



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Docket Number: CCU-2024-002

Applicant: HMGO Real Estate

Filing Date: 1/25/2024

Hearing Date: 2/27/2024

Property Location: 1010 California Street, in the City of Columbus.

Conditional Use(s) Requested:

A Conditional Use per Zoning Ordinance Section 3.12 (B) to allow a two-family dwelling (duplex) in the RE (Residential: Established) zoning district.

Board Action Taken:

Request Approved by a Vote of: 4 - 0

Commitments:

The approval was subject to the following commitments which address the long-term use of the property: The exterior design of the new structure shall be consistent with the Neighborhood Guiding Principles provided in the Downtown Strategic Development Plan element of the Comprehensive Plan, specifically those features listed below:

1. A main entrance to at least one of the units that faces California Street.
2. An 8-foot deep front porch, inclusive of the roof overhang, that extends across 75% of the front (street facing) façade of the structure.
3. A 3-foot minimum crawl space height, establishing the finished floor elevation 3 feet above the adjacent ground level.
4. Clapboard style siding (including wood, composite, and/or vinyl siding).
5. Porch accents, such as ceiling corner brackets or posts with spindle work detailing.
6. Roof overhangs of not less than 1 foot.

The Bartholomew County Board of Zoning Appeals acted under the authority of Indiana law as follows: IC 36-7-4-918.2: a board of zoning appeals shall approve or deny all conditional uses. The board may impose reasonable conditions as a part of its approval.

In its deliberations, the Bartholomew County 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 12.4(D)(1), the proposal will not be injurious to the public health, safety, and general welfare of the community.*

Finding: No other City departments or agencies expressed any concern for the proposed duplex as a use in this zoning district. *This criterion has been met.*

Criteria #2: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(2), the development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.*

Finding: The property is located in an established downtown neighborhood that includes several duplex/multifamily properties. As proposed, the duplex meets other development standards, such as minimum off-street parking and setbacks, that are intended to promote adequate circulation, maintenance, and fire safety. *This criterion has been met.*

Criteria #3: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(3), granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.*

Finding: The property is located in an established residential area that includes duplex/multifamily properties. The use is consistent with others in the neighborhood and the structure will meet all applicable development standards. *If the duplex includes design details consistent with the surrounding neighborhood, this criterion has been met.*

Criteria #4: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(4), the proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.*

Finding: The applicant's proposal for the duplex use is consistent with the intent of the RE (Residential: Established) zoning district. It is also consistent with the Comprehensive Plan's goals for encouraging renovation and revitalization of established residential neighborhoods and providing a diversity of housing. The Comprehensive Plan, through the Downtown Plan and Central Neighborhood Plan Elements, also recommends new home construction in character with its surroundings. *If the duplex includes design details consistent with the surrounding neighborhood, this criterion has been met.*

These findings of fact have been adopted by the Bartholomew County Board of Zoning Appeals on the _____ day of _____, 20____.

Chairperson

Secretary