



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
HEARING OFFICER
(April 12, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-16-04 (New Hope Christian Church)
Staff: Charles Russell
Hearing Officer: Melissa Begley

Applicant: New Hope Christian Church
Property Size: 1.38 Acres
Zoning: AP (Agriculture: Preferred)
Location: 1404 West 400 North, in the City of Columbus

Background Summary:

The applicant is requesting a conditional use to allow the construction of a 30 foot x 30 foot pole building. The building will be used as a garage to store the church van and utility trailer. This property also has an existing parsonage and parking lot.

Preliminary Hearing Officer Decision:

Approval – All criteria have been met with the following condition: The dumpster located in the parking lot of the subject property shall be enclosed as required by to Section 6.1 (C)(2) of the Zoning Ordinance, or moved to a location that is not viewable from a public street/road or adjacent property.

Zoning District Intent:

The intent of the AP (Agriculture: Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses, and to preserve the viability of agricultural operations.

Current Property Information:	
Land Use:	This lot is used as a parking lot for the church across the road, and also is the site of the parsonage.
Site Features:	No relevant site features.
Flood Hazards:	No flood hazards.
Vehicle Access:	County Road 400 North (Suburban Residential Collector)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	New Hope Christian Church Single-Family Residential
South:	I3 (Industrial: Heavy)	Gravel quarry (Milestone Contractors, Nugent Sand, Shelby Gravel)
East:	AP (Agriculture: Preferred) I3 (Industrial: Heavy)	Agriculture Gravel quarry
West:	AP (Agriculture: Preferred)	Agriculture

Interdepartmental Review:	
City Engineering:	No comments at this time
Code Enforcement:	No comments for this request.

Planning Consideration(s):

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

1. The new pole building will use the existing drive on the property to access 400 North.
2. According to Section 6.1 (F)(2) an accessory structure cannot exceed an amount equal to the that of the ground floor area of the primary structure. The primary structure at this property is approximately 1,500 square feet, the proposed accessory structure would be 900 square feet, 600 square feet less than the maximum allowed.
3. While visiting the property the planning staff observed a dumpster in the south east corner of the parking lot was not screened from 400 North. Section 6.1 (C)(2) requires dumpsters to be screened by a 100% opaque fence or wall so it is not viewable from a public street/road or adjacent property. While previously legal non-conforming, the conditional use request triggers the dumpster to comply with the current ordinance.
4. Several other properties in the area have a detached accessory building to accompany the primary house, so it would not be out of character for the subject property to also have an accessory structure to accompany its primary house.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Commercial.

The Comprehensive Plan includes this property in the U.S. 31/Indianapolis Road character area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application: POLICY-A-2-11: Encourage all new development to be in scale (height, area, mass, setback, etc) with its surroundings, determined on a neighborhood-by-neighborhood basis. New development should be designed in a manner that is sensitive to the surroundings.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals Hearing Officer to allow conditional uses that meet the criteria listed below. The Hearing Officer may impose reasonable conditions as part of an approval.

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

Provisional Findings: The proposed structure meets or exceeds all required setbacks and development standards. The proposal will not be injurious to the general community. *This criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The proposal meets all development standards of both the AP (Agriculture: Preferred) and the P (Public/Semi-Public Facilities) in terms of setbacks, height, size, etc. However, the unscreened dumpster is in violation of the ordinance, but a condition to screen it from 400 North would satisfy this criteria. *This criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The property to the south and east is an operating quarry with a large natural buffer against the subject property. The property to the north is also owned and operated by the applicant, and the properties to the west are separated by a railroad and US 31. Granting this request will not permanently injure the more intensive property to the south and east, or the properties with significant separation to the west. *This criterion has been met.*

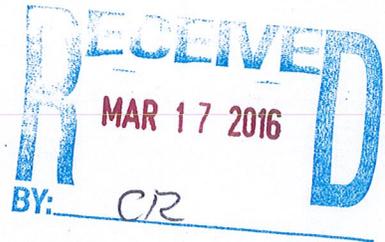
- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: Several other properties in the area have a detached accessory building, so it would not be out of character for this property to also have one. *This criterion has been met.*

Hearing Officer Options:

In reviewing a request for conditional use the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.

**Columbus – Bartholomew County Planning Department
Conditional Use Application**



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: AP

Docket No.: C/CU-16-04

Hearing Procedure: Board of Zoning Appeals Hearing Officer

Conditional Use Application:

Note: It is recommended that all conditional use 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 meeting.

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

Name: NEW HOPE CHRISTIAN CHURCH

Address: 1404 W 400 N Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: 812-372-0939 Fax No.: _____ E-mail Address: www.newhopedumbus.com

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

Name: SAME AS APPLICANT

Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

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

Name: SALLY FIESBECK

Address: 1404 W 400 N Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: 812-372-0939 Fax No.: _____ E-mail Address: fiesbeck@sbcglobal.net

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. E-mail Fax Mail

Property Information:

Address: SAME AS APPLICANT
(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):

Conditional Use Requested:

I am requesting a conditional use as listed by Section 3.5 (B) of the Zoning Ordinance to allow the following:

To erect a 30x30 pole building
to be used as a garage to store Church Van
and utility trailer

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

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

The structure exceeds set back requirements
and does not impede or obstruct traffic
or visibility of roadway or intersections

2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

The building will meet or ^{exceed} standards of
county regulations regarding set back, height etc
as specified in drawing

3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

The building will meet all County Requirements
A small expansion on an existing use

4. The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Does not go against the Comprehensive Plan.
The Building will be a small expansion of
a worship facility est. in 1823.

Applicant's Signature:

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

David D. Fiesbeck
(Applicant's Signature)

3/17/16
(Date)

Property 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.

David D. Fiesbeck
(Owner's Signature)

3/17/16
(Date)

David D. Fiesbeck - Chairman
(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.



1404 W 400 N · Columbus, Indiana · 812.372.0939 · www.newhopecolumbus.com

March 16, 2016

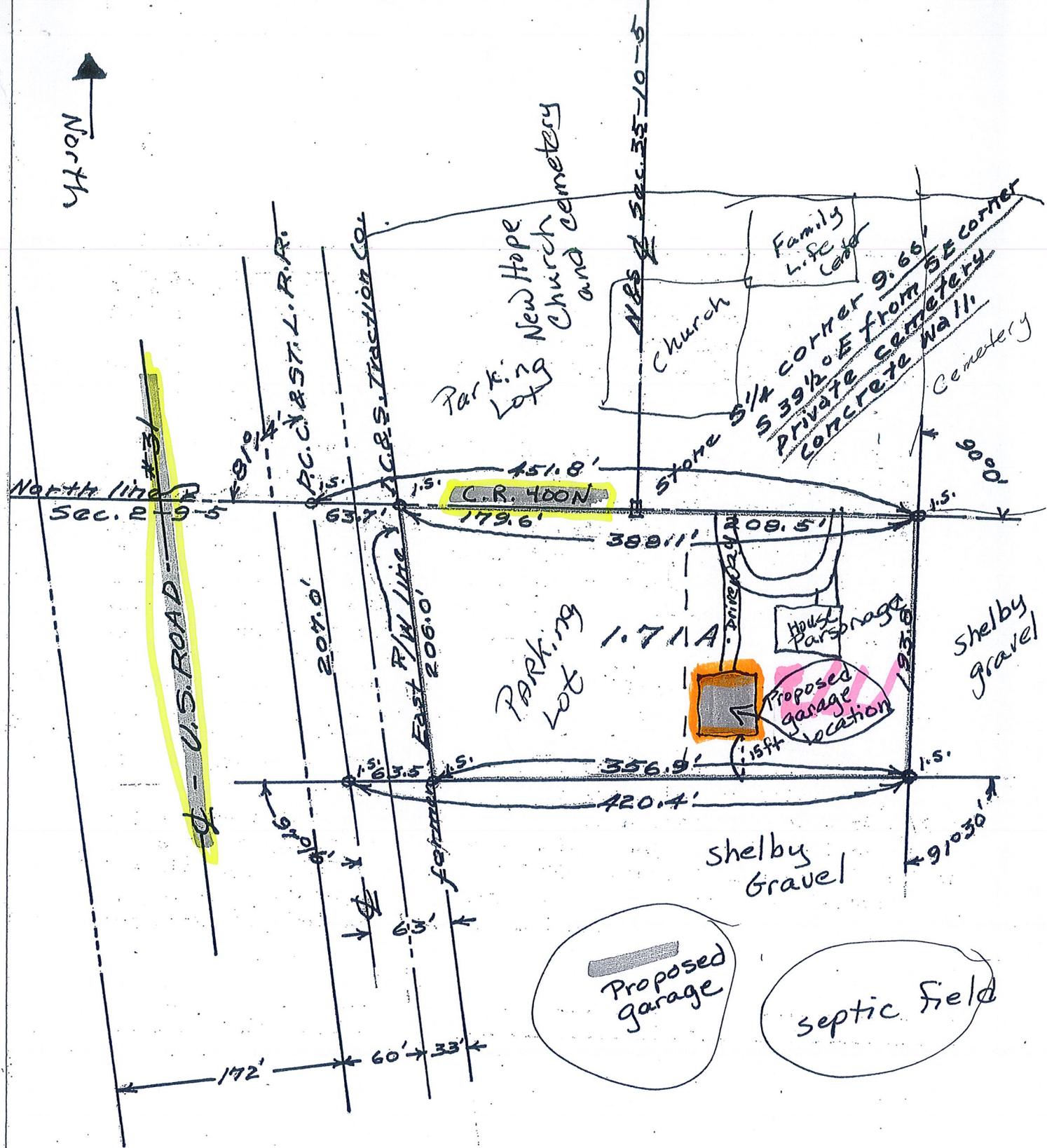
To the Columbus Board of Building and Zoning

New Hope Christian Church of Columbus, Inc. is asking to erect a 30 x 30 pole building to be used as a garage for our recently purchased church van and utility trailer. The property location is the side yard of our Parsonage home located directly across the road from our church property and is considered to be the same location. The church is located at 1404 W 400 N, just East of US 31 on the North side of Columbus. Our intention for this building is strictly to house and protect our van and trailer from the weather and possible vandalism.

Respectfully Submitted for your review and approval by the Board of Directors of New Hope Christian Church of Columbus, Inc.

David D. Fiesbeck, Chairman

David D. Fiesbeck



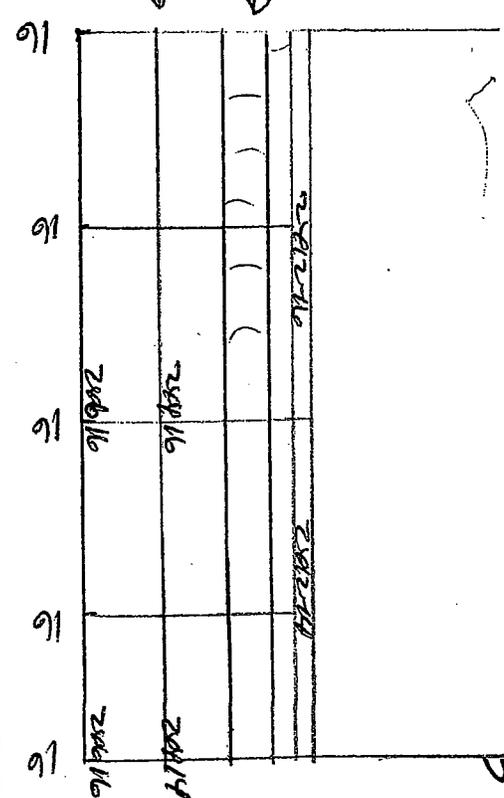
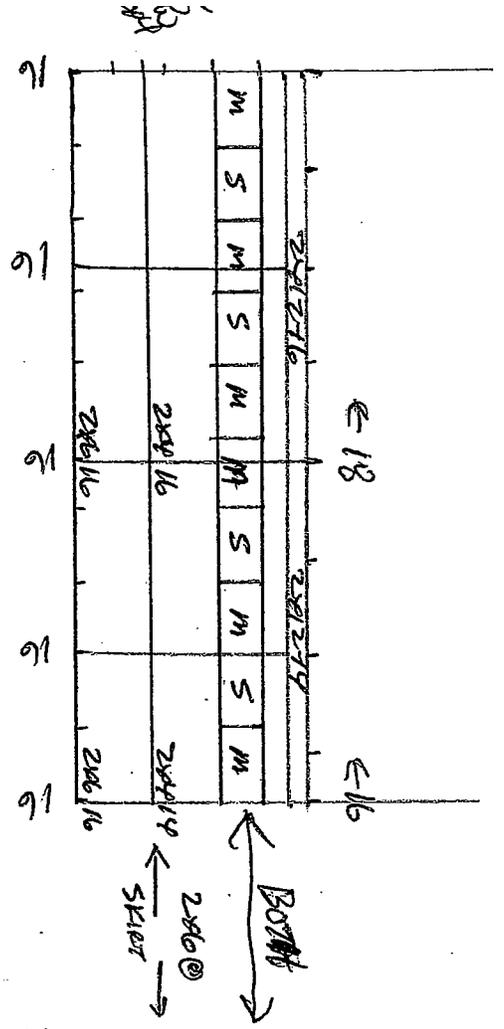
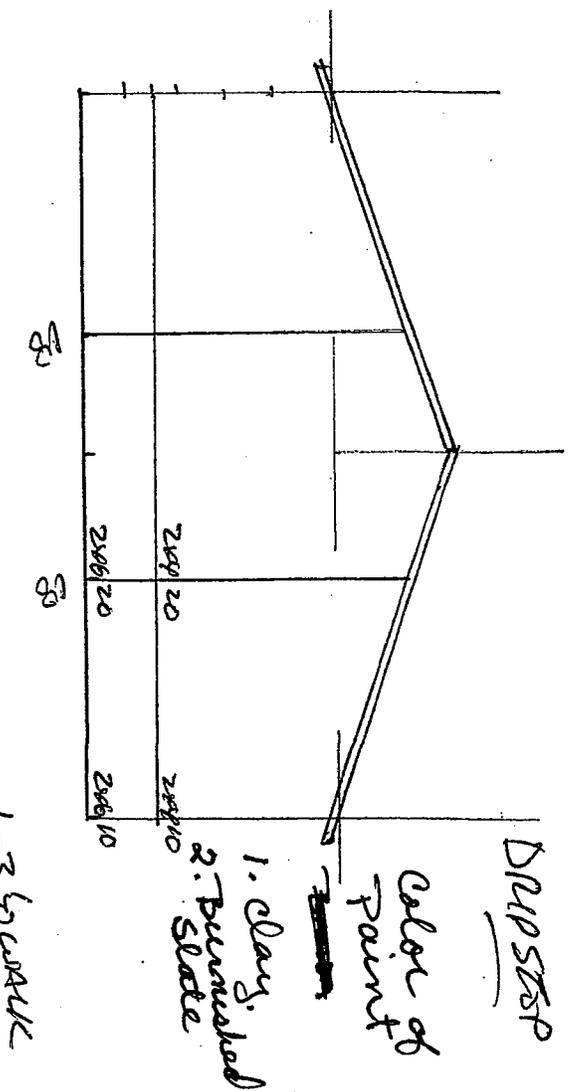
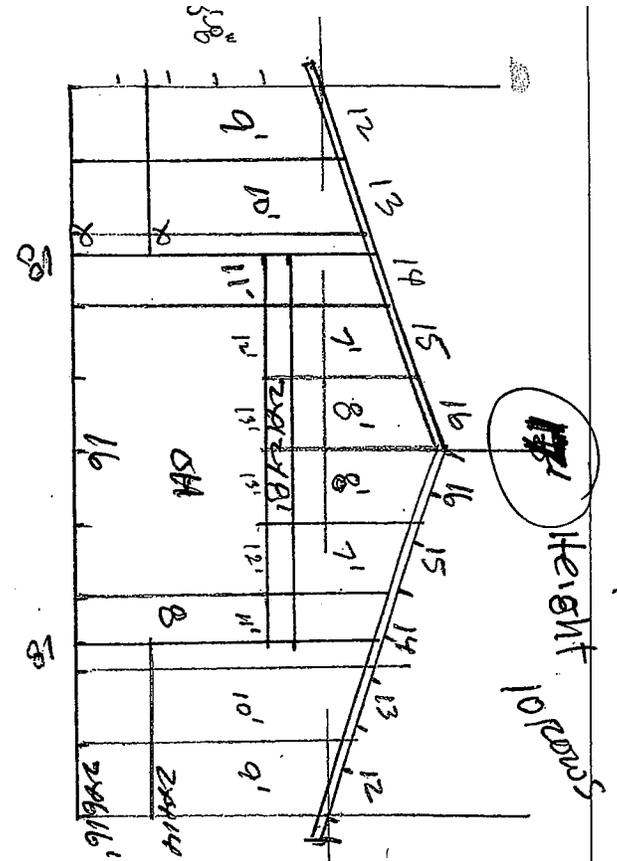
Columbus, Ind.
 May 14, 1952

TO WHOM IT MAY CONCERN:

This is to certify that I made the above survey and plat.

Paul S. Jones
 Paul S. Jones, Reg. Eng. #1980

30' x 30' - 10' WIDE 18" AC CRYSTALS



DRIP STOP

Color of paint

- 1. Clay.
- 2. Burnished Slate

1-3' to CORNER

3' SKIRT

ROOF METAL 17'0"
SIDING METAL 9'-8"
-3'-0" SKIRT
6' x 8"

RECEIPT

COLUMBUS PLAN COMMISSION

No 8883

General FUND

COLUMBUS, IN., March 17 2016

RECEIVED FROM New Hope Christian Church \$ 125.00

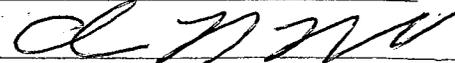
THE SUM OF One hundred twenty-five ⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF conditional use

PAYMENT TYPE & AMOUNT

CASH _____ CHECK 4879 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____



AUTHORIZED SIGNATURE