



**CITY OF COLUMBUS, INDIANA
BOARD OF ZONING APPEALS**

**CONDITIONAL USE
FINDINGS OF FACT**

Case Reference Number: CCU-2025-002

Applicant: Turnkey Rents

Filing Date: January 21, 2025

Hearing Date: February 25, 2025

Location: 423 Lafayette Street

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.12(B) to allow a multi-family use – 1 new unit in addition to the 3 existing (for a total of 4) in a RE (Residential: Established) zoning district. An existing 3-car garage would be converted into a 500 square foot apartment.

Board Action Taken:

Request Approved by a Vote of: 5-0

The Columbus Board of Zoning Appeals acted under the authority of Indiana law as follows: Indiana Code Section 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 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 12.4(D)(1), the proposal will not be injurious to the public health, safety, and general welfare of the community.*

Finding: The modified structure will not block sight visibility for traffic and will be required to meet all applicable building codes. All required parking will be provided off-street. Therefore, this proposal will not be injurious to the public health, safety and welfare of the community. The City Engineering Department offered no comments about the project and the Fire Department has no concerns. *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 mixed use area. The applicant has demonstrated that the property can accommodate the 6 required off-street

parking spaces. The project will comply with the development standards of the zoning ordinance and therefore will be consistent with the intent of those development standards. *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 proposed development is consistent with the development in the area, which is a mix of single family, multi-family residential, public and institutional uses. This area is urban in context with higher density living. The proposed multi-family development will not impede the adjacent residential properties from continuing in residential use. *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 Comprehensive Plan encourages infill development, a mix of housing types, and neighborhoods which contain a diverse socioeconomic mix. Further, the current character of the RE zoning district, especially in this area, includes a mix of residential types and densities. *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