

BZA January 2024  
January 3<sup>rd</sup>, 2024

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

City Personnel Present Were: Isaac Todd, Ryan Pruett.

Meeting Called to Order: 2:00pm

Ryan Pruett sitting in for Fred Cobb. First order of business to approve minutes from December 6<sup>th</sup> hearing. Doug Jefcoat made a motion to approve the minutes. Seconded by Shaun Roberts. All vote in favor, minutes approved.

**BZA-12-23-002364**

3037 Calf Pasture

Al Hayes calls for appellant to step up. Nobody arrives. Appellant not present. Decision to see appeal as last on agenda made to give appellant opportunity to arrive. Appellant did not arrive at the end. Board voted to table appeal to February 7<sup>th</sup>, 2024, meeting.

**BZA-12-23-002377, BZA-12-23-002380, BZA-12-23-002381, BZA-12-23-002382, BZA-12-23-002383, BZA-12-23-002384, BZA-12-23-002385**

1040 Adair Ave, 1200 Warren Williams Rd, 1101 Webster Ave, 1100 12<sup>th</sup> St, 1050 Adair Ave, 1042 Adair Ave, 1020 Wynnton Rd.

Al calls the Housing Authority of Columbus to come up for all the above addresses and appeals. Ricky Smiles manager of re-modernization, Meg Needle architect, and Derick Mccarty engineer, all from the housing authority, are present for the requested variances within the project. Meg Needle describes that most is resurfacing and stripping of parking, and that some of the parking adjustments will make the parking less than what is required. All the non-compliant spots have been listed in the plans. Ryan Pruett speaks explaining the handout and the separate variances per highlighted parcel. The variances range from parking, setbacks, flood plain, and a fire department access for safety. Ryan also states that the cities' engineering department has reviewed it and has no concerns. Tomeika Farley asks if this is just a formality for the improvements since the housing authority is a part of the city. It is explained that it is not, and the variances still need to be approved. Meg describes the new setbacks on 1101 Webster Ave. Doug Jefcoat inquires if the encroachment is on the front or back of the building on Webster. Meg replies it is on the front and by ten feet. Al asks for a quick description of the project. Ricky Smiles describes how it is improvements like other projects the housing authority have handled in the city. They are working on 182 apartments. Converting public housing to section 8 to gain financial assistance. Shaun Roberts expresses issue with setting an example of being more relaxed on government funded projects versus private. Tomeika Farley expressed that the buildings are already there, that it is just improvements. She then inquires if they vote on each case separately or if they can vote for all at once. Ryan Pruett Clarifies they can do either. Deliberation on 1101 Webster begins, and is clarified that bathrooms are being added, and the mechanical units are being moved outside to create more space. Shaun Roberts asks if section 8 has specific parking requirements; Ricky Miles replies they do not. Al asks for any opposition.

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CASE DECISION: Tomeika Farley motion to approve all seven variances for the different parcels on the case that the improvements and section 8 are needed. Doug Jefcoat seconds the motion. All vote to approve.

Meeting adjourned at 2:24 P.M.