



## CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

### DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

**Docket Number:** CDS-2024-001  
**Applicant:** Bill & Angi Meyer  
**Filing Date:** 1/23/2024  
**Hearing Date:** 2/27/2024  
**Property Location:** 1901 Franklin Street, in the City of Columbus.

**Variance(s) Requested:**

A Variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(b) to allow driveway access to the property from the street where alley access is present. The applicants purpose to construct a new “U” shaped drive on the property, the new accesses on Franklin Street & 19<sup>th</sup> Street, in addition to their current vehicle access from the alley.

**Board Action Taken:**

Request Approved by a Vote of: 3 - 1

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:** No City department/agency has expressed any concern about this request. It will not be injurious to the public health, safety, morals, and general welfare of the community. 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:** The proposed driveway access will only restrict on-street parking along the property owner’s frontage, which mainly affects the property owner and not the surrounding properties. 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:** The house on the subject property is oriented in a unique direction, which limits the viability of the back yard to accommodate extra parking in the same way other surrounding properties can accommodate from the alley. 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