



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, APRIL 26, 2016, 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/DS-16-09: Richard Tucker** – A request by Richard Tucker for development standards variances from (1) Zoning Ordinance Section 3.5(C) to allow an existing barn to have a side setback of 5.5 feet, 24.5 feet less than the required 30 foot side setback for an agricultural structure and (2) Zoning Ordinance Section 3.5(C) to allow an existing garage to have a side setback of 11.7 feet, 3.3 feet less than the 15 foot required side setback for an accessory structure. The property is located at 10055 North 50 West, in German Township.

Public Hearing

- A. C/UV-16-02: Cummins Community Garden** – A request by Cummins for a use variance per Zoning Ordinance Section 3.24(A) to allow a community garden in the I-2 (Industrial: General) zoning district. The property is located at the south west corner of 7th Street and Maple Street, in the City of Columbus.

Public Hearing

- B. C/DS-16-11: Central Avenue Apartments** – A request by Tim & Connie Medaris for development standards variances from (1) Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow a driveway entrance to a non-residential use on a local street to be separated 13 feet, 87 feet less than the minimum 100 feet required from the centerline of an alley, (2) Zoning Ordinance Section 8.2(E) to allow a Buffer Yard Type B to be 8 feet wide, 7 feet less than the 15 foot minimum, (3) Zoning Ordinance Section 3.14(C) to allow a front building setback off 12th Street to be 8 feet, 2 feet less than the 10 foot minimum setback, (4) Zoning Ordinance Section 3.14(C) to allow a front building setback off of 13th Street to be 1 foot, 9 feet less than the 10 foot minimum setback and (5) Zoning Ordinance Section 3.14(C) to allow a front building setback off of Central Avenue to be 5 feet, 5 feet less than the 10 foot minimum. The properties are located at 1207 – 1225 Central Avenue, in the City of Columbus.

FINDINGS OF FACT

C/CU-16-01: Flintwood Wesleyan Church

C/DS-16-05: Flintwood Wesleyan Church
C/DS-16-03: Kroger
C/DS-16-04: Jackson County Bank
C/DS-16-06: Trent & Mandy Miller
C/DS-16-07: Dan Bates
C/CU-16-02: Harrison Lake County Club
C/DS-16-08: Harrison Lake County Club
C/CU-16-03: Ben Yeh

APPROVAL OF MINUTES

Minutes of the March 29, 2016 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

C/DS-16-10: Faurecia – A request by Faurecia for development standards variances from (1) Zoning Ordinance Section 3.25(C) to construct a covered walkway structure between 2 properties and have a zero setback from each side property line, 20 feet less than the 20 foot required side setback and (2) Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 6 feet in height, 2.5 feet taller than permitted in a front yard. The properties are located at 830 West 450 South and 950 West 450 South, in the City of Columbus.

C/CU-16-04: New Hope Christian Church – A request by New Hope Christian Church for conditional use approval per Zoning Ordinance Section 3.5(B) for the expansion of a worship facility (a 30 ft. x 30 ft. pole barn) in the AP (Agricultural: Preferred) zoning district. The property is located at 1361 West 400 North, in the City of Columbus.

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