

BZA October 2023

October 4, 2023

Board Members Present Were: Al Hayes, Fred Cobb, Tomeika Farley, Shaun Roberts, Doug Jefcoat, Kathleen Mullins

City Personnel Present Were: Isaac Todd

Meeting Called to Order: 2:00pm

First order of business to approve minutes from September 6th hearing. Roberts made a motion to approve the minutes. Seconded by Kathleen. Minutes approved.

**BZA-09-23-001730**

5180 Cargo Dr

Derick Mcarty of Barge Design present of 5180 Cargo Dr, to request variance to alternate parking dimensions. Cargo drive is a storage facility, Mcarty states the submittal is that the existing drive is only 22 feet, and to allow it to remain 22 feet. The second is for 18 feet deep parking. Fred asks if the 18-foot parking is just on one side. Mcarty confirms that it is only on the left. Al asked for opposition.

CASE DECISIONS: Doug made motion to approve both variances to keep the 22 foot drive and 18 foot parking. Seconded by Kathleen. Roberts opposes. Motion carries as approved.

**BZA-09-23-001776**

3201 Old River Rd

Scott Christopher Miles present of 3201 Old River Rd requests a variance for accessory structure for parking. Kathleen inquires about the reason it needs a variance. Mr. Miles replies there is not enough room in the back plus it is a steep slope. Al asks the distance from the house to River Rd. Miles replies 3.2 miles. Mrs. Miles asks if they can change the dimensions of the structure. Fred elaborates that as long as the space to the border of the property is the same as proposed.

CASE DECISIONS: Tomeika made a motion to approve the variance. Seconded by Roberts. Motion carries as approved.

**BZA-09-23-001777**

2 Summerbrook Ct.

Jason, representing William Lowry present of 2 Summerbrook Ct requests a variance to reduce side setback from 8 foot to 1 foot to erect a carport awning. This will allow Mr. Lowry who is a cancer survivor to work on his cars under shade. Lowry states he has a two car garage but needs more cover for classic car insurance and cover for work. Kathleen speaks, stating how awnings are not normal in that neighborhood. She also states a hardship must be heard. Lowry

reinforces stating it will not be a shop but a storage and coverage area. Robert asks how water mitigation of rainwater will work with the structure to Jason. Jason replies that there will be gutters and downspouts to redirect the rainwater. Robert asked if Fred has had any calls regarding this appeal. Fred replied to Robert stating no. AL asked for any opposition.

CASE DECISION: Doug made motion to approve based on hardship and no neighborhood objections. Al motions to second. Kathleen votes oppose. Doug votes to approve. Robert votes to oppose. Tomeika votes to oppose. Motion carries as denied.

**BZA-09-23-001780**

2408 Averett Dr

Francis Raven and Tim Gregory present of 2408 Averett Dr to request a variance to place an accessory structure on the side of the home. Mr. Gregory states that it will be a two car garage not completely behind rear of home. He intends on enclosing current carport and the new one would line up with the entrance. The owners cars would not be seen from the driveway with the new structure. Structure would also e kept with the style to match the house. Al inquires about the handout Gregory passed around that some of the building plan in it wouldn't require a variance. Francis speaks saying they put a lot of time and effort into designing it and the preferred choice would help them the most. Kathleen asks if there is a hardship involved. She also states that it needs a hardship for the structure to not be placed in the rear. Gregory said that the placement is the best for the shape and the driveway. Francis emphasized if they put it in the back they would have to redo the driveway. Tomeika inquired about the alternates plans as well. Robert asked a question to Fred if any of the alternates require a variance. Fred replies no they do not.

Al calls for opposition. John Floory, his wife, and daughter of 2500 Averett Dr. and his son of 2718 Averett Dr stand. Mr. Floory presents a petition with 19 signatures from the neighborhood, and a prepared statement in opposition of the variance. Robert asked about if they choose and alternate plan will Mr. Floory be okay with that. Mr. Floory replies he would not mind because it is lawful and does not require a variance. Al asked if any of the people present in opposition disagree with Mr. Floory. Al asked Mr. Floory to make room for other opposition. Ed Barry of 2909 Fleetwood stepped up. Ed stated that 100 homes have to live by this ordinance. He wants to make sure the variances look good and doesn't want 2408 Averett to become an example of a bad variance. Fred explains that every variance is different. Rebecca of 2612 Averett stated that only 2 varainces have been approved in the neighborhood.

CASE DECISION: Kathleen motions to deny based on no hardships, and alternatives present. Seconded by Tomeika. All vote to deny.

**BZA-09-23-001803**

6945 Jamesson Way

Dixon Maxie of Columbus Body Works present for 6945 Jamesson Way to request a variance to decrease the parking requirements from 63 to 48 spaces. States it's a large state of the art building. That their request is based off knowledge from running the business for so long. Off 100 years of operation. They are proposing a 2 for 1 ratio. Robert asked if the 2 for 1 works based of the downtown business. Dixon answered saying the downtown doesn't have the correct 2 for 1 ratio they are planning with the new area. Al calls for opposition.

CASE DECISION: Doug made a motion to approve for. Seconded by Kathleen. Robert opposes. Motion approved.

**BZA-09-23-001805**

700 Center St.

Ryan Davis of Moon and Meeks present for 700 Center St, 710 Center St, and 616 19<sup>th</sup> St. to request a set back for all 3 addresses to 0 feet from 12 feet. All three BZA's are completed, discussed, and voted on the presentation. Ryan explained the setbacks and informed the board that the replats of these addresses have caused issues due to 700 center being for profit, and how 710 Center and 616 19<sup>th</sup> are non-profit. It is explained that Piedmont owns all three, and due to the difficulty of the replatting situation a variance once chosen to be quicker. Al calls for opposition.

CASE DECISION: Kathleen made a motion to approve all three cases at once. Seconded by Tomeika. All vote in favor. Motion carries as approved.

**BZA-09-23-001806**

710 Center St.

Voted on above

**BZA-09-23-001807**

616 19<sup>th</sup> St.

Voted on above

**BZA-09-23-001808**

1760 Williams Rd

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Ryan Davis of Moon Meeks present for 1760 Williams Rd. requests a variance to increase the parking from 18 to 21. It is an existing storage area. Owner wants to expand rest of the property to build more climate-controlled storage. Wants to expand the parking. Ryan explains they will only expand the pavement by ten feet. Al calls for opposition

CASE DECISION: Roberts motions to approve for best interest of citizens. Tomeika seconds. All in favor. Motion approves.

Meeting Adjourned at 3:12pm.