

June 7th, 2023

BZA minutes for May 5th, 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

Tennant 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.

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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 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.

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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.