used for religious uses, rezoning to RID would make the zoning consistent with the current use of the property.*

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.



3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

#### Variance

The applicant has requested the following variances in order to permit the development. The variances are necessary as a result of the rezoning. RID has commercial standards for parking, lighting, and setbacks.

- Chapter 1154.02 – Permitted Uses
  - To permit single family residential in a RID zone district. Applicant has requested the variance so that the use may be single family if the uses of Christian prayer ceases.
- Chapter 1154.03(a)(6) – Rear Yard Setback
  - Minimum setback is 60’. The property is a corner lot and thus has two front yards and two rear yards. The north and east property lines are rear yards and the applicant requests a 25’ and 14’ setback respectively.
- Chapter 1154.03(a)(7) – Parking setback
  - A rear parking setback has been requested from 15’ to 7’ (east property line). A front yard parking setback has been requested from 26’ to 0’.
- Chapter 1163.02 – Minimum parking
  - Reduce required parking from 20 spaces to 17. Please be aware that 15 spaces are in the parking lot and two are in the garage.
- Chapter 1163.06(a) – Parking lot lighting
  - Non-residential parking areas are required to provide adequate lighting. No lighting is requested in order to maintain a residential feel.
- Chapter 1163.06(b) – Parking lot striping
  - Non-residential parking areas are required to stripe the parking lot. No striping is requested in order to maintain a residential feel.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

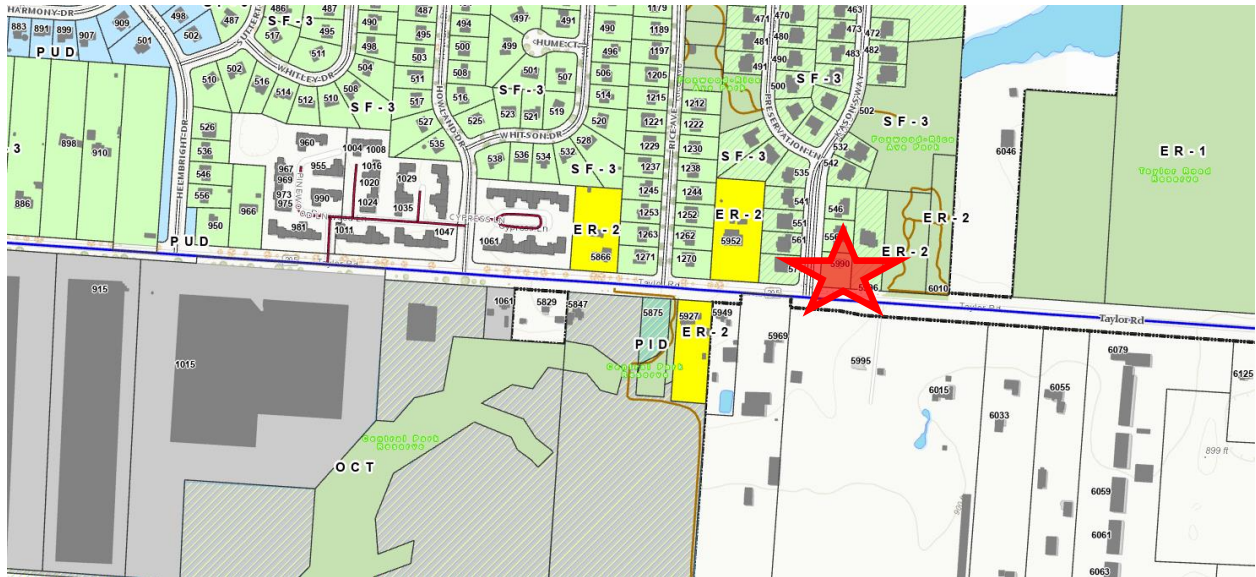
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff Comments

The request to rezone is an interesting situation where the real world use of the property has been inconsistent with the zoning for many years. The rezoning would allow for the continuation of the use as a meeting place for religious organizations. The land use plan did not envision non-residential uses on the property even though the property has a non-residential use. It is staff's opinion that the rezoning and variances would not create incompatibilities with the surrounding properties. This opinion is predicated on the current development of the property. Staff does have concerns that requests to intensify the use of the property by expanding the building footprint, height, additional parking, etc would possibly create negative impacts. However, there are no plans at this time to intensify the use and any future requests to intensify the use would require Planning Commission approval.

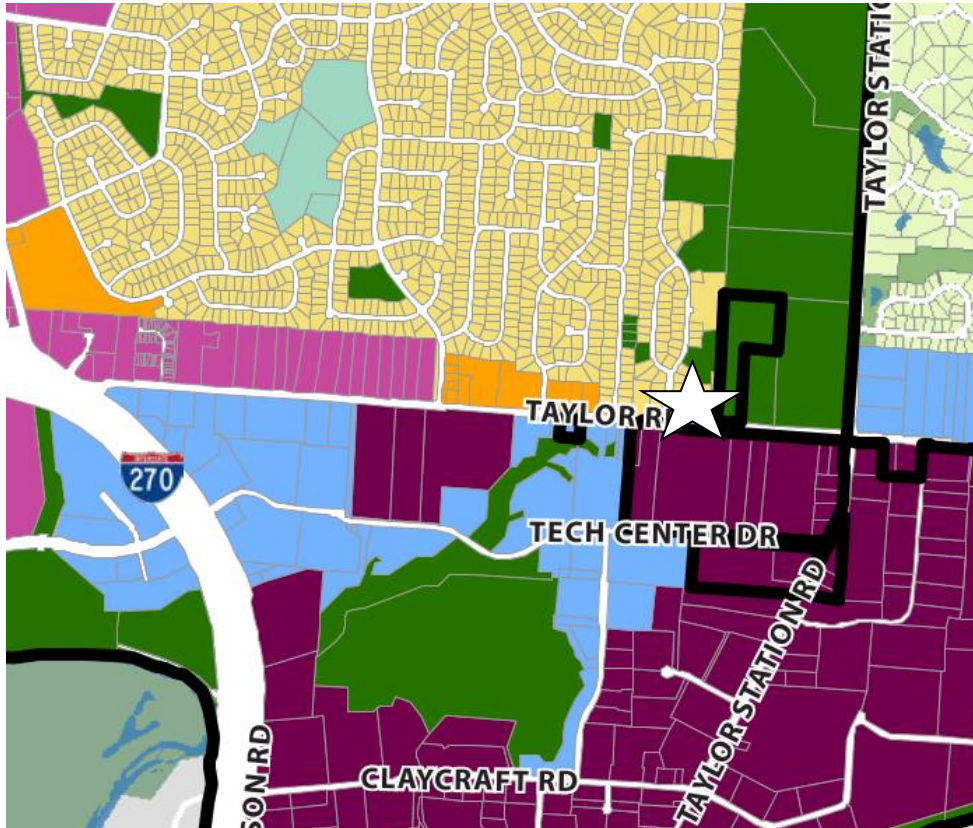
Location/Zoning Map



Street View



Future Land Use Map



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator