



## CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

### DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

**Docket Number:** C/DS-2023-028  
**Applicant:** AAMCO  
**Filing Date:** September 19, 2023  
**Hearing Date:** January 25, 2024  
**Property Location:** 3055 Central Avenue

**Variance(s) Requested:**

A Variance from Zoning Ordinance Section 10(G)(6) to allow an off-premise sign in a CR (Commercial: Regional) zoning district.

**Board Action Taken:**

Request Approved by a Vote of: 4 to 1.

**Commitments:**

The approval was subject to the following commitments which address the long-term use of the property:

1. Any off-premise sign shall be a component of or take the place of one of the permitted freestanding signs on the property, consistent with this application, and shall in no instance be installed as an additional freestanding sign on the property (in addition to those otherwise allowed for on-premise content by the zoning ordinance).
2. The use of the off-premise sign shall be limited to commercial establishments, products, merchandise, services, or entertainment located on-premise on Lot 1A of the Circle K Minor Subdivision (the current AAMCO site), as recorded in Plat Book S, Page 108A in the Bartholomew County Recorder's Office.
3. If any commercial establishments, products, merchandise, services, or entertainment located on-premise on Lot 1A (identified above) make use of an off-premise sign on the subject property (Lot 2 of the Circle K Minor Subdivision), no freestanding sign shall be placed, remain, or otherwise be present on Lot 1A.

The Columbus Board of Zoning Appeals acted under the authority of Indiana law as follows: IC 36-7-4-918.5: a board of zoning appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the zoning ordinance.

In its deliberations, the Columbus Board of Zoning Appeals weighed the evidence associated with the following criteria and made the findings listed below. These written findings shall be considered the official findings of the Board and shall supplement any spoken findings offered at the time the Board's decision was made. Any distinctions between these written findings and those that were spoken serve only to clarify any paraphrasing or commonly understood language used in the spoken findings through the use of technical content of identical meaning.

**Criteria #1:** *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(1)(a), the approval will not be injurious to the public health, safety, morals, and general welfare of the*

community.

**Finding:** Though the proposed off-premise sign could create a wayfinding issue, the property details present difficulty in installation of a free-standing sign. With the commitments outlined by staff included, This criterion has been met.

**Criteria #2:** *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(1)(b), the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.*

**Finding:** Though allowing an off-premise sign at this location could negatively affect properties in the vicinity, the property details present difficulty in installation of a free-standing sign. With the commitments outlined by staff included, This criterion has been met.

**Criteria #3:** *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(1)(c), the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.*

**Finding:** While self-imposed, the property details present difficulty in installation of a free-standing sign. With the commitments outlined by staff included, This criterion has been met.

These findings of fact have been adopted by the Columbus Board of Zoning Appeals on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary