



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JUNE 24, 2014, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. C/CU-14-06: Grewal Properties** – A request by Grewal Properties for conditional use approval to allow a multi-family dwelling in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 1121 Pearl Street, in the City of Columbus.

Public Hearing

- B. C/DS-14-10: Grewal Properties** - A request by Grewal Properties for a development standards variance from Zoning Ordinance Section 3.12(C) to allow 2 primary structures on a lot, 1 more than permitted. The property is located at 1121 Pearl Street, in the City of Columbus.

Public Hearing

- C. C/DS-14-11: Kroger** - A request by Kroger for development standards variances from (1) Zoning Ordinance Section 7.2(Part 4)(B)(4)(c) to allow an interior drive aisle to be 23 feet in width, 1 foot less than the 24 foot minimum for two-way traffic with 90 degree parking, (2) Zoning Ordinance Section 7.3 (Part 1)(C)(3)(c)(i), to allow an entrance to a non-residential use on an arterial street (National Road) to be 85 feet, 315 less than the minimum 400 feet required from the centerline of another drive (3) Zoning Ordinance Section 7.3 (Part 1)(C)(3)(c)(i), to allow an entrance to a non-residential use on an arterial street (National Road) to be 38 feet, 362 feet less than the minimum 400 feet required from the centerline of another drive (4) Zoning Ordinance Section 7.3 (Part 1)(C)(3)(c)(i), to allow an entrance to a non-residential use on an arterial street (Central Avenue) to be 25 feet, 375 feet less than the minimum 400 feet required from the centerline of another drive and (5) Zoning Ordinance Section 7.2(Part 4)(C)(2)(c) to waive the requirement for a loading area in commercial zoning district to be screened from view of a public street. The property is located at 3060 National Road, in the City of Columbus.

Public Hearing

- D. C/DS-14-12: Valerie Niehus** - A request by Valerie Niehus for a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure before a

primary structure. The property is located on the vacant lot west of 5025 Somerset Lane, in the Wayne Township.

FINDINGS OF FACT

C/UV-14-01: Curtis Meyer
C/DS-14-07: Thompson Furniture
C/CU-14-03: Puppy Nanny 911
C/DS-14-08: Ronald Lentz
C/CU-14-04: Tom & Lindsey Hooker

APPROVAL OF MINUTES

Minutes of the May 28, 2014 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

C/CU-14-05: Fairlawn Presbyterian Church - A request by Fairlawn Presbyterian Church for conditional use approval to allow a 2,714 square foot building expansion to a worship facility in an RS3 (Residential: Single Family 3) zoning district. The property is located at 2611 Fairlawn Drive in the City of Columbus.

B/DS-14-04: Aaron Quinton – A request by Aaron Quinton for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to construct an accessory structure in a front yard. The property is located at 1220 W 800 S, in Wayne Township.

C/DS-14-09: James Helm – A request by James Helm for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to construct an accessory structure in a front yard. The property is located at 9342 W. Evergreen Drive, in Harrison Township.

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.