



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, SEPTEMBER 27, 2016, 3:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

**3:30p.m. Group**

**Public Hearing**

- A. C/DS-16-30: Freddie's Frozen Custard & Steakburgers** – A request by Freddie's Frozen Custard & Steakburgers for development standards variances from (1) Zoning Ordinance Section 10 (Table 10.1) at allow 3 wall signs to total 215 square feet, 84 square feet larger than permitted and (2) Zoning Ordinance Section 10(F)(1) for a permanent freestanding sign to be located 5 feet from the property line, 5 feet closer than the 10 foot minimum setback. The property is located at 3660 Jonathan Moore Pike, in the City of Columbus.

**Public Hearing**

- B. C/CU-16-10: Kroot** – A request by Kroot for conditional use approval to expand a waste disposal facility (a scrap metal yard) in an I-3 (Industrial: Heavy) zoning district per Zoning Ordinance Section 3.25(B). The property is located at 2915 State Street, in the City of Columbus.

**Public Hearing**

- C. C/DS-16-40: Kroot** – A request by Kroot for a development standards variance from Zoning Ordinance Section 8.2 (Table 8.3) to waive the requirement to install a Buffer Yard Type C along the northwest property line. The property is located at 2915 State Street, in the City of Columbus.

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- D. C/CU-16-11: Flintwood Wesleyan** – A request by Flintwood Wesleyan Church for conditional use approval to expand a worship facility (a building addition to the multi-purpose building) in the RS4 (Residential: Single Family 4) zoning district per Zoning Ordinance Section 3.11(B). The property is located at 5300 E. 25<sup>th</sup> Street, in the City of Columbus.

**Public Hearing**

- E. C/DS-16-44: Flintwood Wesleyan** – A request by Flintwood Wesleyan Church for a development standards variance from Zoning Ordinance Section 3.11(C) to allow the maximum height of a new building addition to be 35 feet, 10 feet taller than the 25 foot maximum. The property is located at 5300 E. 25<sup>th</sup> Street, in the City of Columbus.

**Public Hearing**

- F. **C/DS-16-41: ColumBike** – A request by ColumBike for development standards variances from (1) Zoning Ordinance Section 10 (Table 10.1) to allow two wall signs to total 226.5 square feet, 103.3 square feet larger than the maximum, (2) Zoning Ordinance Section 10(D)(1), to allow a wall sign to flash, move and/or rotate, and (3) Zoning Ordinance Section 10 (Table 10.1) to allow a window sign to be 167.4 square feet in size, 137.4 square feet larger than the maximum. The property is located at 951 2<sup>nd</sup> Street, in the City of Columbus.

**Public Hearing**

- G. **C/DS-16-34: Jackie Combest** – A request by Jackie Combest for a development standard variance from Zoning Ordinance Section 6.1(A) to allow a 24 foot by 24 foot (576 square foot) expansion of an accessory structure on a lot that does not have a primary structure. The property is located on the lot east of 1219 8<sup>th</sup> Street, in the City of Columbus.

**Public Hearing**

- H. **C/CU-16-13: Hawcreek Preserve Apartments** – A request by RealAmerica Development for conditional use approval to allow a multi-family development in the CC (Commercial: Community) zoning district, per Zoning Ordinance Section 3.20(B). The property is located at 2655 25<sup>th</sup> Street, in the City of Columbus.

**Public Hearing**

- I. **C/DS-16-39: Hawcreek Preserve Apartments** – A request by RealAmerica Development for development standards variances from (1) Zoning Ordinance Section 3.20(C) to allow a new primary structure to be 60 feet in height, 20 feet taller than the 40 foot maximum, (2) Zoning Ordinance Section 7.1 (Table 7.1) to allow 73 parking spaces, 32 fewer than the 105 spaces required, (3) Zoning Ordinance Section 8.2 (Table 8.3) to waive the requirement to install a Buffer Yard Type C along the southern property line, and (4) Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow a driveway entrance to a multi-family use on a local street to be separated 94.5 feet, 5.5 feet less than the minimum 100 feet required from the centerline of another driveway. The property is located at 2655 25<sup>th</sup> Street, in the City of Columbus.

**6:00p.m. Group**

**Public Hearing**

- J. **C/DS-16-35: Robert & Lisa Owen** – A request by Robert & Lisa Owen for development standard variances from (1) Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure to be located in the front yard, (2) Zoning Ordinance Section 3.10(C) to allow an accessory structure with a vehicle entrance to be located 15 feet from the property line, 10 feet less than the 25 foot minimum front setback, and (3) Zoning Ordinance Section 9.3(C)(2) to allow a fence to be 8 feet tall, 10 inches, 10 inches taller than the 8 foot maximum. The property is located at 8206 Buckingham Drive, in German Township.

**Public Hearing**

- K. **C/DS-16-36: William & Rebecca Ballard** – A request by William & Rebecca Ballard for a development standard variance from Zoning Ordinance Section 6.1(F)(2) to allow 2 accessory structures, including a proposed 24 foot by 24 foot (576 square feet) detached garage on a property of less than 2 acres to be 1,268 square feet larger than the ground floor area of the primary structure. The property is located at 4460 Jonesville Road, in Columbus Township.

**Public Hearing**

- L. **C/CU-16-12: Marcus Taulman** – A request from Marcus & Pamela Taulman for conditional use approval for an agribusiness facility (a farmers market) in the AP (Agriculture: Preferred) zoning district, per Zoning Ordinance Section 3.5(B) The property is located on the property directly south of 9851 South 400 West, in Wayne Township.

**Public Hearing**

- M. **C/UV-16-03: Marcus Taulman** – A request from Marcus & Pamela Taulman for a use variance per Zoning Ordinance Section 3.5(A) to allow a banquet facility in the AP (Agriculture: Preferred) zoning district. The property is located at 10335 South 400 West, in Wayne Township.

**Public Hearing**

- N. **C/DS-16-37: Jordan Elkins** - A request from Jordan Elkins for a development standards variance from Zoning Ordinance Section 3.9(C) to allow an accessory structure (a carport) to be located 3.3 feet from the side property line, 1.7 feet closer than the required 5 foot minimum setback requirement. The property is located at 4245 Washington Street, in the City of Columbus.

**Public Hearing**

- O. **C/DS-16-38: Todd Rawlings** – A request from Todd Rawlings for a development standards variance from Zoning Ordinance Section 3.5(C) to allow a building addition to be located 14 feet from the centerline of Raintree Drive, 21 feet closer than the required 35 foot front setback. The property is located at 9905 North Raintree Drive, in Harrison Township.

**8:00p.m. Group**

**Public Hearing**

- P. **C/CU-16-14: David Dody** – A request by David Dody for conditional use approval to allow small scale retail use (an antique shop) to be located in the CO (Commercial: Office) zoning district per Zoning Ordinance Section 3.19(B). The property is located at 1007 Central Avenue, in the City of Columbus.

**Public Hearing**

- Q. **C/DS-16-42: Dennis Hurst** – A request by Dennis Hurst for a development standards variance from Zoning Ordinance Section 3.8(C) to allow a building addition to be located 3.3 feet from the side property line, 1.7 feet closer than the required 5 foot minimum setback requirement. The property is located at 2800 Washington Street, in the City of Columbus.

**Public Hearing**

- R. **C/DS-16-43: Marvin Mitchell** – A request by Marvin Mitchell for a development standards variance from Zoning Ordinance Section 3.9(C) to allow a 12 foot by 16 foot (192 square foot) accessory structure (a shed) to be setback 28 feet from the centerline of Terrace Lake Road, which is 19.5 feet closer than permitted. The property is located at 1076 Pine Hill Drive, in the City of Columbus.

**Public Hearing**

- S. **C/DS-16-32: Faurecia** – A request by Faurecia for a development standards variance from Zoning Ordinance Section 7.3(Part 2)(A) to waive the requirement to install a public

sidewalk along the frontage of 450 South. The property is located at 830 West 450 South, in the City of Columbus.

## **FINDINGS OF FACT**

C/CU-16-07: Guardian K-9  
C/UV-16-01: Three Hops  
C/DS-16-31: Three Hops  
C/DS-16-29: Stephen Shirer  
C/CU-16-09: Dwight Grooms  
C/DS-16-33: Dwight Grooms

## **APPROVAL OF MINUTES**

Minutes of the August 23, 2016 meeting

## **DISCUSSION**

None

## **HEARING OFFICER APPROVALS**

**B/CU-16-08: Springer Cemetery** – A request by the Springer Cemetery Association for conditional use approval to expand a cemetery in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 3.5(B). The property is located at the southeast corner of US 31 and 475 South, in Sandcreek 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**