



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, DECEMBER 19, 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/](http://www.columbus.in.gov/planning/agendas-materials/)*

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

None

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. CCU-2023-017: HMGO Real Estate** – 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**

- B. CDS-2023-060: HMGO Real Estate** – A request by HMGO Real Estate for development standards variances 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 and Zoning Ordinance Section 3.12(C) to allow a primary structure to have a 3 foot side setback, 2 feet less than the required 5 foot side setback. The property is located at 1010 California Street, in the City of Columbus.

**FINDINGS OF FACT**

CUV-2023-008: Opposum Court  
CDS-2023-021: Narsinghani Commercial  
CDS-2023-027: AAA Striping  
CDS-2023-029: Daro Chris & Socheata Kem  
CCU-2023-016: Ritasha Dance Studio  
CDS-2023-031: Kimberly Shewmaker

**APPROVAL OF MINUTES**

Minutes from the November 28, 2023 meeting

**DISCUSSION**

None

**HEARING OFFICER APPROVALS**

None

**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.**