



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, MARCH 29, 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/CU-16-01: Flintwood Wesleyan Church** – A request by Flintwood Wesleyan Church for conditional use approval per Zoning Ordinance Section 3.11(B) to allow the expansion of a worship facility, specifically for a parking lot expansion, a building addition and the addition of an accessory structure, in the RS4 (Residential: Single Family 4) zoning district. The property is located at 5300 East 25th Street, in the City of Columbus.

Public Hearing

- B. C/DS-16-05: Flintwood Wesleyan Church** – A request by Flintwood Wesleyan Church for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Wedgewood Drive) to be 50 feet, 50 feet less than the 100 feet required from the centerline of another drive. The property is located at 5300 East 25th Street, in the City of Columbus.

Public Hearing

- C. C/DS-16-03: Kroger** – A request by Kroger for development standards variances from Zoning Ordinance Section 10(D)(7) to allow signs for the Kroger Gas Station to be located off-premise, one sign on each of the Kroger Marketplace's 2 freestanding signs. The property is located at 3060 National Road, in the City of Columbus.

Public Hearing

- D. C/DS-16-04: Jackson County Bank** – A request by Jackson County Bank for development standards variances from Zoning Ordinance Section 10(D)(7) to allow signs for Jackson County Bank to be located off-premise, one sign on each of Kroger Marketplace's 2 freestanding signs. The property is located at 3060 National Road, in the City of Columbus.

Public Hearing

- E. C/DS-16-06: Trent & Mandy Miller** - A request by Trent & Mandy Miller for development standards variances from Zoning Ordinance Section 6.1(A) to allow an accessory structure (a boat house) to be built before a primary structure and Zoning Ordinance Section 3.5(C) to allow an accessory structure to be built 4 feet 8 inches feet from the property line, 4 inches

closer than the minimum 5 foot setback. The property is located at 9193 W. Raintree Drive, in Harrison Township.

Public Hearing

- F. C/DS-16-07: Dan Bates** – A request by Dan Bates for development standards variances from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure to be located in a front yard and Zoning Ordinance Section 3.9(C) to allow an accessory structure to be 10 feet from the property line, 5 feet closer than the 15 foot minimum front setback for an accessory structure. The property is located at 4365 Washington Street, in the City of Columbus.

Public Hearing

- G. C/CU-16-02: Harrison Lake County 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 expansion of the clubhouse) in the AP (Agriculture: Preferred) zoning district. The property is located at 588 S. Country Club Road, in Harrison Township.

Public Hearing

- H. C/DS-16-08: Harrison Lake County Club** - A request by Harrison Lake Country Club for a development standards variance from Zoning Ordinance Section 3.5(C) to allow a building addition to encroach 13 feet into the required 30 foot front setback. The property is located at 588 S. Country Club Road, in Harrison Township.

Public Hearing

- I. C/CU-16-03: Ben Yeh** - A request by Ben Yeh for conditional use approval per Zoning Ordinance Section 6.6(B) to allow a home based business (piano lessons) in an RS2 (Residential: Single Family 2) zoning district. The property is located at 3804 Greenbriar Drive, in the City of Columbus.

FINDINGS OF FACT

- C/CU-15-16: Harrison Lake Country Club
- C/DS-15-32: Harrison Lake Country Club
- C/CU-15-18: Sycamore Apartments
- C/DS-16-01: Sycamore Apartments
- C/CU-15-09: Terrace Lake Community Church

APPROVAL OF MINUTES

Minutes of the January 26, 2016 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

C/DS-16-02: Columbus Board of Aviation Commissioners – A request by the Columbus Board of Aviation Commissioners for a development standards variance from Columbus AirPark PUD Section V(G)(Table 4) to allow the maximum depth of a lot to be approximately 406 feet, 156 feet deeper than the 250 foot maximum depth from Vickers Drive. The

property is located on the west side of Vickers Drive, north of Whitney Court, 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