



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JUNE 28, 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-16-12: Ricker's Gas Station** – A request by Ricker's Gas Station for development standards variances from 1) Zoning Ordinance Section 6.1(C)(2) to allow a dumpster to be located in a front yard and 2) Zoning Ordinance Section 7.3(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (24th St.) to be 84 feet, 16 feet less than the required 100 feet from the centerline of another street. The property is located at 1711 and 1725 25th Street, in the City of Columbus.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- B. C/DS-16-19: Kurt Schwarze** - A request by Kurt Schwarze for a development standards variance from Zoning Ordinance Section 3.9(C) to allow an accessory structure to have a rear setback of 2 feet, 3 feet less than the required 5 foot rear setback. The property is located at 2644 Chestnut Street, in the City of Columbus.

Public Hearing

- C. C/DS-16-20: Chuck Fulford** – A request by Chuck Fulford for a development standards variance from Zoning Ordinance Section 7.3(C)(3)(c)(i) to allow an entrance to a non-residential use on a principle arterial street (State Street) to be 80 feet, 320 feet less than the required 400 feet, from the centerline of another street (Cherry Street). The property is located at 2242 State Street, in the City of Columbus.

Public Hearing

- D. C/DS-16-21: Justin Mann** – A request by Justin Mann for development standards variances from (1) Zoning Ordinance Section 3.5(C) to allow an accessory structure (a detached garage) to have a 5 foot side setback from the property line, 10 feet less than the required 15 foot setback, and (2) Zoning Ordinance Section 6.1(F)(2) to allow an accessory structure (a detached garage) to be 284 square feet larger than the primary structure. The property is located at 2840 Woodland Farms Drive, in the City of Columbus.

Public Hearing

- E. C/DS-16-22: Erma Wickstrom** – A request by Erma Wickstrom for development standards variances from (1) Zoning Ordinance Section 3.5(D)(2) to allow the creation of 1 new lot, 1 more than permitted and (2) Zoning Ordinance Section 3.5(D)(2) to allow a parent tract

remainder to be less than 10 acres for each new lot created. The property is located at 1120 and 1080 West 625 South, in Wayne Township.

Public Hearing

- F. C/CU-16-05: Columbus Massage Center** – A request by the Columbus Massage Center for conditional use approval to allow a personal service use (a salon/day spa) in a CO (Commercial: Office) zoning district per Zoning Ordinance Section 3.19(B). The property is located at 3126 17th Street, in the City of Columbus.

Public Hearing

- G. C/DS-16-26: Columbus Massage Center** – A request by the Columbus Massage Center for a development standards variance from Zoning Ordinance Section 6.1(C)(2) to allow a dumpster to be located in a front yard. The property is located at 3126 17th Street, in the City of Columbus.

Public Hearing

- H. C/DS-16-23: Kenan Al-Husseini** – A request by Kenan Al-Husseini for a development standards variance from Zoning Ordinance Section 3.11(C) to allow a primary structure to have a 3.6 foot setback, 6.4 feet less than the 10 foot minimum front setback requirement. The property is located at 2202 Cherry Street, in the City of Columbus.

FINDINGS OF FACT

C/DS-16-15: Ashford Park Apartments

C/DS-16-17: Eastbrook Plaza

APPROVAL OF MINUTES

Minutes of the April 26, 2016 meeting

Minutes of the May 24, 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