City of Columbus – Bartholomew County
Planning Department

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AGENDA
COLUMBUS BOARD OF ZONING APPEALS
<u>**TUESDAY, FEBRUARY 27, 2024, 4:00 P.M.**</u>
COUNCIL CHAMBERS & MEETING HALL, 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/)

MEETING TO BEGIN IN THE COUNCIL CHAMBERS

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing
A. **CDS-2024-001: William & Angela Meyer** – A request by William and Angela Meyer for development standards variances from 1) Zoning Ordinance Section 7.3(Part 1)(C)(3)(b) to allow driveway access to streets where alley access is available, 2) Zoning Ordinance Section 7.3(Part 1)(C)(2)(b)(iii) to allow a drive where the second access point on Franklin Street does not meet the 50 foot minimum separation from the nearest adjacent drive. The property is located at 1900 Franklin Street, in the City of Columbus.

Public Hearing
B. **CUV-2024-001: MAC Duplex 1** – A request by the MAC Property Group, Inc. for a use variance to allow a duplex in the RS2 (Residential: Single Family 2) zoning district per Zoning Ordinance Section 3.9(A). The property is located at 3325 Riverside Drive, in the City of Columbus.

Public Hearing
C. **CUV-2024-002: MAC Duplex 2** – A request by the MAC Property Group, Inc. for a use variance to allow a duplex in the RS2 (Residential: Single Family 2) zoning district per Zoning Ordinance Section 3.9(A). The property is located on the vacant lot to the north of 3325 Riverside Drive, in the City of Columbus.

Public Hearing
D. **CUV-2024-003: Cherry Street Boarding House** – A request by the LARC Properties, LLC for a use variance to allow a shared housing facility (a boarding house) in the CC (Commercial: Community) zoning district per Zoning Ordinance Section 3.20(A). The property is located at 522 South Cherry Street, in the City of Columbus.

Public Hearing
E. CCU-2024-001: Athens Church of Columbus – A request by Perr Investments, LLC for conditional use approval per Zoning Ordinance Section 3.18(B) to allow a worship facility in the CN (Commercial: Neighborhood) zoning district. The property is located at 1268 Washington Street, in the City of Columbus.

Public Hearing
F. CCU-2024-003: Roviar Building Shared Parking – A request by Perr Investments, LLC for conditional use approval per Zoning Ordinance Section 7.1(Part 2)(A)(2) to allow shared parking between two or more uses within the Roviar Building. The property is located at 1268 Washington Street, in the City of Columbus.

Public Hearing
G. CCU-2024-002: 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.

BREAK – MEETING TO RESUME AT 7:30 P.M. IN THE MEETING HALL

ROLL CALL

Public Hearing
H. CCU-2023-018: Carina Solar – A request by Carina Solar for conditional use approval per Zoning Ordinance Section 3.5(B) to allow a solar power generation facility in the AP (Agriculture: Preferred) zoning district. The project includes multiple parcels and is located generally south of 100 South, west of US 31, east of South Gladstone Ave, and north of 300 South, in Columbus Township.

FINDINGS OF FACT

CDS-2023-028: AAMCO-Circle K
CCU-2023-019: J&D Services
CDS-2023-032: Tiajuana Newton

APPROVAL OF MINUTES

Minutes from the January 23, 2024 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

BCU-2024-002: Karen Thompson – A request by Karen Thompson for conditional use approval to allow an accessory dwelling in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.1(D)(1). The property is located at 9640 South State Road 58, in Ohio 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.