



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

For a virtual meeting link visit: www.columbus.in.gov/planning/agendas-materials/

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. CCU-2025-004: MLJ Oak Street** – A request by MLJ Oak Street, LLC for conditional use approval to allow a multi-family use (5 two-family duplexes for a total of 10 dwellings), in the CC (Commercial: Community) zoning district per Zoning Ordinance Section 3.20(B). The property is located at 102 Oak Street, in the City of Columbus.

Public Hearing

- B. CCU-2025-005: Cody Blackburn** – A request by Cody Blackburn for conditional use approval to allow a multi-family use (a tri-plex for a total of 3 dwellings), in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located on the vacant lot directly to the west of 2031 Ohio Avenue, in the City of Columbus.

Public Hearing

- C. CCU-2025-006: Christopher Sparks**– A request by Christopher Sparks for conditional use approval to allow a shared housing facility (a rooming house with 7 rooms) in the RS4 (Residential: Single Family 4) zoning district per Zoning Ordinance Section 3.11(B). The property is located at 2204 California Street, in the City of Columbus. ***This item has been continued to the April 29, 2025 meeting due to a public notice error.***

Public Hearing

- D. CCU-2025-007: Christopher Sparks**– A request by Christopher Sparks for conditional use approval to allow a shared housing facility (a rooming house with 7 rooms) in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 1525 Lawton Avenue, in the City of Columbus.

Public Hearing

- E. CDS-2025-005: Department of Public Works**– A request by the City of Columbus, Department of Public Works for a development standards variance from Zoning Ordinance

Section 6.1(E)(3) to allow an accessory structure (a gas pump canopy) to be located in a front yard (Arcadia Street) in the I-2 (Industrial: General) zoning district. The property is located at 1350 Arcadia Drive, in the City of Columbus.

FINDINGS OF FACT

CDS-2025.003: Cody Blackburn

CDS-2025-002: KLS Holdings

CCU-2025-002: Turnkey Rents

APPROVAL OF MINUTES

Minutes of the February 25 2025 meeting

DISCUSSION

None

ADJOURNMENT

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.