

Board of Zoning Appeals

June 3, 2020

VIRTUAL MEETING

**BZA June 2020 Board Members Present:** Al Hayes, Ty Harrison, Terry Fields, Charles Smith, & Tomeika Farley; (arrived after roll call)

**City Staff Present:** Charlotte Davis, Fred Cobb, Will Johnson

Meeting called to order approximately 2:00pm

Approval of the May 2020 Minutes

Minutes approved.

**BZA-05-20-001681**

**1106 ANTIETAM CT**

Dave Erickson was present to request a variance to reduce minimum lot width from 75' required to 25' for the creation of three flag lots. The intent is to create a common driveway and subdivide the parcel into three different lots. There should be adequate parking, all the lots will be a generous size (75'+), and the houses will be consistent with the existing structures. Fields asked about the implications of the common driveway. The front yard setback will not be a problem, according to Cobb. The back yard setback might be problematic. This was originally planned as the cul-de-sac. Cobb asked about the topography. There is a steady slope and it's generally flat. No opposition.

**Case Decision**

Fields made a motion to approve the request based on the designation of the center lane of the shared driveway to be a buffer. Hayes seconded. No opposition. **Motion carries as APPROVED.**

**BZA-05-20-001696**

**2021 BROOKSIDE DR**

Johnny Cargill was present to present the appeal for the placement of an accessory structure in regards to the required setbacks. Per section 2.1.3 of the UDO, accessory structures are required to be less than 14 feet in height and have a minimum setback of 5 feet. The variance request is to reduce the side yard setback from 5 feet to 2 feet and increase the height from 14 feet to 22 feet. The house was built in 1929. The person who bought this house has every intent to maintain the integrity of the house. Cobb mentioned that the appellant was in compliance regarding the location of the structure. The pool is existing. The existing garage is taller than the proposed building. No opposition.

**Case Decision**

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Fields made a motion to approve the request based on the size of the property and the privacy that exists, in addition to no opposition. Farley seconded. No opposition. **Motion carries as APPROVED.**

**BZA-05-20-001748  
5012 WARM SPRINGS RD**

**&**

**BZA-05-20-001749  
5028 WARM SPRINGS RD**

Dave Erickson was present to discuss the fact that this property was intended to be commercial, but it was decided to develop the land for townhomes. The request was to allow the future re-plat and subdivision of lot into multiple townhome lots without street frontage. The Planning Department was referenced in regards to the proceedings of this variance. Fields asked about parking in regards to the UDO. Each townhome will have a 2-car garage and there will be an 18-20 foot approach to each garage as well. At the end of the cul-de-sac, there should be room for additional parking. Brandon Bolt, the engineer for the project, mentioned that the layout meets the city requirements. Cobb asked if each lot would be rated at the party wall and Erickson explained the standards regarding fire resistance and separation. These structures are being built by International Residential Code, not International Building Code. This property is comprised of three different parcels and will be separated by town home. No opposition.

#### **Case Decisions**

Fields made a motion to approve the request based on no opposition and the fact that there will be three separate properties with adequate parking. Hayes seconded. No opposition. **Motions carry as APPROVED.**

**BZA-05-20-001756  
4384 WARM SPRINGS RD**

**Brandon Bolt was present to expound upon the** request to reduce the number of parking spaces from 265 required to 154 shown for a building addition. The purpose of the addition is to be in state compliance regarding more effective separation between adult facilities and children's facilities. Farley asked about parking and the referenced numbers. Cobb explained that the current building without the addition does not meet the parking requirements and there hasn't yet been an issue. No opposition.

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**Case Decision**

Farley made a motion to approve the request based on the intent to be in compliance by state requirements for the security and safety of the adult gym members and the children. Fields seconded. No opposition. **Motion carries as APPROVED.**

Meeting adjourned approximately 2:34pm



**BOARD OF ZONING APPEALS**  
**AGENDA**  
**REGULAR MEETING 6/3/2020 AND 6/3/2020 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-05-20-001681        | CUSSETA RD LLC             | 1106 ANTIETAM CT, Columbus   | SFR2             | Zoning Ordinance Variance | <b>APPROVED</b>       |
|                         | Appellant's Appeal:        | Request a variance to reduce minimum lot width from 75' required to 25' shown for the creation of three flag lots  |                  |                           |                       |
| BZA-05-20-001696        | Johnny Cargill             | 2021 BROOKSIDE DR, Columbus  | SFR2             | Zoning Ordinance Variance | <b>APPROVED</b>       |
|                         | Appellant's Appeal:        | Per section 2.1.3 of the UDO, accessory structures are required to be less than 14 feet in height and have a minimum setback of 5 feet. Requesting variance to reduce the side yard setback from 5 feet to two feet and increase the height from 14 feet to 22 feet. |                  |                           |                       |
| BZA-05-20-001748        | WINDSONG BONACRE LLC       | 5012 WARM SPRINGS RD, Columbus RO  |                  | Zoning Ordinance Variance | <b>APPROVED</b>       |
|                         | Appellant's Appeal:        | Request a variance to allow the future replat and subdivision of lot into multiple townhome lots without street frontage.  |                  |                           |                       |
| BZA-05-20-001749        | WINDSONG BONACRE LLC       | 5028 WARM SPRINGS RD, Columbus RO  |                  | Zoning Ordinance Variance | <b>APPROVED</b>       |
|                         | Appellant's Appeal:        | Request a variance to allow the future replat and subdivision of lot into multiple townhome lots without street frontage.  |                  |                           |                       |
| BZA-05-20-001756        | YOUNG MENS CHRISTIAN ASSOC | 4384 WARM SPRINGS RD, Columbus GC  |                  | Zoning Ordinance Variance | <b>APPROVED</b>       |
|                         | Appellant's Appeal:        | Requesting a variance to reduce the number of parking spaces from 265 required to 154 shown for a building addition.   |                  |                           |                       |

END OF VARIANCES