



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, AUGUST 23, 2016, 6:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/CU-16-07: Guardian K-9** – A request by Guardian K-9 for conditional use approval to allow a kennel in an AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 3.5(B). The property is located at 2346 North 200 West, in Columbus Township.

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- B. C/UV-16-01: Three Hops** – A request by Todd Riordan for a use variance from Zoning Ordinance Section 3.18(A) to allow an expansion of a mini-warehouse/self-storage facility in a CN (Commercial: Neighborhood) Zoning District. The property is located at 4725 Jonesville Road, in Columbus Township.

**Public Hearing**

- C. C/DS-16-31: Three Hops** – A request by Todd Riordan for development standards variances from (1) Zoning Ordinance Section 3.18(C) to have 3 primary structures on a lot, 2 more than permitted and (2) Zoning Ordinance Section 8.1(C)(4) to waive the requirement to install Area #4 Lot Interior landscaping around one of 2 proposed buildings. The property is located at 4725 Jonesville Road, in Columbus Township.

**Public Hearing**

- D. C/DS-16-29: Stephen Shirer** – A request by Stephen Shirer for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow a 24 foot by 36 foot (864 square foot) detached garage to be located in the front yard. The property is located at 885 North Street, in the City of Columbus.

**Public Hearing**

- E. C/CU-16-09: Dwight Grooms** – A request by Dwight Grooms for conditional use approval to allow the expansion of a mini-warehouse/self-storage facility in the CR (Commercial: Regional) zoning district per Zoning Ordinance Section 3.21(B). The property is located at 3541 Two Mile House Road, in the City of Columbus.

**Public Hearing**

- F. C/DS-16-33: Dwight Grooms** – A request by Dwight for a development standards variance from Zoning Ordinance Section 3.21(C) to have 3 additional primary structures on a lot as

part of a mini-warehouse/self-storage facility for a total of 7 structures, 6 more than permitted. The property is located at 3541 Two Mile House Road, in the City of Columbus.

**Public Hearing**

**G. C/DS-16-30: Freddie's Frozen Custard & Steakburgers**– A request by Freddie's Frozen Custard & Steakburgers for development standards variances from (1) Zoning Ordinance Section 10 (Table 10.1) for 3 wall signs to total 215 square feet, 84 square feet larger than permitted and (2) Zoning Ordinance Section 10(F)(1) for a permanent freestanding sign to be located 5 feet from the property line, 5 feet closer than the 10 foot minimum setback. The property is located at 3660 Jonathan Moore Pike, in the City of Columbus.

**Public Hearing**

**H. C/CU-16-10: Kroot** – A request by Kroot for conditional use approval to expand a waste disposal facility (a scrap metal yard) in an I-3 (Industrial: Heavy) zoning district per Zoning Ordinance Section 3.25(B). The property is located at 2915 State Street, in the City of Columbus.

**FINDINGS OF FACT**

- C/DS-16-12: Ricker's Gas Station
- C/DS-16-19: Kurt Schwarze
- C/DS-16-20: Chuck Fulford
- C/DS-16-21: Justin Mann
- C/DS-16-22: Erma Wickstrom
- C/CU-16-05: Columbus Massage Center
- C/DS-16-26: Columbus Massage Center
- C/DS-16-23: Kenan Al-Husseini
- C/DS-16-27: Starbucks/Anytime Fitness
- C/DS-16-28: Rhino Linings

**APPROVAL OF MINUTES**

- Minutes of the June 28, 2016 meeting
- Minutes of the July 26, 2016 meeting

**DISCUSSION**

None

**HEARING OFFICER APPROVALS**

None

**ADJOURNMENT**

**THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING**