



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, JANUARY 26, 2016, 6:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**ROLL CALL**

**ELECTION OF 2016 OFFICERS**

**OLD BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/CU-15-16: Harrison Lake Country Club** – A request by Harrison Lake County Club for conditional use approval per Zoning Ordinance Section 3.5(B) to allow the expansion of a golf course (an expanded driving range, fence and a 240 sq. ft. storage shed) in the AP (Agriculture: Preferred) zoning district. The properties are located at 588 S. Country Club Road and 532 South 525 West, in Harrison Township.

**Public Hearing**

- B. C/DS-15-32: Harrison Lake Country Club** – A request by Harrison Lake Country Club for development standards variances from Zoning Ordinance Section 9.3(D)(2) to allow (1) a fence to be 70 feet in height, 62 feet taller than the 8 foot maximum in a side yard, (2) a fence to be 50 feet in height, 46.5 feet taller than the 42 inch maximum in a front yard, and (3) a fence to be 60 feet in height, 52 feet taller than the 8 foot maximum in a side yard. The properties are located at 588 S. Country Club Road and 532 South 525 West, in Harrison Township.

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- C. C/CU-15-18: Sycamore Apartments** - A request by Tom Hooker for conditional use approval per Zoning Ordinance Section 3.20(B) to allow multi-family dwellings in a CC (Commercial: Community) zoning district. The property is located at 1425 Sycamore Street, in the City of Columbus.

**Public Hearing**

- D. C/DS-16-01: Sycamore Apartments** – A request by Tom Hooker for a development standards variance from Zoning Ordinance Section 7.3(C)(3)(c)(iii) to allow an entrance to a multi-family use on a local street to be 81 feet, 19 feet less than the required 100 foot separation, from the centerline of an alley. The property is located at 1425 Sycamore Street, in the City of Columbus.

### **Public Hearing**

- E. C/CU-15-09: Terrace Lake Community Church** – A request by Terrace Lake Community Church for conditional use approval per Zoning Ordinance Section 3.5(B) to allow the expansion of a worship facility in an AP (Agriculture: Preferred) zoning district. The property is located at 4260 W. 200 S., in the City of Columbus.

### **FINDINGS OF FACT**

C/DS-15-25: VU National Investments  
C/DS-15-27: Phillip Burton  
C/CU-15-15: St. Bartholomew Apartments  
C/DS-15-28: St. Bartholomew Apartments  
C/DS-15-30: Peter Hildreth

### **APPROVAL OF MINUTES**

Minutes of the November 24, 2015 meeting  
Minutes of the December 15, 2015 meeting

### **ADOPTION OF THE 2016 MEETING SCHEDULE**

### **DISCUSSION**

None

### **HEARING OFFICER APPROVALS**

**B/CU-15-12: Wayne Park** – A request by the Bartholomew County Park Board for conditional use approval to allow the expansion of a park, with the addition of an 18 ft. by 24 ft. (432 square foot) maintenance shed, in the AG (Agriculture: General) zoning district per Zoning Ordinance Section 3.6(B). The property is located at 2051 East 550 South, in Wayne 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**