



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, FEBRUARY 25, 2025, 6:30 P.M.**  
**COUNCIL CHAMBER, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**  
**& WEBEX**

*For a virtual meeting link visit: [www.columbus.in.gov/planning/agendas-materials/](http://www.columbus.in.gov/planning/agendas-materials/)*

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

None

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. CDS-2025-003: Cody Blackburn** – A request by Cody Blackburn for a development standards variance from Zoning Ordinance Section 3.12(C) to allow a newly subdivided lot and the remaining lot to be 25 feet in width, 25 feet less than the minimum lot width of 50 feet. The property is located at 41 S. Beatty Street, in the City of Columbus.

**Public Hearing**

- B. CDS-2025-002: KLS Holdings** – A request by KLS Holdings for development standards variances from 1) Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Southpark Court) to be 20.34 feet, 79.66 feet less than the required minimum separation of 100 feet from another driveway or intersection, 2) Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow a second entrance to a non-residential use on a local street (Southpark Court) to be 44.10 feet, 55.90 feet less than the required minimum separation of 100 feet from another driveway or intersection, and 3) Zoning Ordinance Section 7.3(Part 2)(A) to waive the requirement to install a public sidewalk along the Southpark Court frontage. The property is located at 1549 Southpark Court, in the City of Columbus.

**Public Hearing**

- C. CCU-2025-002: Turnkey Rents** – A request by Turnkey Rents for conditional use approval to allow a multi-family use, with the addition of 1 dwelling in an existing detached garage for a total of 4 units, in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 423 Lafayette Avenue, in the City of Columbus.

**FINDINGS OF FACT**

CDS-2024-032: BRS9170

CCU-2024-024: Dylan Andrews

CUV-2024-010: Jenny Waltz

CDS-2024-034: Hog Molly  
CCU-2024-026: Smith Elementary

### **APPROVAL OF MINUTES**

Minutes of the January 28, 2025 meeting

### **DISCUSSION**

None

### **ADJOURNMENT**