

BZA October 2020  
October 7, 2020

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

City Personnel Present Were: Fred Cobb, Charlotte Davis, Phillip Smith

Fields made a motion to change the order of the agenda hearings to group hearings together from the same appealing entities. Seconded.

September 2020 Minutes Approval: Hayes made a motion to approve the minutes. Seconded by Farley. Minutes Approved.

**BZA-08-20-002416**

7300 OLD MOON RD

Ryan Davis from Moon, Meeks, Mason & Vinson was present on behalf of Grayhawk to request a variance to increase the parking requirements from 110 to 155 spaces. No questions.

**CASE DECISION:** Hayes made a motion to approve based on adequate space on the tract of land. Farley Seconded. Motion Carries as **Approved**.

**BZA-08-20-002486**

2525 WILLIAMS RD

Ryan Davis from Moon, Meeks, Mason & Vinson was present to request a parking variance to increase the parking spaces from 147 required to 235. The building is 29,645 square feet. Fields was unable to read the square footage of the building due to truncated text on the agenda, but confirmed that the building was over 29,000 square feet. The building used to be a cardiologist office according to Davis. The parking is needed to suit the needs for future development. No questions. No opposition.

**CASE DECISION:** Hayes made a motion to approve based on adequate space on the tract of land. Farley Seconded. Motion Carries as **Approved**.

**BZA-09-20-002573**

1315 CHALBENA AVE

Brook Avery Remsen was present to request a variance for a carport. The hardship is lack of protection from the elements and the water runoff issues. She brought pictures and would like to put in an 18 x 18 cover. Her husband has to use a wheelchair sometimes. None of the neighbors have a problem. No opposition.

**CASE DECISION:** Farley made a motion to approve based on the hardship of the water runoff. Smith seconded. Motion carries as **Approved**.

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**BZA-09-20-002591**  
2051 1ST AVE

**BZA-09-20-002592**  
120 20TH ST

**BZA-09-20-002593**  
2050 1ST AVE

Ricky Miles with the Housing Authority was present to explain that Chase Apartments will be demolished and a new building will be built. Cobb clarified all three properties are one project but they are on three parcels. They only vary based on the UDO stacking distances for parking (60 feet required to 15 feet, 40 feet required to 25 feet, and 60 feet required to 10 feet, respectively). The plan is to demolish the existing buildings in order for new development to take place. David McKenney from Long Engineering to explain the requests of the reduction in the stacking distances for new units and parking. All of the driveways are on minor streets and reducing the stacking distance would be of minimal impact. Hayes asked about relocation of tenants. All of the families have been relocated. Demolition will take place by November 1st. Cobb explained that following the UDO in this case would wipe out a lot of parking which is a part of the hardship.

**CASE DECISIONS:** Hayes made a motion to approve all three based on the benefit of the community and nothing of detriment to the community. Seconded.  
Motion carries as **Approved**.

**BZA-09-20-002548**  
3513 4TH AVE

**BZA-09-20-002549**  
3601 4TH AVE

**BZA-09-20-002550**  
3603 4TH AVE

**BZA-09-20-002551**  
3611 4TH AVE

**BZA-09-20-002552**  
3617 4TH AVE

**BZA-09-20-002553**  
3701 4TH AVE

**BZA-09-20-002555**  
3705 4TH AVE

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**BZA-09-20-002556**  
 3707 4TH AVE

Lance Renfrow of NeighborWorks was present to discuss the project for building 20 new structures on the stretch of 4th Ave, 38th St, and 39th St. The goal is to have all structures in one congruent line. For this one, he was present request the reduction of the front yard setback from 20 feet requested from 15 feet shown. All of these variance requests are essentially the same. Cobb explained that the setback requirements and side yard encroachment requests are the same for all 8 cases. The request pertains to 15 feet from the property line, and not the road. Per Renfrow, Cozy Corner and the Royal Apartments were removed. Previous variances were cited. The hardship is to keep all of the properties in line.

**CASE DECISION:** Hayes made a motion to approve all of these cases based on the benefit to the community and no detriment to the community, in addition to building in accordance to how it was originally developed. Seconded by Smith. Motion carries as **Approved**.

Meeting Adjourned Approximately 2:28pm



**BOARD OF ZONING APPEALS**  
**AGENDA**  
**REGULAR MEETING 10/7/2020 AND 10/7/2020 2:00PM**  
**COLUMBUS CONSOLIDATED GOVERNMENT**  
**420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123**

<u>PLAN CASE NUMBER</u>	<u>APPELLANT'S NAME</u>	<u>LOCATION ADDRESS</u>	<u>ZONE CODE</u>	<u>APPEAL TYPE</u>	<u>HEARING STATUS</u>
BZA-08-20-002416	MOON, MEEKS, MASON & VINSON, INC.	7300 OLD MOON RD, Columbus	RO	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal: Company is requesting a variance to increase the number of parking spaces for a multifamily dwelling from 110 spaces required to 155 spaces.				
BZA-09-20-002486	MOON, MEEKS MASON, AND VINSON	2525 WILLIAMS RD, Columbus	GC	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal: Per section 4.3.3 of the UDO, business office occupancies are required 1 parking space per 250 gross S/F of office space. Building is 29,645 S/F requiring 147 parking spaces. Company is requesting a variance to increase the parking spaces from 147 required to 235.				
BZA-09-20-002548	CHI DBA NEIGHBORWORKS COLUMBUS	3513 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002549	CHI DBA NEIGHBORWORKS COLUMBUS	3601 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002550	CHI DBA NEIGHBORWORKS COLUMBUS	3603 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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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BZA-09-20-002551	CHI DBA NEIGHBORWORKS COLUMBUS	3611 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002552	CHI DBA NEIGHBORWORKS COLUMBUS	3617 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002553	CHI DBA NEIGHBORWORKS COLUMBUS	3701 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002555	CHI DBA NEIGHBORWORKS COLUMBUS	3705 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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-09-20-002556	CHI DBA NEIGHBORWORKS COLUMBUS	3707 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 15 feet shown and the minimal lot width from 50 feet required to 46.2 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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BZA-09-20-002573	BROOK AVERY REMSEN	1315 CHALBENA AVE, Columbus	SFR2	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Owner is requesting a variance to reduce the front yard setback from 25 feet required to 17 feet shown and to locate an unattached accessory structure (carport) in the front yard for protection of vehicles.			
BZA-09-20-002591	LONG ENGINEERING INC	2051 1ST AVE, Columbus	RO	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Company is requesting a variance to reduce the required off street parking minimum stacking distance from 60 feet required to 15 feet shown.			
BZA-09-20-002592	LONG ENGINEERING INC	120 20TH ST, Columbus	RO	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Company is requesting a variance to reduce the required off street parking minimum stacking distance from 40 feet required to 25 feet shown.			
BZA-09-20-002593	LONG ENGINEERING INC	2050 1ST AVE, Columbus	RO	Zoning Ordinance Variance	<b>APPROVED</b>
	Appellant's Appeal:	Company is requesting a variance to reduce the required off street parking minimum stacking distance from 60 feet required to 10 feet shown.			
BZA-09-20-002545	CHI DBA NEIGHBORWORKS COLUMBUS	3610 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	<b>CANCELLED</b>
	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.			

END OF VARIANCES