



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, APRIL 29, 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

Public Hearing

- A. CCU-2025-006: Christopher Sparks**— A request by Christopher Sparks for conditional use approval to allow a shared housing facility (a rooming house) 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.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. CUV-2025-001: Deep Blue Investments** – A request by Deep Blue Investments for a use variance to allow a legal non-conforming residential use to be expanded through the addition of an accessory dwelling unit in the CC (Commercial: Community) zoning district per Zoning Ordinance Section 3.20(A). The property is located at 31 Jones Street, in the City of Columbus.

Public Hearing

- B. CDS-2025-007: Haw Creek Meadows** – A request by Housing Partnerships Inc. for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Midway Street) to be 73.7 feet, 26.3 feet less than the required minimum separation of 100 feet from another driveway or intersection. The property is located at 2100 Midway Street, in the City of Columbus.

Public Hearing

- C. CUV-2025-002: Haw Creek Meadows** – A request by Housing Partnership Inc. for a use variance to allow a restaurant in the RM (Residential: Multi-Family) zoning district per Zoning Ordinance Section 3.14(A). The property is located at 2100 Midway Street, in the City of Columbus.

Public Hearing

- D. CCU-2025-009: Find Trails Farm** – A request by Judy Thomas for conditional use approval to allow a campground in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 3.5(B). The property is located at 5001 West 500 South, in Wayne Township.

Public Hearing

- E. CDS-2025-009: 7Brew** –A request by NetLease Properties for development standards variances from Zoning Ordinance Section 8.2(D) to waive the requirement for a buffer along the west property line and Zoning Ordinance Section 7.2(Part 4)(B) to allow a parking lot to be setback 5 feet, 5 feet less than the 10 foot minimum front yard parking lot setback. The property is located at 2310 N. National Road, in the City of Columbus.

Public Hearing

- F. CCU-2025-010: Columbus Rental Homes** - A request by Columbus Rental Homes for conditional use approval to allow a multi-family use, with the addition of 3 units for a total of 6 units in the RE (Residential: Established) zoning district. The property is located 737 Union Street and 1031 & 1033 8th Street, in the City of Columbus.

Public Hearing

- G. CCU-2025-011: Columbus Rental Homes** - A request by Columbus Rental Homes for conditional use approval to allow a multi-family use, with the addition of 2 units for a total of 7 units in the RE (Residential: Established) zoning district. The property is located 737 & 735 California Street, in the City of Columbus.

FINDINGS OF FACT

CCU-2025-004: MLJ Oak Street
CCU-2025-005: Cody Blackburn
CCU-2025-007: Christopher Sparks
CDS-2025-005: Department of Public Works

APPROVAL OF MINUTES

Minutes of the March 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.