

**AGENDA
JUNE 7, 2004
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

May 3, 2004

III. HOLDOVERS:

1. **#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 Ordinance requires a minimum 25' front yard setback, a side yard setback of 0' or 5', a minimum of 12%

2. **#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.

3. **#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.

IV. PUBLIC HEARINGS:

1. #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.

V. OTHER BUSINESS: