

June 7<sup>th</sup>, 2023

BZA minutes for May 5<sup>th</sup>, 2023

Board Members Present Were: Al Hayes, Doug Jefcoat, Shaun Roberts, Kathleen Mullins

City Personnel Present Were: Fred Cobb, Amer A Gonzalez

Meeting Called to Order: 2:00pm

First order of business approve minutes from May.

**BZA-03-23-000477**

**1311 WARM SPRINGS RD**

Request a variance to increase parking from 252 spaces to 450 for new medical facility.

**Case Decision:** Farley made motion to approve “the use of this property is going to require more parking than it can handle so it looks as if as long as the city engineering ultimately approves it should be a good application”. Seconded by Roberts, Motion carries as approved.

**BZA-03-23-000496**

**2315 19TH ST**

OWNER WANTS TO REDUCED SIDE SETBACK FROM 8FT TO 2FT. HOME IS ZONED SFR2. PER UDO SECTION 2.2.8 SINGLE FAMILY RESIDENTIAL 2 ZONING DISTRICTS SIDE SETBACKS ARE 8 FT.

**Case Decision:** Roberts made motion to approve, “no opposition to it, it goes with the style of the building”, Seconded by Jefcoat, Motion carries as approved.

**BZA-03-23-000523**

**1825 SMITH RD**

Owner wants to build an 80'X80' metal building for storage on the front/side of the existing residence. Per UDO Section 2.1.6 Accessory structures shall be located in the rear yard for all residential zoning districts. Property is zoned RE-1.

**Case Decision:** Mullins makes motion to approve as “the placement of the structure that this is already in existent well is needed to be placed in that particular position there's no room actually behind the house this isn't even actually visible from the road, seconded by Roberts, Motion carries as approved.

**BZA-04-23-000658**

**5180 CARGO DR**

Tenant wants to add 24 additional parking spaces reducing the setback to the front property line from the parking lot to 0ft. Per UDO section 4.3.8 (E) all parking must be offset 3ft from any property line.

June 7<sup>th</sup>, 2023  
BZA minutes for May 5<sup>th</sup>, 2023

**Case Decision:** Jefcoat makes motion to approve “the request for their appeal and the reason being that it helps solve the safety issues and doesn't really impact anything else going along in there still is a good distance out to the road and if it helps one of our local businesses grow.

**BZA-04-23-000660**

**1650 FOXHALL CT**

OWNER WANTS TO PLACE A SWIMMING POOL ON THE SIDE OF HOME. PER UDO SECTION 2.1.6 ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD. PROPERTY IS ZONED SFR1

**Case Decision:** Mullins makes motion to approve,” the positioning of the pool on the side of the house due to the that fact that HOA has not opposed to it and no one else from the neighborhood has come forward in opposition it seems to be the only option for this family to have pool. Seconded by Jefcoat, Motion Carries as approved.

**BZA-04-23-000668**

**616 BROADWAY**

Owner wants to place a garage on the west rear side portion of the yard. Owner wants to reduce west rear side set back from 5 feet required to 2 feet. Property is zoned HIST. Per UDO Section 2.1.6 accessory structures side set back for HIST is 5 feet.

**Case Decision:** Mullins made motion to approve, no opposition and better improvement of the home, seconded by Jefcoat. Motion carried as approved.

**BZA-04-23-000670**

**408 CHEYENNE RD**

Owner wants to place an accessory structure on the side of home. Property is zoned RE-1. Per Udo Section 2.1.6 Accessory structures shall be located in the rear yard for all residential zoning districts.

**Case Decision:** Roberts makes motion to approve, Seconded by Mullins. Motion carried as approved.

**Additional Information:**

Appellants name was misspelled on the agenda on the day of the meeting. It was corrected in the system.

**BZA-04-23-000674**

**6800 MITCHELL DR**

Owner wants to reduce the side yard setback from 5 feet required to 2 feet. Property is zoned SFR4 per udo section 2.2.10. Single Family Residential 4 zoning district side setbacks are 5 feet.

**Case Decision:** Jefcoat makes motion to approve, “request to add up an awning and needing to reduce the side setback in order to deal with a hardship of helping a disabled person safely move in and out of their home” Seconded by Hayes. Motion carried as approved.

**BZA-04-23-000699**

**6200 BRADLEY PARK DR**

Request a variance to increase parking from 22 spaces required to 27 for office facility.

**Case Decision:** Roberts makes motion to approve, “the new medical facility needs more parking than is currently required or allowed to help with the function of the facility”, Seconded by Jefcoat. Motion carried as approved.

**BZA-04-23-000700**

**1100 12TH ST**

Request a variance to reduce front yard setback from 20 feet required to 10' to add addition to front of existing apartment buildings.

**Case Decision:** Mullins makes motion to approve, Seconded by Jefcoat. Motion carried as approved.

**BZA-04-23-000701**

**450 5TH AV**

Request a variance for the following: 1.) Reduce parking from 139 spaces required to 63, 2.) reduce front yard setback from 25 feet required to 0 feet for the construction of porte-cochere for a new senior housing facility.

**Case Decision:** Jefcoat makes motion to approve, motion to approve make a motion to approve the reduction in the parking is consistent with what the building use is going to be and the research that the Columbus housing party has done and the reduction in the front yard setback poses no problems to the folks around there” Seconded by Roberts. Motion carried as approved.

**Additional Information:** Board member Tomeika Farley was not present due to Family Obligations. no further information. Meeting adjourned,

**Minutes were approved 2:09pm 06/07/2023.**