MINUTES COLUMBUS BOARD OF ZONING APPEALS MEETING DECEMBER 18, 2012 CITY COUNCIL CHAMBERS, 123 WASHINGTON STREET COLUMBUS, INDIANA

Members Present: Eric Frey, Chairperson, Dave Bonnell, Secretary and Tom Wetherald.

Members Absent: Lou Marr and Hanna Omar

Staff Present: Melissa Begley, Allie Keen, Trudi Smith, Stephanie Carr (County Code

Enforcement)

Alan Whitted (Deputy City Attorney).

PUBLIC MEETING

Eric Frey, chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

OLD BUSINESS REQUIRING COMMISSION ACTION

C/DS-12-29: Keith Allison

Keith Allison is requesting a development standards variance from Zoning Ordinance Section 3.5(C) to allow an addition to an existing garage to encroach 10 feet into the required 30 foot rear setback. The property is located 7850 W. West Pointe Dr., in Harrison Township.

Ms. Begley said that the reason for the continuance from last month was to allow the petitioner to meet with the neighbors to address the business use at the property.

She said that the petitioner has met all criteria for a home based business and the meeting tonight would be the variance request to allow for an encroachment for a rear setback for an encroachment.

Ms. Begley presented the background information on the request.

Keith and Joan Allison petitioners appeared.

The meeting was open to the public.

Mr. Frey read a letter into the record opposed to the petition signed by Eric and Abby Howe 7950 W West Pointe Dr.

David Vail 7870 W West Pointe Dr. was opposed to the petition.

Mike Cooper 7855 W. West Pointe Dr. was in favor of the request.

The meeting was closed to the public.

Dave Bonnell made a motion to approve the petition along with the findings of fact as presented by staff.

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Mr. Wetherald seconded the motion and a voice vote was taken, which passed unanimously 3-0.

NEW BUSINESS REQUIRING BOARD ACTION

C/CU-12-30: RCP Realty

A request by RCP Realty, LLC for a development standards variance from Zoning Ordinance Section 3.21 (C) to allow the side setback of a building to be 1 foot, 9 feet less than the 10 foot minimum setback. The property is located at 3040 N National Road, in the City of Columbus.

Mrs. Begley presented the background information on the request.

Jeff Rocker represented the petitioner.

Bob Poynter petitioner appeared.

The meeting was opened to the public. No one was present from the public.

The meeting was closed to the public.

Dave Bonnell made a motion to approve the petition based on the findings of fact as presented by staff.

Tom Wetherald seconded the motion and a voice vote was taken, which passed unanimously 3-0.

C/CU-12-19: Kristen Foust

Kristen Foust is requesting a conditional use approval to allow a home based business for personal service in a RS3 (Residential: Single Family 3) zoning district per Zoning Ordinance Section 6.6(B). The property is located at 2905 Prairie Stream Way, in the City of Columbus.

Ms. Stark presented the background information on the request.

Kristen Foust appeared.

The meeting was opened to the public. No one was present from the public.

The meeting was closed to the public.

Dave Bonnell made a motion to approve the petition based on the findings of fact as presented by staff.

Tom Wetherald seconded the motion and a voice was taken, which passed unanimously 3-0.

C/CU-12-20: Route 3, LLC

Route 3, LLC is a request for a conditional use approval to allow truck and trailer sales in an I-2 (Industrial: Medium) zoning district per Zoning Ordinance Section 3.24(B). The property includes Lots 9A & 10A of the Bartholomew Industrial Park and is located generally at 965 Repp Drive, in the City of Columbus.

Ms. Keen presented the background information on the request.

Charles and Roe Whittington appeared.

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The meeting was opened to the public. No one was present from the public.

The meeting was closed to the public.

Dave Bonnell made a motion to approve the petition along with the findings of fact as presented by staff.

Tom Wetherald seconded the motion and a voice vote was taken, which passed unanimously 3-0.

FINDINGS OF FACT

C/DS-12-27: Prestwick Square of Columbus, LLC

Dave Bonnell made a motion to approve the findings of fact and was seconded by Tom Wetherald.

Motion carried by a voice vote of 3-0.

C/DS-12-28: Kenny Glass

Tom Wetherald made a motion to approve the findings of fact and it was seconded by Dave Bonnell.

Motion carried by a voice vote of 3-0.

APPROVAL OF MINUTES

Tom Wetherald made a motion to approve the minutes of November 27, 2012 and it was seconded by Dave Bonnell. Motion carried by a voice vote of 3-0.

DISCUSSION

C/UV-12-04 Dog World discussion

The meeting was-adjourned at 7:30 p.m.

Dave Bonnell, Secretary

Eric Frey, Chairgerson

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