

Columbus – Bartholomew County Planning Department  
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County

Zoning: \_\_\_\_\_

Docket No.: \_\_\_\_\_

Hearing Procedure:  Board of Zoning Appeals  Hearing Officer

**Development Standards Variance Application:**

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

**Applicant Information** (the person or entity that will own and/or execute what is proposed):

Name: DENNIS E. HURST

Address: 3961 MELBOURNE DRIVE  
(number) (street) (city) (state) (zip)

Phone No.: 812) 350-0315 Fax No.: \_\_\_\_\_ E-mail Address: DEHURST@NE.GM

**Property Owner Information** (the "owner" does not include tenants or contract buyers):

Name: KENAN AL-HUSSEINI (HOMES BY KENAN)

Address: 10364 S US HWY 31 ELIZABETHTOWN IN 47222  
(number) (street) (city) (state) (zip)

Phone No.: 812) 341-4144 Fax No.: \_\_\_\_\_ E-mail Address: KENAN79@GMAIL.COM

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: KENAN AL-HUSSEINI

Address: 10364 S US HWY 31 ELIZABETHTOWN IN 47232  
(number) (street) (city) (state) (zip)

Phone No.: 812) 341-4144 Fax No.: \_\_\_\_\_ E-mail Address: KENAN79@GMAIL.COM

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used.  E-mail  Fax  Mail

**Property Information:**

Address: 2800 WASHINGTON ST  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):  
\_\_\_\_\_

**Variance Requested:**

I am requesting a variance from Section 3.12(c) of the Zoning Ordinance to allow the following:

to allow the side setback of a primary structure to be 2.5 feet, 2.5 feet less than the 5 foot minimum.

**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

THIS ADDITION OF 2 CAR GARAGE TO EXISTING HOME. THE CHANGE WILL NOT INTERFERE WITH VISIBILITY OF NEIGHBOR TO THE ROAD. IT WILL ALSO INCREASE PROPERTY VALUE OF EXISTING HOME AS WELL AS NEIGHBORS.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

NO CHANGE TO ROAD ACCESS VISIBILITY. WILL INCREASE VALUE OF NEIGHBORS HOME SINCE VALUE OF HOME BEING MODIFIED WILL INCREASE IN VALUE.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

TO COMPLY WITH THE 5FT SETBACK REQUIREMENT WOULD MAKE THE CHANGE TO ADD ATTACHED 2 CAR GARAGE UNPRACTICAL AND WOULD DESTROY THE "CHARACTER" OF THE 1940S BUILT STRUCTURE

**Application Fee Refund Information:**

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Dennis E. Horst  
Address: 3961 Melbourne Drive Columbus IN 47203  
(number) (street) (city) (state) (zip)

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Dennis E. Horst 8/23/16  
(Applicant's Signature) (Date)

**Property Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

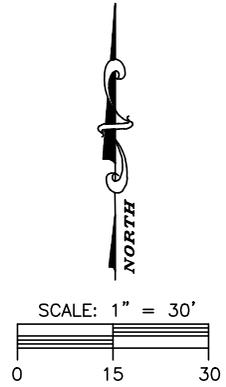
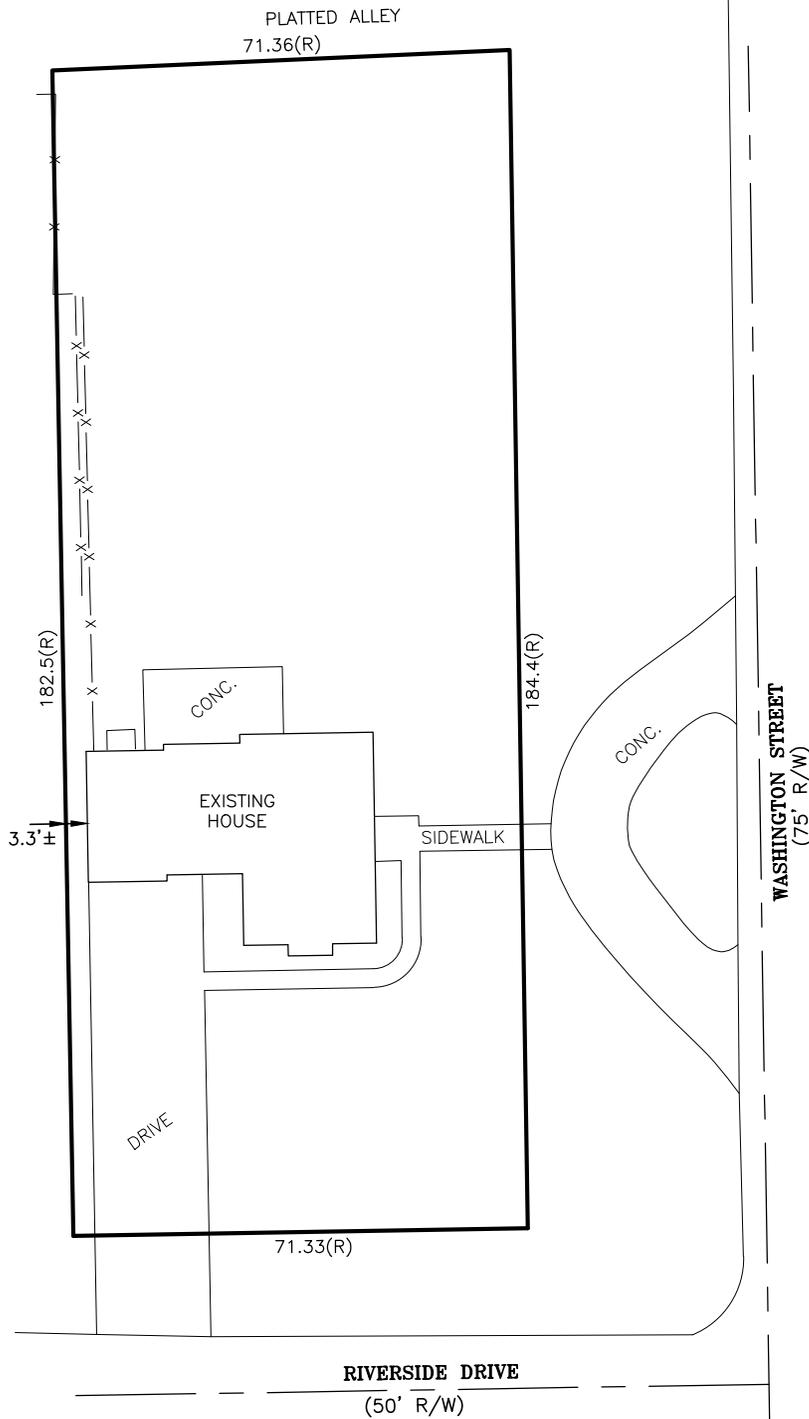
[Signature] KENAN AL-HUSSEINI 8/23/16  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Printed Name)

\_\_\_\_\_  
If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

**CONSTRUCTION STAKE OUT DRAWING**

LOT "1" IN "THIRD RIVERSIDE ADDITION TO THE CITY OF COLUMBUS, INDIANA" AS RECORDED IN PLAT BOOK "D", PAGE 6-7 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.



**LEGEND**

(R) PER RECORD DESCRIPTION OR PLAT

I, TIM M. ALLEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE HEREON DRAWING WAS PREPARED UNDER MY SUPERVISION FROM THE NOTES OF A FIELD SURVEY. ZONING/COVENANT COMPLIANCE IS NOT IMPLIED, WARRANTED, OR GUARANTEED BY THIS DRAWING.

*Tim M. Allen*  
 TIM M. ALLEN, PLS LS20700102

9/2/16  
 DATE



<b>LOT 1</b> <b>THIRD RIVERSIDE ADDITION</b> <b>BARTHOLOMEW COUNTY, INDIANA</b>		<b>I</b> ndependent <b>L</b> and <b>S</b> urveying <small>www.ilsurveying.com</small>
SHEET: 1 OF 1 SCALE: 1"= 30' DRAWN BY: TMA DWG DATE: 9/2/16 DWG NAME: 16217 KEENO - GSO.dwg	JOB #16217 DWG REVISION DATES - -	
		3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996 414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605

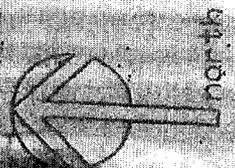
**\*VOID AFTER 60 DAYS FROM DATE OF CERTIFICATION\***



70,000,300

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000,100



north

Scale 1" = 30'

124

191

