



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, APRIL 23, 2024, 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

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. CDS-2024-004: Jeff Finke** – A request by Jeff Finke for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Grissom Street) to be 89.25 feet, 10.75 feet less than the required minimum separation of 100 feet from another driveway or intersection. The property is located on the north side of Grissom Street, approximately 200 feet east of Andrews Street, in the City of Columbus.

Public Hearing

- B. CDS-2024-007: Randy Lapidus** – A request by Randy Lapidus for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(b) to allow driveway access to 15th Street where alley access is available. The property is located at 1444 Sycamore Street, in the City of Columbus.

Public Hearing

- C. CCU-2024-004: Lisa Roberts** – A request by Lisa Roberts for conditional use approval to allow an accessory dwelling in the RS2 (Residential: Single Family 2) zoning district per Zoning Ordinance Section 6.1(D)(1). The property is located at 1621 Rocky Ford Road, in the City of Columbus.

Public Hearing

- D. CUV-2024-004: Brenton Baumer** – A request by Brenton Baumer for use variance approval to allow a multi-family use (3 units) in the RS4 (Residential: Single Family 4) zoning district per Zoning Ordinance Section 3.11(A) and (B). The property is located at 1019 Central Avenue, in the City of Columbus.

Public Hearing

- E. CDS-2024-008: Brenton Baumer** – A request by Brenton Baumer for a development standards variance from Zoning Ordinance Section 3.16(C) to allow 3 dwelling units to be 500 square feet in size, 500 feet less than the minimum required 1,000 square foot dwelling unit size in the RS4 (Residential: Single Family 4) zoning district. The property is located at 1019 Central Avenue, in the City of Columbus.

FINDINGS OF FACT

CDS-2024-003: All-Phase Electric Supply
CDS-2024-004: National Road Plaza

APPROVAL OF MINUTES

Minutes from the February 27, 2024 meeting
Minutes from the March 26, 2024 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

BDS-2024-004: Randy Paetzel – A request by Randy Paetzel for a development standards variance from Zoning Ordinance Section 3.20(C) to allow a building addition on a primary structure to have a 2.8 foot rear setback, 7.2 feet less than the required 10 foot setback in the CC (Commercial: Community) zoning district. The property is located at 8150 North State Road 9, in Hawcreek Township.

BCU-2024-005: Project Whiteboard – A request by R&T Taylorsville, LLC for conditional use approval to allow the expansion of a food and beverage production use in the Wellfield Protection Overlay District per Zoning Ordinance Section 4.3(B)(2)(d). The property is located at 11900 North 200 West, in German 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.