AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, NOVEMBER 28, 2023, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA
& WEBEX

For a virtual meeting link visit: www.columbus.in.gov/planning/agendas-materials/

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

Public Hearing
A. CDS-2023-021: Narsinghani Commerical – A request by Tulsides Narsinghani for development standards variances from 1) Zoning Ordinance Section 7.2(Part 4)(B)(1) to allow a parking area to be setback 35 feet, 20 feet less than the minimum setback of 55 feet from the centerline of 25th Street, 2) Zoning Ordinance Section 3.20(C) to allow a building to be setback 0 feet, 10 feet less than the required 10 foot side setback, and 3) Zoning Ordinance Section 8.2(F) to allow a Buffer Yard Type B to be 6 feet in width, 9 feet less than the required 15 foot buffer. The property is located at 1024 25th Street, in the City of Columbus.

Public Hearing
B. CDS-2023-028: AAMCO-Circle K – A request by AAMCO for a development standards variance from Zoning Ordinance Section 10(G)(6) to allow a sign to be located off premises from the business it is serving. The property is located at 3090 National Road, in the City of Columbus.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing
C. CDS-2023-027: AAA Striping – A request by AAA Striping for development standards variances from Zoning Ordinance Section 3.24(C) to allow a building to be setback 0 feet, 25 feet less than the required 25 foot side setback (south property line) and Zoning Ordinance Section 3.24(C) to allow a building to be setback 0 feet, 25 feet less than the required 25 foot side setback (west property line). The property is located at 3906 North Indianapolis Road, in the City of Columbus.

Public Hearing
D. CDS-2023-029: Daro Chris & Socheata Kem – A request by Daro Chris & Socheata Kem for a development standards variance from Zoning Ordinance Section 9.3(C)(2) to allow a fence to be 6 feet in height, 2.5 feet taller than the maximum 3.5 feet in a front yard. The property is located at 2812 Martin Court, in the City of Columbus.
Public Hearing

E. **CCU-2023-016: Ritasha Dance Studio** – A request by Heramb Nirgudkkar for conditional use approval per Zoning Ordinance Section 6.6(Part 1)(B) to allow a home based business (a dance studio) in the RS2 (Residential: Single Family 2) zoning district. The property is located at 2838 Violet Court West, in the City of Columbus.

Public Hearing

F. **CCU-2023-017: Kellen Otto** – A request by HMGO Real Estate for conditional use approval per Zoning Ordinance Section 3.12(B) to allow a duplex in the RE (Residential: Established) zoning district. The property is located at 1010 California Street, in the City of Columbus.

Public Hearing

G. **CDS-2023-060: Kellen Otto** – A request by HMGO Real Estate for a development standards variance from Zoning Ordinance Section 7.1 (Table 7.1) to allow a duplex to have 2 parking spaces, 2 less than the required 4 parking spaces. The property is located at 1010 California Street, in the City of Columbus.

Public Hearing

H. **CDS-2023-031: Kimberly Shewmaker** – A request by Kimberly Shewmaker for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure to encroach 38 feet into a front yard. The property is located at 2975 Franklin Drive, in the City of Columbus.

**FINDINGS OF FACT**

CCU-2023-015: Dooley Apartments
CDS-2023-026: Dooley Apartments

**APPROVAL OF MINUTES**

Minutes from the October 24, 2023 meeting

**DISCUSSION**

None

**HEARING OFFICER APPROVALS**

None

**ADJOURNMENT**