



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: CDS-2025-005

Applicant: City of Columbus – Department of Public Works

Filing Date: February 18, 2025

Hearing Date: March 25, 2025

Location: 1350 Arcadia Drive

Variance Requested:

A variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a gas pump canopy) in a front yard in a I2 (Industrial: General) zoning district. The canopy is a 30 feet wide by 30 feet deep and will be 16 feet in height.

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 36-7-4-918.5: 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: The canopy sits approximately 116 feet from Arcadia Drive and does not create a sight visibility issue or interfere with traffic. There were no objections from the Engineering, Fire or Code Enforcement Departments. The proposal will therefore not be injurious to the health, safety, and welfare of the public.. 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 nearby industrial buildings to the south and west are sited a significant distance off of Arcadia Drive and the location of the canopy will be blocked by

the primary building from the properties to the north. The canopy will be very small in size compared to the size of the surrounding industrial buildings and will not adversely impact any of 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 floodplain effectively restricts the location of the fuel pumps, and therefore also their canopy, from a significant portion of the site. The fuel island needs to be accessed after hours for emergency vehicles (police and fire) and therefore cannot be placed within the fenced in area to the rear and side of the primary building. The limited locations on the site for the fuel pumps and canopy and the need for accessibility create a practical difficulty in the use of the property. 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