

BZA November 2020

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

Absent: Tomeika Farley (Excused)

City Personnel Present Were: Fred Cobb, Ryan Pruett, Charlotte Davis, Michael Mixon

Minutes Approval:

Hayes made a motion to approve the minutes. Seconded.

Fields made a motion to move NeighborWorks cases to the end of the meeting due to the large number of cases for the one appellant. Motion Seconded. It was agreed upon to hear the NeighborWorks cases last.

BZA-09-20-002656

3428 Edgewood Rd

Shane Clark was present to request a variance to build a pole barn. Harrison inquired about the pole barn. There is no room in the back yard so it has to be built in the side yard. Hayes asked about the area. Clark explained that it is near the shrine club. Cobb explained that it would be a flag lot. There was ongoing discussion about the area. The house cannot be seen from the road.

CASE DECISION: Fields made a motion to approve based on the hardship of not having adequate room.

Hayes Seconded.

Motion Carries as Approved.

BZA-09-20-002659

4221 Anglin Rd

Clay Allen and Mark Skinner were present to request the variance. Skinner explained that they wish to create another lot and there is an encroachment. Allen wishes to create three lots out of the two existing. There was discussion about access easement. The idea is to maintain one driveway. Allen is looking to sell lot 104 as a private residence. Skinner mentioned that Will Johnson from planning was consulted. No questions. No opposition.

CASE DECISION: Hayes made a motion to approve.

Fields Seconded.

Motion Carries as Approved.

BZA-10-20-002782

2403 52nd St

Michael Smallwood was present to request a variance to build a car port to cover a boat. The hardship is that he would have to widen the driveway otherwise. The proper permits will need

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to be pulled for the accessory structures intended to be built. There will be 9 feet from the intended building to the back of the property. No questions. No opposition.

CASE DECISION: Hayes made a motion to approve based on the hardship of placement of the carport.

Fields Seconded.

Motion Carries as Approved.

BZA-10-20-002783

1552 Cherokee Ave

Ron Lucas was present on behalf of the owners to request a setback variance to add a rear porch to the property. There isn't much that can be done in the backyard. There is a 10 foot high concrete wall from behind the property. The homeowners wish to have a larger porch space. There would be no easement encroachments. The hardship is the property placement and the lack of room to build a larger porch. No opposition.

CASE DECISION: Hayes made a motion to approve based on no hardship to the neighborhood.

Fields Seconded due to no opposition.

Motion Carries as Approved.

BZA-10-20-002785

8840 Midland Woods Dr

The appellant's attorney was present to request a variance to place a pool in the side yard. The hardship is that Mr. Harrison's wife has severe health problems and it was recommended to partake in swimming pool aerobics and they are hesitant to visit a public pool due to COVID-19 restrictions. Aquarius Pools didn't pull a permit and they are at fault. Any pool over 24 inches needs a permit. The door hanger says "no pools in the front or side yard." The owners contacted Inspections and Code and it was suggested to get a retroactive variance. He purchased a screen and azaleas and crepe myrtles to cover the pool visibility. The neighborhood covenant has restrictions against fences. Hayes asked if there are pools in the front of the houses in the neighborhood. There is a side yard in-ground pool installed on one of the properties in the neighborhood. Harrison reported that he spoke to the other neighbors. Right now the pool is visible. Several neighbors from 8840, 8800, 8821, 8811, 8861, and 8920 were there in opposition. One gentleman placed a pool in his backyard but he also spent time to remove the trees. The neighbors are concerned about the aesthetics of the neighborhood for property values and the ones with pools have them in the back. Mr. Johann claimed that the appellant never talked to the neighbors. This same neighbor brought pictures of his view. Anthony Williams was concerned about code adherence and fencing. He speaks for concern about his kids and their friends that come over. One of the neighbors accused the appellant of not pulling a permit to avoid tax reappraisal. Tommy Wilkinson of 8861 was present to discuss the concern about his property values. The consensus was that everyone is concerned about their property values and they don't think it's fair that people who wanted pools paid for their

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backyards to be graded and prepped for pools when Mr. Harrison did not. Mr. Harrison claims that his yard slopes and there is a bog that runs in the back of the property and there is a septic tank in the back. Mr. Johann claimed that the installation truck was not labeled with Aquarius Pools. There was talk of the 300-foot notification.

A brief recess was called.

CASE DECISION: Fields made a motion to deny based on the lack of adequate hardship.

Hayes Seconded.

Half the neighborhood was there in opposition

Motion Carries as Denied.

BZA-09-20-002541

3514 4TH AVE

BZA-09-20-002542

3600 4TH AVE

BZA-09-20-002543

3602 4TH AVE

BZA-09-20-002544

3608 4TH AVE

BZA-09-20-002546

3612 4TH AVE

BZA-09-20-002547

3618 4TH AVE

Lance Renfrow was present from NeighborWorks for the purpose of requesting variances for frontage setbacks for a congruent line of existing homes. Not everything will be demolished. There will be about 20 new developments. The lots will be widened.

Fields made a motion to approve all of them as they are listed. The hardship is the need for neighborhood improvements

Hayes Seconded and added that the 3-foot setback is historical. It was mentioned that there is an access easement as well. It's not 3 feet from the road.

Motion Carries as Approved.

Meeting Adjourned 3:01pm.

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BOARD OF ZONING APPEALS AGENDA REGULAR MEETING 11/1/2020 AND 11/30/2020 2:00PM COLUMBUS CONSOLIDATED GOVERNMENT 420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123

PLAN CASE NUMBER	APPELLANT'S NAME	LOCATION ADDRESS	ZONE CODE	APPEAL TYPE	HEARING STATUS
BZA-09-20-002541	CHI DBA NEIGHBORWORKS COLUMBUS	3514 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002542	CHI DBA NEIGHBORWORKS COLUMBUS	3600 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002543	CHI DBA NEIGHBORWORKS COLUMBUS	3602 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002544	CHI DBA NEIGHBORWORKS COLUMBUS	3608 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002546	CHI DBA NEIGHBORWORKS COLUMBUS	3612 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 44.5 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					



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PLAN CASE NUMBER	APPELLANT'S NAME	LOCATION ADDRESS	ZONE CODE	APPEAL TYPE	HEARING STATUS
BZA-09-20-002547	CHI DBA NEIGHBORWORKS COLUMBUS	3618 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 44.3 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002656	SHANE CLARK	3429 EDGEWOOD RD, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: VARIANCE FOR ACCESSORY STRUCTURE IN SIDE YARD					
BZA-09-20-002659	Clay Allen	4221 ANGLIN RD, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Applicant is requesting a variance to reduce the minimum lot width in a SFR2 zone from 75 feet required to 25 feet shown and 75 feet required to 48.84 feet shown to create 3 flag lots.					
BZA-10-20-002782	MICHAEL SMALLWOOD	2403 52ND ST, Columbus	SFR3	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: REQUEST A VARIANCE TO INSTALL CARPORT AND SHOP TO STORE BOAT 2' FROM PROPERTY LINE IN ORDER TO BE IN LINE WITH CURRENT DRIVEWAY					
BZA-10-20-002783	GREGORY WAY	1552 CHEROKEE AVE, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: REQUEST VARIANCE TO REDUCE SETBACK FROM 30' TO 14' TO DO ADDITION TO REAR PORCH					
BZA-10-20-002785	RODNEY HARRISON	8840 MIDLAND WOODS DR, Columbus	RE1	Building Official Decision	DENIED
Appellant's Appeal: REQUEST A VARIANCE FOR POOL INSTALLED IN THE FRONT YARD					

END OF VARIANCES