



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 25, 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/DS-16-30: Freddie's Frozen Custard & Steakburgers** – A request by Freddie's Frozen Custard & Steakburgers for a development standards variance from Zoning Ordinance Section 10 (Table 10.1) to allow 3 wall signs to total 215 square feet, 84 square feet larger than permitted. The property is located at 3660 Jonathan Moore Pike, in the City of Columbus.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- B. C/CU-16-15: Bartholomews on Sycamore** – A request by the Woda Group for conditional use approval to allow a multi-family use in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located on the northeast corner of 7th Street & Sycamore Street, in the City of Columbus.

Public Hearing

- C. C/DS-16-45: Bartholomews on Sycamore** – A request by the Woda Group for development standards variances from (1) Zoning Ordinance Section 3.12(C) to allow a front building setback of 28 feet from the centerline of Sycamore Street, 5 feet less than the 33 foot minimum setback requirement (2) Zoning Ordinance Section 3.12 (C) to allow a front building setback of 30 feet from the centerline of 7th Street, 6.6 feet less than the 36.6 foot minimum setback requirement, (3) Zoning Ordinance Section 7.1 (Table 7.2) to allow 57 on-site parking spaces, 34 less than the 91 space requirement, and (4) Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Sycamore St.) to be 29.5 feet, 70.5 feet less than the required separation of 100 feet, from the centerline of an alley. The property is located on the northeast corner of 7th Street & Sycamore Street, in the City of Columbus.

Public Hearing

- D. C/DS-16-46: Justin Harvey** – A request by Justin Harvey for a development standards variance from (1) Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a detached garage) to be located in the front yard and (2) Zoning Ordinance Section 3.5(C) to allow an accessory structure (a detached garage) to be 37.5 feet from the centerline of a collector road (400 North), 25 feet less than the 62.5 foot minimum setback requirement. The property is located at 477 East 400 North, in Columbus Township.

Public Hearing

- E. C/UV-16-04: Justin Mann** – A request from Justin Mann for a use variance per Zoning Ordinance Section 3.11(A) to allow a multi-family dwelling in the RS4 (Residential: Single Family 4) zoning district. The property is located at 1824 Central Avenue, in the City of Columbus.

FINDINGS OF FACT

- C/CU-16-10: Kroot
- C/DS-16-40: Kroot
- C/CU-16-11: Flintwood Wesleyan
- C/DS-16-44: Flintwood Wesleyan
- C/DS-16-41: ColumBike
- C/DS-16-34: Jackie Combest
- C/CU-16-13: Hawcreek Preserve Apartments
- C/DS-16-39: Hawcreek Preserve Apartments
- C/DS-16-35: Robert & Lisa Owen
- C/DS-16-36: William & Rebecca Ballard
- C/CU-16-12: Marcus Taulman
- C/UV-16-03: Marcus Taulman
- C/DS-16-37: Jordan Elkins
- C/DS-16-38: Todd Rawlings
- C/CU-16-14: David Dody
- C/DS-16-42: Dennis Hurst
- C/DS-16-43: Marvin Mitchell
- C/DS-16-32: Faurecia

APPROVAL OF MINUTES

Minutes of the September 27, 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