

**BOARD OF ZONING ADJUSTMENT MINUTES**  
**MEETING OF JUNE 7, 2004 - 2:00 P.M.**  
**MOBILE GOVERNMENT PLAZA, MULTI-PURPOSE ROOM**

**MEMBERS PRESENT**

Reid Cummings, Chairman  
Stephen J. Davitt, Jr.  
Horace Christian  
H. Lamar Lee  
William Guess

**MEMBERS ABSENT**

Edley Hubbard (S)  
Rev. Clarence Cooke

**STAFF PRESENT**

Margaret Pappas, Planner II  
Timothy Ashley, Planner I  
Jennifer Henley, Secretary II

**OTHERS PRESENT**

David Roberts, Traffic Engineering  
David Daughenbaugh, Urban Forestry

Chairman Cummings noted the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the Chairman voting.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Guess and seconded by Mr. Lee to approve the minutes of the May 3, 2004, meeting as submitted. The motion carried unanimously.

**HOLDOVER:**

**#5238**

**(Case #ZON2004-00901)**

**Crewe of Columbus, Inc.**

**1106 South Conception Street**

(Bounded by South Franklin Street, Pillans Street, South Conception Street, and Illinois Central Gulf Railroad right-of-way)

**Front Yard Setback, Side Yard Setback, Landscaping and Tree Planting Variances to allow the expansion (16,300 sq. ft.) of an existing float barn within 0.5' of the front (West) property line, within 2.4' from the side (South) property line, 0% landscaping and no trees to be planted; the Zoning Ordinances requires a minimum 25' front yard setback, a side yard setback of 0' or 5', a minimum of 12%.**

*The plan illustrates the existing structures, along with the proposed addition and future expansion.*

**June 7, 2004**

Mr. Jim Sciple, Project Architect, represented the applicant and stated that they were seeking a variance to allow construction of an addition to a float barn within 5' of the West property line and a variance of the landscaping requirements.

Mr. Cummings asked if the property to the West of the subject buildings was used.

Mr. Sciple clarified that the site included the referenced building.

Mr. Cummings asked if the site was compliant with on-street parking.

Ms. Pappas noted that I-2 allowed gravel parking and the applicant had existing parking on the northern portion of the property.

Mr. Cummings asked if the staff recommendation regarding landscaping posed a problem for the applicant.

Mr. Sciple concurred with the recommendation.

Mr. Marceau Champon, 6204 Pine Needle Drive South, an officer of the organization, concurred with the staff recommendation regarding landscaping and was willing to work with Urban Forestry.

Mr. Sciple indicated that there was a large Oak Tree that would remain on the site.

There was no one present in opposition.

Mr. Davitt recused from discussion and voting on the application.

Mr. Christian expressed concern for future parking in the event of further expansion.

Mr. Cummings stated that because the site carried an I-2 zoning, parking requirements would be met.

A motion was made by Mr. Christian and seconded by Mr. Lee to approve the request for Front Yard Setback, Side Yard Setback, Landscaping and Tree Planting Variances to allow the expansion (16,300 sq. ft.) of an existing float barn within 0.5' of the front (West) property line, within 2.4' from the side (South) property line, 0% landscaping and no trees to be planted subject to the following condition:

1. full compliance with the tree planting requirements of the Zoning Ordinance, to the greatest degree practicable, to be coordinated with Urban Forestry.

The motion carried.

June 7, 2004

#5240

(Case #ZON2004-00919)

**Pitsios Family Limited Partnership**

**258 North Claiborne Street**

(East side of North Claiborne Street, 97' ± South of Congress Street)

**Building Site Area Variance to allow an 8-unit apartment complex on a 12,773 sq. ft. lot; the Zoning Ordinance requires a minimum size lot of 15,000 sq. ft for an 8-unit apartment complex in an R-B, District.**

*The plan illustrates the proposed structure and parking.*

Ms. Pappas noted that the Planning Commission approved the Planned Unit Development application, thereby negating the need for a Variance.

A motion was made by Mr. Davitt and seconded by Mr. Guess to deny the request for a Building Site Area Variance to allow an 8-unit apartment complex on a 12,773 sq. ft. lot.

The motion carried unanimously.

#5243

(Case #ZON2004-00925)

**Dirt, Inc.**

**5401 Bear Fork Road**

(South side of Bear Fork Road, 1,000' ± East of North University Boulevard)

**Use Variance to allow an auto wrecking yard and storage facility in an R-1, Single-Family Residential District; the Zoning Ordinance requires I-2, Heavy Industrial District with Planning Approval.**

*The plan illustrates the existing structures and the proposed lots.*

There was no one present to represent the application.

A motion was made by Mr. Davitt and seconded by Mr. Christian to deny the request for a Use Variance to allow an auto wrecking yard and storage facility in an R-1, Single-Family Residential District based on the failure of the applicant to appear.

The motion carried unanimously.

**NOTE: Following the meeting, it was discovered that proper notification was not sent. Therefore, the case was rescheduled for the July 12, 2004, meeting.**

June 7, 2004

**PUBLIC HEARINGS:**

**#5245**

**(Case #ZON2004-01105)**

**Robert M. Thompson**

**1651 Laurel Street**

(South side of Laurel Street, 81'± East of Davitt Street)

**Side Yard Setback Variance to allow the construction of an 18' x 20' carport 3.0' from the side (East) property; a minimum side yard setback of 8' is required for a lot that is 60' wide or wider at the minimum front building setback line in an R-1, Single-Family Residential District.**

*The site plan illustrates the proposed buildings, existing building, drives, and setbacks.*

Mr. Robert Thompson, the applicant, stated that he was seeking a variance to allow construction of a carport with a 3' setback from the side property line.

Mr. Cummings stated that there appeared to be sufficient room to comply with required setbacks.

Mr. Thompson stated that he did not want to sacrifice the back yard area. Future plans included connecting the existing deck with a canvas-covered walkway.

Mr. Cummings asked if there was an existing fence on the side property line.

Mr. Thompson said yes. He went on to say that the plans included a gutter along the fence line.

Mr. Guess asked the distance between the existing deck and the proposed building.

Mr. Thompson said it was about 3 feet.

Ms. Pappas asked if the 3 feet were to the deck or the eave of the house.

Mr. Thompson said 3 feet to the eave of the house. The deck extended almost to the corner of the house.

There was no one present in opposition.

Mr. Christian asked the required setback.

Mr. Cummings stated it was 8 feet. He asked the applicant the distance from the Southeast corner of the proposed building to the fence.

Mr. Thompson said that the farther back the building went, the greater the distance from the property line.

Mr. Davitt noted that the proposed plan was for aesthetics more than anything else. He felt that there was sufficient room for the proposed building to be constructed within the required setback of 8 feet.

**June 7, 2004**

A motion was made by Mr. Davitt and seconded by Mr. Christian to deny the request for a Side Yard Setback Variance to allow the construction of an 18' x 20' carport 3.0' from the side (East) property.

The motion carried unanimously.

**OTHER BUSINESS:**

None.

There being no further business, the meeting was adjourned.

**APPROVED:**            August 2, 2004

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Chairman of the Board

/rm