

Board of Zoning Appeals

August 5, 2020

2:00pm

Board Members Present Were: Al Hayes, Tomeika Farley, Ty Harrison, Terry Fields, Charles Smith

City Personnel Present Were: Charlotte Davis, Fred Cobb, Phillip Smith, Eric Gansauer, Will Johnson (via conference call)

Meeting called to order 2:00pm

July 2020 BZA Minutes Approval

Fields made a motion to approve. Farley seconded. Minutes approved.

**BZA-06-20-001969**

**3679 Steam Mill Rd**

A representative from the Columbus Baptist Association was present to Requesting variance to locate 2 accessory structures in side yard as opposed to the rear yard that is required by the UDO. The intent is to put up barns up for several trailers that the church owns. The hardship is the lack of usable space on the property.

**Case Decision**

Farley made a motion to approve based on the lack of accessible space behind the building. Fields Seconded. No opposition. Motion Carries as Approved.

**BZA-07-20-002106**

**361 Cumberland Ct**

Johnny Cargill with Cargill Design & Remodel was present to represent the owners of 361 Cumberland Ct; the owners essentially have no back yard, but they do have a side yard. The back yard slopes off into the lake. They have an existing driveway on the side and they wish to locate a pool in the side yard.

**Case Decision**

Fields made a motion based on the hardship of the lay of the land in the back and the lack visibility of the pool. Hayes Seconded. No opposition. Motion Carries as Approved.

**BZA-07-20-002118**

**2606 Manchester Expy**

Ryan Davis was present to request a parking variance to increase the number of parking spaces for a urgent care facility from 16 spaces required to 40 spaces shown. An Urgent Care will be placed at the site of the old Lucky China buffet restaurant. The entire structure will be torn down but they are trying to retain as much pavement as possible. The new structure will not be as large as the existing structure. No opposition.

**Case Decision**

Smith made a motion to approve the request. Farley seconded. Motion carries as Approved.

**BZA-07-20-002119**

**8421 Veterans Pkwy**

Ryan Davis was present to represent the owner to request a variance to reduce the 30' front yard setback requirement to 15 to 40 feet shown because of extreme topography and to reduce the lot width

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from 125 feet required to 25 feet shown for 3 separate flag lots. The hardship is the lay of the land and the topography. No opposition.

**Case Decision**

Fields made a motion to approve the request based on the topography hardship. Seconded. Motion carries as approved.

**BZA-07-20-002127**

**6004 White Pine Dr**

Ryan Kennedy from Four Seasons was present on behalf of the owner to request a variance to reduce the 30' setback to 15' to construct a screened patio. The house is in a cul-de-sac and the hardship is that there isn't very much room to install a roof cover even though there is an existing patio. The hardship is the potential exposure to the elements. Half of the addition will be a screened in room and the other half is intended to be a covered patio. This is a variance request for an encroachment. No opposition.

**Case Decision**

Farley made a motion to approve based on the hardship of not having a screened porch. Seconded. Motion carries as Approved.

**BZA-07-20-002149**

**5374 McCaghren Dr**

Brian Brock was present to request an accessory structure height variance from 14'-0" required to 15'-6" shown. The hardship is to build a covering for the motor home and have adequate clearance for the vehicle.

**Case Decision**

Farley made a motion to approve the request. Seconded. Motion carries as Approved.

**BZA-07-20-02150**

**1501 23rd ST**

Mark McCollum from Columbus Area Habitat for Humanity was present to request a variance to reduce minimum lot width from 50'-0" required to 49'-0" shown for the subdivision of an existing lot into two parcels. This property was donated to the Columbus Area Habitat for Humanity and there are two structures on the property. They wish to subdivide the lots and meet the setback requirements with the two new parcels. They intend to demolish the structure and build new ones.

**Case Decision**

Hayes made a motion to approve based on no disturbance to the neighbors, the width of the lot, and approval of planning. Farley seconded. Motion carries as Approved. Smith made a motion to approve the additional parking for the veterinary clinic based on the need

**BZA-07-20-002154**

**3017 WILLIAMS RD**

A representative was present to request a parking variance from 20 spaces requires to 53 spaces for the construction of a new veterinary clinic. There is nothing on the property at this time. No opposition.

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**Case Decision**

Smith made a motion to approve the additional parking for the veterinary clinic. Farley seconded.

Motion carries as Approved.

Meeting adjourned approximately 2:40pm