



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(August 23, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/UV-16-01 & C/DS-16-31 (Three Hops LLC)
Staff: Allie Keen
Applicant: Todd Riordan
Property Size: 1.88 Acres
Current Zoning: CN (Commercial: Neighborhood)
Location: 4725 Jonesville Road, in Columbus Township

Background Summary:

The applicant has indicated that the proposed use variance from Zoning Ordinance Section 3.18(A) is for the purpose of allowing the expansion of an existing mini-warehouse/self-storage facility in the CN (Commercial: Neighborhood Center) zoning district. Subsequently, the applicant is requesting the following 2 development standards variances:

1. Zoning Ordinance Section 3.18(C) to allow 3 primary structures on a lot, 2 more than permitted.
2. Zoning Ordinance Section 8.1(C)(4) to waive the requirement to install Area #4 Lot Interior landscaping required for one of the 2 proposed buildings.

The applicant is proposing 2 new storage buildings with approximately 62 new storage units total at the existing Happy Happy Storage property.

Preliminary Staff Recommendation:

Use Variance: Approval, with the following conditions:

1. The new buildings shall be constructed of like materials and be aesthetically cohesive with the existing building onsite. Building elevations, including color and material information shall be provided for review as a component of the Zoning Compliance approval for the construction. The Planning Department shall determine compliance with this condition.
2. Curbing shall be installed along the drive entrance meeting the requirements of Section 7.2(Part 4)(A)(5)(a) of the Zoning Ordinance, consistent with the original use variance approval (C/UC-12-023).
3. The existing gravel located along the eastern property line shall be removed and replaced with grass, consistent with the original use variance approval (C/UV-12-02).
4. Access to the property shall be limited to the existing access on Blessing Road.
5. Hazardous substances shall be prohibited to be stored on site through the rental agreement consistent with the original use variance approval (C/UV-12-02).

Development Standards Variance #1 (Number of Structures): Approval, all criteria have been met.

Development Standards Variance #2 (Landscaping): Approval, with the following condition: All landscaping required for Area #4 Lot Interior landscaping for both new buildings shall be planted along the east side of Building #3 and shall be provided as evergreen trees.

Zoning Ordinance Considerations:

District Intent: The intent of the CN (Commercial: Neighborhood Center) zoning district is as follows: To provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.

Permitted Uses: The following uses are permitted in the CN (Commercial: Neighborhood Center) zoning district.

1. Bed and Breakfast Facility
2. Dwellings, Secondary (on upper floors of other use)
3. Clinic
4. Day-Care Center (Adult/Child)
5. Police, Fire, or Rescue Station
6. Nature Preserve/Conservation Area
7. Park/Playground
8. Office Uses
9. Personal Service Uses
10. Recreation Uses (Small-Scale)
11. Restaurant
12. Retail Uses (Small-Scale)

Permitted Locations: The proposed use is permitted in the following zoning districts:

1. I-1 (Industrial: Light)
2. I-2 (Industrial: General)

Conditional Use Locations: The proposed use is permitted through the conditional use process in the following zoning districts:

1. CC (Commercial: Community)
2. CR (Commercial: Regional)

Development Standards:

1. Section 3.18(C) Lot Standards: The maximum number of primary structures is limited to 1 per lot. Shopping centers, office complexes, and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot.
2. Section 8.1(C)(4) Area #4 Lot Interior Landscaping: Required landscaping shall be determined by achieving a minimum number of points, as provided in the Landscaping Points Requirements Table based on the linear footage of the building perimeter.
3. Section 8.1(C)(4)(b) Foundation Plantings: A minimum of 25% of the required Lot Interior area landscaping shall be located within 15 feet of the primary structure(s) for commercial districts.

Current Property Information:	
Land Use:	Mini-Warehouse/Self-Storage Facility
Site Features:	1 storage building, parking lot, and landscaping.
Flood Hazards:	There are no flood hazards at this location.
Vehicle Access:	This property gains access from Blessing Road (Local, Residential, Rural).
Special Circumstances:	This property is located within the Columbus Utilities 5-Year time of travel Wellfield Protection Area.

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CN (Commercial: Neighborhood) RS2 (Residential: Single-Family 2)	Commercial & Single-Family Residential Single-Family Residential
South:	RS2 (Residential: Single-Family 2) AP (Agriculture: Preferred)	Single-Family Residential
East:	RS2 (Residential: Single-Family 2)	Single-Family Residential
West:	AP (Agriculture: Preferred)	Agricultural Field

Interdepartmental Review:	
County Highway:	County Highway does not have any issues with the additional buildings. It would be nice if curbing was installed to prevent trucks from cutting the corner (at Blessing Road and State Road 11), which creates ruts and prevents the water from getting to the inlet.
INDOT:	No comments.
Code Enforcement:	Based on the site plan we do not see any building code issues.
County Fire Inspector:	No comments.

City Utilities:	There are no City water or sewer lines anywhere near or available to this site. The nearest lines are at our treatment facility, 0.5 miles north. We have no objections to their plans. We would like the condition that was placed on the original use variance approval applied to this proposal. That commitment was "Hazardous substances shall be prohibited to be stored on site through the rental agreement; such wording in the agreement shall be subject to approval by Columbus City Utilities."
------------------------	--

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods. *Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.*
2. **POLICY A-2-18:** Maintain and enhance neighborhood-scale business areas, with special attention to the unique character of each area. *Neighborhoods can be enhanced by convenient shopping areas, provided that these are of a type, size, and design consistent with their surroundings.*
3. **POLICY B-1-2:** Protect wellhead and other water supply areas from development which could contaminate ground or surface water supplies. *The City's water supply comes from well fields which need to be protected from contamination. Development in these areas should be restricted to activities which will not harm the water supply.*
4. **POLICY E-1-9:** Encourage businesses that are consistent in scale and character with the residential neighborhood and which do not detract from the enjoyment of residential properties. *Appropriate neighborhood businesses are an asset, but care must be taken to ensure that these activities add to rather than detract from the area. Small-scale restaurants or retail stores can add to the attractiveness and convenience of a neighborhood, while a fast-food restaurant with a drive-through or a "big-box" retail operation would adversely affect the residential quality.*
5. **POLICY E-1-11:** Encourage use or buffers to separate residential uses from business uses. *Appropriate buffering can reduce the adverse impacts of businesses located adjacent to residences. This buffering can consist of physical separation, landscaping, fencing, or a combination of these.*

This property is located in the State Road 11 South character area. The Land Use Plan Element in the State Road 11 character area goes onto to describe this area as:

1. In general this area is unattractive and economically depressed. Many buildings are poorly maintained and are deteriorating. Landscaping is sparse and poorly designed.
2. There are traffic safety problems on State Road 11, including excessive numbers of driveways, poorly defined driveways, and inadequate sight distances for drivers entering the highway. The highway also is flooded and impassible when there are heavy rains.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The subject property was originally developed around 1956 and located in the county's jurisdiction. The property has housed a number of uses over the years, including a carpet wholesale/warehouse business. In 2012, the applicant received use variance approval from the Board of Zoning Appeals to allow the existing building onsite to be renovated and converted into a mini-warehouse/self-storage facility. At this time the applicant is seeking use variance approval to expand this facility by constructing 2 additional storage buildings on site, which would contain approximately 62 storage units. One building (Building #3) will be constructed on the existing concrete foundation along the eastern property line and the second building (Building #2) will be constructed to the south of the existing building. The pavement onsite will be extended around the new Building #2 to provide adequate access and circulation on site.

2. Contextually, this property is located in an area with single-family residential and agriculture. The property is zoned CN (Commercial: Neighborhood) and the uses that are permitted in this zoning district are uses that typically support a neighborhood, such as restaurants, video stores, convenience stores, and personal service uses. Self-storage facilities are permitted by the Zoning Ordinance in industrial zoning districts and conditional uses in the higher intensity commercial districts. These types of facilities can be beneficial to residential areas because they provide nearby storage options for residents. Additionally, this use generally does not generate a significant amount of traffic on a daily basis.
3. The existing building on site was renovated into a storage facility. The materials chosen for the renovation was more residential in character and the overall design blended with the surrounding residential properties.
4. Per Zoning Ordinance Section 3.18(C), within the CN (Commercial: Neighborhood) zoning district, only 1 primary structure is permitted per lot, unless it is a shopping center, office complex, or multi-family residential development. The applicant is proposing 2 additional buildings onsite, for a total of 3 primary structures. It is typical for this type of use to have several structures that house the storage units. Although there will be several primary structures on site, the applicant has indicated that the new buildings will aesthetically look similar to the existing structure and will operate as 1 facility.
5. The subject property has 3 public street frontages, State Road 11/Jonesville Road to the west, Blessing Road to the south and Roosevelt Drive to the east. The applicant has indicated that the property will only continue to gain access from Blessing Road.
6. Per Zoning Ordinance Section 8.1(C)(4), the proposed buildings will require additional Area #4 Lot Interior Landscaping. The applicant is requesting a variance to waive this requirement for the Building #2. The Ordinance would require 90 landscaping points (12 shrubs or 4 trees) to be installed with 22.5 of those points (3 shrubs or 1 tree) to be planted within 15 feet of the building. The applicant has indicated that pavement is proposed around the entire perimeter of the building for circulation, which limits the opportunity for landscaping.
7. There are existing single-family residences located across Roosevelt Street from the subject property. Because Roosevelt Street separates the subject property from these residences, the Zoning Ordinance does not require a landscape buffer. Building #3 is proposed to be constructed along this frontage. Although a buffer is not required, the location of the building will provide screening of the parking lot and the area where activity will take place on site. If the Area #4 Lot Interior landscaping was planted along the backside of Building #3 it could provide some screening and buffering of the building from the neighboring residential properties.
8. In 2014, a Zoning Compliance Certificate was issued for the subject property for the existing building renovation and the site changes (C/ZC-14-32-Mar.). The following required improvements to the site remain incomplete:
 - a. The approved site plan including curbing at the Blessing Road entrance, but it was never installed. Zoning Ordinance Section 7.2(Part 4)(A)(5)(a) states that all entrances and driveways shall be curbed such that the curbing extends around the perimeter of any landscaped area. Additionally, curbing was a condition of approval of the original use variance (C/UV-12-02).
 - b. The approved site plan indicated that the front setback area along State Road 11 between the property line and the parking lot would all be grass. There is currently a large gravel area in this area near the Blessing Road intersection. The original use variance approval (C/UV-12-02) included a condition that the setback between the property line and the parking lot has to be grass. In order to comply with the original approvals, the gravel would need to be removed and replaced with grass.
9. This property is at the southernmost end of the 5 year time of travel area for the Columbus City Utilities drinking water well field, which is located in the vicinity of Southside School. Columbus has two well fields which supply all of the City's drinking water. There was a condition placed on the previous approval for the storage facility that prohibited the storage of hazardous and harmful substances in the rental agreement.
10. Upon approval of these requests, the applicant will be required to submit a Zoning Compliance Certificate for the review of the site plan by the Planning Department. All applicable development standards of the Zoning Ordinance will be checked for compliance.

Use Variance Provisional Findings of Fact / Decision Criteria

The Board may approve a variance of use from the provisions of the zoning ordinance upon finding that each of the following is true.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Provisional Findings: The proposed expansion will not generate a significant increase in traffic to the area. Additionally, access is limited to Blessing Road which will alleviate conflicts along State Road 11. This request will not be injurious to the public health and safety. *This criterion has been met.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Provisional Findings: Storage facilities typically generate less traffic on a daily basis compared to other uses permitted in the CN zoning district. If the proposed buildings are constructed of similar materials and colors as the existing building on site, the new structures will be cohesive and blend with the surrounding residential neighborhood. *This criterion has been met.*

3. The need for the variance arises from some condition peculiar to the property involved:

Provisional Findings: The subject property is zoned for neighborhood commercial. Although the property is located in an area with some residential properties, it is most likely not enough to support the commercial uses permitted in the CN zoning district, such as a restaurant or convenience store. A storage facility can be supported by the nearby residents as well as residents elsewhere in the county. *This criterion has been met.*

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

Provisional Findings: The CN zoning district permits a limited number of commercial uses. Although located in an area near residential properties, there are most likely not enough residences close enough to support the permitted uses, such as a restaurant. *This criterion has been met.*

5. The approval does not interfere substantially with the comprehensive plan:

Provisional Findings: The Comprehensive Plan identifies State Road 11 as a corridor with commercial uses that serve the surrounding neighborhoods. Self-storage facilities can be beneficial in residential areas because they provide nearby storage options for residents and they are generally a low traffic business. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for a use variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Development Standards Variance Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

Variance #1 – Number of Structures:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The multiple structures are needed for sufficient onsite circulation and access on the property for the storage units. Additionally, with access limited to Blessing Road for the new structures it minimizes potential traffic conflicts with State Road 11. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: Although there will be 3 primary structures on site, the business will operate as 1 facility and if the new structures are constructed of similar materials and colors as the existing building on site, they will also blend better with the residential area. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The CN zoning district permits multiple primary structures on one lot if the use of the property is a shopping center or office complex. Typically these types of uses, although multiple structures, are cohesive and act as 1 facility. The proposed structures will be expanding the existing use and will be cohesive with the existing building on site. The multiple structures are needed to allow for sufficient access and circulation on site. *This criterion has been met.*

Variance #2 – Landscaping:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: Waiving the Area #4 Lot Interior landscaping requirement for Building #2 will not be injurious to the public health and safety because the landscaping requirement is minimal. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The property has 3 frontages which require front setback and parking lot frontage landscaping which addresses the neighboring properties. The required Area #4 Lot Interior landscaping for Building #2 is minimal and the location of these plants will not add a significant aesthetic benefit for neighboring properties. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The required amount of landscaping for Area #4 Lot Interior is minimal and most likely not viable around Building #2's foundation due to the proposed pavement surrounding the building for safe access and circulation on site. The landscaping required for this building would better serve the neighboring properties if planted along the east side of the property along Roosevelt Street. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department

Use Variance Application

RECEIVED FEB 23 2016 BY: ASK

Planning Department Use Only:

Jurisdiction: [X] Columbus [] Bartholomew County

Zoning: CN

Docket No.: C/UV-16-01

Hearing Procedure: [] Hearing Officer [X] Board of Zoning Appeals

Use Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Three Hops LLC Todd Riordan, managing partner

Address 4725 Jonesville Road Columbus, Indiana 47201

Phone No.: 219-263-9270 Fax No.: E-mail Address: threehopsllc@gmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Three Hops LLC dba/ Happy Happy Self Storage

Address 4725 Jonesville Road Columbus, Indiana 47201

Phone No.: 219-263-9270 Fax No.: E-mail Address: threehopsllc@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Todd Riordan

Address P.O. Box 1223 Columbus, Indiana 47202-1223

Phone No.: 219-263-9270 Fax No.: E-mail Address: threehopsllc@gmail.com

How would you prefer to receive information (please check one): [X] Email [] Phone [] Fax [] Mail

Property Information:

Address 4725 Jonesville Road Columbus Indiana 47201

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 3.17a of the Zoning Ordinance to allow the following:

The use of the remaining property at 4725 Jonesville Road for the construction of two additional warehouse/self-storage buildings.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that must be met in order for a use variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

A self storage/mini warehouse facility is a low-activity, low-environmental impact use of this land. The additional buildings will generate very little traffic along Jonesville Road (an arterial road). This facility will add to the general welfare of the local residences as there is a shortage of such facilities on the west side of Columbus. The existing building on the property is currently being used as a self storage facility.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

This use would be less intense than other permitted and conditional uses within the CN zoning district such as: a restaurant, community center or a large (25,000 sq ft) retail store.

The need for the variance arises from some condition peculiar to the property involved.

The CN zoning district does not permit use as a self storage facility. In 2012, the BZA granted a request to remodel and use the existing building on this site as a self storage facility. The request neglected to ask for permission for additional buildings, thus this application.

The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought.

The current owner spent a great deal more money to refurbish the old building and site. Additional new buildings would help offset the cost associated with bring the old building back to life.

The granting of the variance does not interfere substantially with the Comprehensive Plan.

The comprehensive plan calls for infill development and that abandoned buildings be renovated and put to use. The land use plan also calls for improvements to the property along State Road 11 and reduced strip mall development. As State Road 11 is a southern gateway to the city, we ought to put our best foot forward to visitors to our city. Also, research shows that 75-80% of self storage users are residential customers, so a building located near several housing developments serves those households. The improved exterior will match a residential, neighborhood look consistent with a CN zoning district.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Three Hops LLC /dba Happy Happy Self Storage

Address P.O. Box 1223 Columbus Indiana 47202-1223
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature)

2/23/16

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

2/23/16

(Date)

(Owner's Signature)

(Date)

Columbus – Bartholomew County Planning Department
Development Standards Variance Application

RECEIVED
JUL 20 2016
BY: ASL

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: CN

Docket No.: CDS-16-31

Hearing Procedure: Board of Zoning Appeals Hearing Officer

Development Standards Variance Application:

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Todd Riordan

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No.: 812-343-0232 Fax No.: _____ E-mail Address: threehopslc@gmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Three Hops LLC

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No.: 812-343-0232 Fax No.: _____ E-mail Address: threehopslc@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Todd Riordan

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No.: 812-343-0232 Fax No.: _____ E-mail Address: threehopslc@gmail.com

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used.

Email Fax Mail

Property Information:

Address 4725 Jonesville Road Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 3.18 (c) of the Zoning Ordinance to allow the following:

the construction of two additional primary structures on the lot.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Since unlimited multiple primary structures are permitted in shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems, they are even less injurious in this setting. Very few people visit the site on a daily basis.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The lot is already in use as a self storage facility and has not had any adverse affect on the value of the area.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

Customers for self storage prefer units that are drive-up-able to shorten the distance items need to be moved from vehicle to unit. It would be impractical to add on to the existing aged structure. So the strict application of the ordinance would mean no additional development of this site.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Happy Happy Self Storage

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



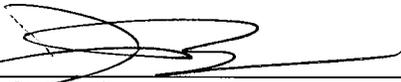
(Applicant's Signature)

7/20/16

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

7/20/16

(Date)

Todd Riordan, managing partner

(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: CN

Docket No.: C/DS-16-31

Hearing Procedure: Board of Zoning Appeals Hearing Officer



Development Standards Variance Application:

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Todd Riordan

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No: 812-343-0232 Fax No: _____ E-mail Address: threehonsllc@gmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Three Hons LLC

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No: 812-343-0232 Fax No: _____ E-mail Address: threehonsllc@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Todd Riordan

Address P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Phone No: 812-343-0232 Fax No: _____ E-mail Address: threehonsllc@gmail.com

**How would you prefer to receive official documentation regarding this request (please check one)?
If no or multiple selections are made e-mail will be used.**

Email Fax Mail

Property Information:

Address 4725 Jonesville Road Columbus IN 47201
(number) (street) (city) (state) (zip)

OR General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section Section 8.1(C)(4) – Area #4: Lot of the Zoning Ordinance to allow the

no additional landscaping be required around building number two.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

- 1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

There are ample trees and scrubs at the site already. The lack of additional landscape will not affect the neighboring properties.

- 2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Due to having three frontages, there are already 86 scrubs on this two acre parcel. I believe this to be ample landscaping.

- 3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

Since the building is to be used for self storage, both long sides of the building will be primarily doors. This makes it difficult to add landscaping along the sides. Also, a driveway is needed on the east end of the building. This makes it difficult to add 90 landscape points within 15 feet of the building.

Application Fee Refund Information:

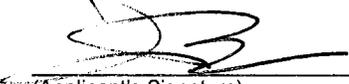
The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Hannv Hannv Self Storage

Address: P.O. Box 1223 Columbus IN 47202-1223
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature)

8/7/16

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

8/7/16

(Date)

Todd Riordan, managing partner

(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.



1

PROPOSED SITE PLAN-NEW BUILDING

SCALE: 1" = 30'

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE COPYRIGHTED, OWNED BY AND ARE THE PROPERTY OF LOUIS JOYNER ARCHITECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF LOUIS JOYNER ARCHITECT.

HAPPY HAPPY SELF STORAGE PHASE 2

LOUIS JOYNER ARCHITECT
 417 SEVENTH STREET, COLUMBUS, INDIANA 47201
 812-376-7088 EMAIL INFO@LJARCHITECT.COM WWW.LJARCHITECT.COM

DATE: 3/07/16

SCALE VERIFICATION:
 0 1"

ACCURATE WHEN PRINTED TO SCALE. THIS DRAWING IS FORMATTED TO PRINT ON 11"X17" PAPER

JOB # 16-12

SHEET:

