



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 29, 2013, 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-13-11: TurnKey Rents 1** – A request by TurnKey Rents 1 for conditional use approval to allow a new accessory dwelling above a detached garage, in an RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 737 4th Street, in the City of Columbus.

Public Hearing

- B. C/DS-13-25: TurnKey Rents 1** – A request by TurnKey Rents 1 for development standards variances from (1) Zoning Ordinance Section 3.12(C) to allow an accessory structure with a garage facing a public street to be located 4 feet from the front setback, 21 feet less than the minimum 25 foot setback, (2) Zoning Ordinance Section 7.1 (Table 7.1) to allow a property with two dwelling units to have 2 parking spaces, 2 less than the minimum required and (3) Zoning Ordinance Section 3.12(C) to allow an accessory structure to be 25 feet in height, 6.3 feet taller than permitted. The property is located at 737 4th Street, in the City of Columbus.

Public Hearing

- C. C/CU-13-15: Albert Nolting** – A request by Albert Nolting for conditional use approval to allow a home-based business (guitar lessons with regular on-site customers) in an RS2 (Residential: Single Family 2) zoning district per Zoning Ordinance Section 6.6(Part 1)(B). The property is located at 3325 Woodcrest Court, in the City of Columbus.

Public Hearing

- D. C/CU-13-16: Flintwood Wesleyan Church** – A request by Flintwood Wesleyan Church for conditional use approval to allow a freestanding sign with a changeable copy element in the RS4 (Residential: Single-Family 4) zoning district per Zoning Ordinance Section 10 (Table 10.1). The property is located at 5300 25th Street, in the City of Columbus.

Public Hearing

- E. C/DS-13-27: Flintwood Wesleyan Church** – A request by Flintwood Wesleyan Church for a development standards variance from Zoning Ordinance Section 10(H)(11)(c) to allow the

portion of changeable copy as part of a primary freestanding sign to be 30 square feet, 16.27 square feet larger than permitted. The property is located at 5300 25th Street, in the City of Columbus.

Public Hearing

- F. C/UV-13-03: Kris Withers** – A request by Kris Withers for a use variance from Zoning Ordinance Section 3.25(A) to allow an indoor dirt track for remote control vehicles (medium scale recreational use) to locate in an I-3 (Industrial: Heavy) zoning district. The property is located at 1285 Indianapolis Road, in the City of Columbus.

Public Hearing

- G. C/DS-13-28: Matthew Battin** – A request by Matthew Battin for a development standards variance from Zoning Ordinance Section 3.12(C) to allow an accessory structure to have a 0 foot side setback, 3 feet less than the minimum 3 foot side setback. The property is located at 738 Lafayette Avenue, in the City of Columbus.

Public Hearing

- H. C/DS-13-30: First Assembly of God** – A request by the First Assembly of God for a development standards variance from Zoning Ordinance Section 10(H)(11)(c) to allow the portion of changeable copy as part of a freestanding sign to be 37.32 square feet, 28.92 square feet larger than permitted. The property is located at 2100 10th Street, in the City of Columbus.

FINDINGS OF FACT

None

APPROVAL OF MINUTES

Minutes of the August 27, 2013 meeting - REVISED
Minutes of the September 24, 2013 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

- A. C/DS-13-26: David Carothers** – A request by David Carothers for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure to be located in the front yard. The property is located at 4730 West Lowell Road, in Columbus Township.
- B. C/DS-13-29: Shane & Trish Meier** – A request by Shane & Trish Meier for a development standards variance from Zoning Ordinance Section 10(D)(7) to allow businesses to utilize an existing freestanding sign on an adjacent property. The properties are located at 4181, 4171 and 4161 North 150 West, in the City of Columbus.
- C. C/CU-13-17: Summers Heating & Cooling** – A request by Summers Heating & Cooling for conditional use approval to allow a contractor's office/workshop in a CC (Commercial:

Community) zoning district. The property is located at 4161 North 150 West, in the City of Columbus.

- D. C/CU-13-18: Fraternal Order of Eagles** – A request by the Fraternal Order of Eagles for conditional use approval to allow a private club in a CD (Commercial: Downtown) zoning district. The property is located at 930 Washington Street, in the City of Columbus.

ADJOURNMENT