



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, MAY 24, 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-16-12: 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, 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 86 feet, 14 feet less than the required 100 feet from the centerline of another street, 3) Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 29 feet in height, 9 feet taller than the 20 foot maximum height, 4) Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 154.89 square feet in size, 54.89 square feet larger than the maximum 100 square foot size and 5) Zoning Ordinance Section 10(G)(2)(b) to allow the elements of a freestanding sign to be physically separated by 1 foot, 6 inches more than the maximum allowed. The property is located at 1711 and 1725 25th Street, in the City of Columbus.

Public Hearing

- B. C/DS-16-15: Ashford Park Apartments** - A request by Herman Kittle Properties for development standards variances from 1) Zoning Ordinance Section 7.3(C)(3)(c)(i) to allow an entrance to a non-residential use on a minor arterial street (10th St.) to be 42 feet, 358 feet less than the required 400 feet from the centerline of another street, 2) Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a garage) to be located in the 12th Street front yard, 3) Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a maintenance building) to be located in the 12th Street front yard, 4) Zoning Ordinance Section 9.3(C)(2) to allow fence that is 6 feet in height to be located in the 12th Street front yard, 30 inches taller than the 42 inch maximum height, and 5) Zoning Ordinance Section 7.2(B)(2) to allow a parking lot setback to be zero, 5 feet less than the 5 foot minimum side yard setback. The property is located at 1616 10th Street, in the City of Columbus.

Public Hearing

- C. C/DS-16-17: Eastbrook Plaza** – A request by Kamin Realty Co. for development standards variances from 1) Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign (25th Street) to have three secondary elements that are 58.33 square feet, 33.33 square feet larger than the maximum 25 square feet and 2) Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign (National Road) to have three secondary elements that are 58.33

square feet, 33.33 square feet larger than the maximum 25 square feet The property is located at 2510 – 2650 Eastbrook Plaza, in the City of Columbus.

FINDINGS OF FACT

C/DS-16-09: Richard Tucker
C/UV-16-02: Cummins Community Garden
C/DS-16-11: Central Avenue Apartments

APPROVAL OF MINUTES

Minutes of the April 26, 2016 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

B/DS-16-04: Ronald & Eileen Jackson - A request by Ronald & Eileen Jackson for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow a 24 foot by 32 foot (768 square foot) accessory structure (a detached garage) in the front yard. The property is located at 4851 S. Poplar Drive, in Ohio Township.

C/DS-16-16: Todd Burbrink - A request by Todd Burbrink for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow a 48 foot by 47 foot (2,256 square foot) building addition on an existing accessory structure (a detached garage) located in the front yard. The property is located at 5841 East 150 South, in Columbus Township.

C/DS-16-13: Robert McGuire - A request by Robert McGuire for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow a 60 foot by 36 foot (2,160 square foot) accessory structure (a detached garage) located in the front yard. The property is located at 7620 South 150 West, in Columbus Township.

C/DS-16-14: Culp Ventures – A request by Culp Ventures for a development standards variance from Zoning Ordinance Section 7.2(Part 4)(B)(i) to allow one new parking space in an existing parking lot to be setback 0 feet, 10 feet less than the 10 minimum setback requirement. The property is located at 1585 and 1565 North National Road, in the City of Columbus.

C/DS-16-18: Cummins CMEP – A request by Cummins for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow 3 accessory structures (a pump house and cooling towers) to be located in the front yard. The property is located at 2725 West 450 South, 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