

**City of Columbus**  
**Public Hearing – 5036 197<sup>th</sup> Avenue NE Variance Application (PC-17-106)**  
**April 5, 2017**

The April 5, 2017 Public Hearing to receive testimony regarding a request for a variance from the required ten-foot side yard setback to a three-foot side yard setback for an accessory building was called to order at 7:03 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council member Bill Krebs; Andy Kollar, Ann Johnston, Kris King, Paul Peskar, Peter Scharbach, Jason Rud, Mary Preiner and Pat Preiner.

**Sternberg:** Now we're going to have a Public Hearing and discussion for 5036 197<sup>th</sup> Avenue Northeast variance request, pages 1 through 9. And, at this time, I'd like to ask Karen to read the notice as published.

Notice was read at this time by the recording secretary.

**Sternberg:** Thank you. And, at this time, if the applicant could please come forward and . . . ?

**Scharbach:** I guess I'm supposed to be at the microphone, okay?

**Sternberg:** Yup, that'll work. And if you could just state your name and address for the record, please.

**Scharbach:** Ah, Peter Scharbach, 5036 197<sup>th</sup>.

**Sternberg:** Thank you sir. And if you can just give us a little background on what it is you're asking?

**Scharbach:** Well, what we're looking at is, is to put a, basically, a pole-barn accessory building that, uh, for additional storage on the, on the property. Considering our property is 41 feet wide, if we went with the 10-foot offset it would actually put the building right in the middle of our property, and I don't think it would allow us enough room to have the driveway next to it, and, in addition, do the snow removal on it. So, we're asking to move it over a little so we have enough room to get by with the vehicles and the snow removal.

**Sternberg:** Okay.

**Mursko:** In your agenda packet you do have, we did have in the file, um, a survey of when the house was built. As Mr. Scharbach has said, the lot is 41-foot wide and it's—I want to say—twelve-hundred and some-odd feet long. So, it's a very long, narrow lot. And, um, the house is a newer house, and, if you look along the side, you can see that, the house is built in here (referring to overhead), there's minimal setbacks on each side. And then you'll see an area that's been set

aside for the primary and secondary septic system. Um, and so, in this particular case, he would have to keep outside that area for your septic and your alternate. And, at this time, though, my understanding is that either you didn't have a survey at the time or you were unaware of this survey, but you're unfamiliar with where the property lines are?

**Scharbach:** Correct. I actually talked to that R. G. Rud that did the initial survey, and they agreed to do an additional one for me, and, uh, the landmark markers, I think the iron markers, they'll identify 'em for me, so I'll know exactly where the property line is so I can make the adjustment, the appropriate adjustment.

**Mursko:** Sure. So, Mr. Chair, I think at this time, we can, we can open up the hearing to the public. Um, I think at this point, without a survey, we're not exactly sure how much of a variance you need from your property line, and whether or not you're outside the alternate and primary septic area. So, I think there are some questions that need to be answered from, from the Planning Commission's view. But, again, there might be some neighbors here that want to testify at the public hearing.

**Scharbach:** So, we'll proceed with the hearing and wait on the checklist until we have more information?

**Mursko:** That would be my recommendation, however, if you feel that you can move forward, then it's at your discretion.

**Sternberg:** Okay. Any questions for the applicant? Okay, I'm going to open the hearing to the public. Is there anyone here from the public? Anyone from the public?

**Unidentified:** I'm a neighbor, but I have no concern or comment one way or the other.

**Sternberg:** Okay. Thank you. Well, at this time, I'm going to close the hearing then.

Hearing closed at 7:06 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary