



Far South Columbus Area Commission Zoning Meeting Agenda

Thursday September 18th, 2025

Call to order- Chair Thomas

Each commissioner will state their name before attendance and their vote.

Yes, if you are for the motion.

No, if you are against the motion,

Abstain, you are removing yourself from the vote, or as stated Article XI, C. of By-Laws

- **BZA25-099 3100 Lewis Rd**

- Proposal to legitimize existing carport and adding a new larger garage (40' x 30' 1200 sq ft) - Property is 2 residential lots that were combined.

- **Variances**

- Legitimize existing dwelling being less than 5 ft from property line (3'2")
- Legitimate existing carport being less than 5 ft from property line (3')
- Variance for side yard required to be a total of 13.2' reduced to 6'2."
- Variance from allowed 720 sq ft of carport/garage space adjusted to 2065 sq ft (1200 in detached garage, 312 in attached garage, 553 in carport)
- Variance in garage height to not exceed 15' in height adjusted to a roof ridge at 17' with average roof height at 14'6."

- **BZA25-096 618 Internet Drive**

- Proposal for planned site improvements at Guider Dump Truck Facility addressing compliance issues.

- **Upgrades to Site**

- Paving & striping of existing parking lots
- Installation of proper stormwater drainage facilities
- Construction of a dumpster enclosure
- General site improvements

- **Variances**

- Parking spaces required to be at a setback of 25' from property line with existing parking spaces 5' from the right of way along SR-104
- Open storage of Materials required to be 30' from right of way currently being stored in 2 Connex boxes located 10' from SR-104 right of way.

- **CV25-065 1559 Orson Drive**

- Proposal to create an Accessory Dwelling Unit by converting an existing 2 car garage into a 1 car garage with a new 2nd floor for bedrooms.

- **Variances**

- Allowing an Accessory Dwelling Unit to be created on the site
- Reducing the required lot size per living unit of 5000 sq ft (lot is 8177 sq ft) by 1823 sq ft.
- Minimum of 25% rear yard space reduced to 12% for the ADU (reduction of 1084 sq ft)
- Minimum of 25% rear yard space for main house reduced to 21% (Reduction of 325 sq ft)
- Variance in the 4-car parking requirement to allow the cars to be stacked in the driveway including the single garage space.

- **Z25-034 341 Obetz Road**

- Adjustment to previously approved 88-unit Senior Apartment Complex on Obetz Rd wants to adjust to 118 units.

- **Variances**

- Allow parking spaces to cross over 2 parcels that cannot be combined.
- Reduce parking spaces from 112 to 89.
- Increase height of building to 60.'