



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Case Reference Number: CCU-2025-007

Applicant: Christopher Sparks

Filing Date: 2/18/2025

Hearing Date: 3/25/2025

Location: 1525 Lawton Avenue, in the City of Columbus.

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.12(C) to allow a rooming house (shared housing facility) for up to 7 un-related residents on the subject property - in the RE (Residential: Established) zoning district. Each tenant rents a bedroom within the home, with common areas (kitchen, living room, bathrooms, etc.) to be shared by all tenants.

Board Action Taken:

Request Approved by a Vote of: 3 - 2

Conditions of Approval:

The approval was subject to the following conditions which must be addressed as part of this approval: The applicant must provide 4 standard (9 feet by 18 feet) off-street parking spaces on the subject property for the proposed use.

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 concerns of the fire inspector and code enforcement regarding building code and fire code standards are being addressed through separate processes by the applicant. Assuming these concerns are eventually satisfied 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 proposed rooming house does not include any exterior changes to the property. Therefore, there are no building additions to compare against minimum required setbacks and related standards. It is not necessary for this rooming house to provide required off-street parking spaces according to multi-family standards in the Zoning Ordinance. Assuming the applicant can maximize parking along the alley and provide 4 standard off-street parking spaces for the tenants of the property, 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: On-street parking in this neighborhood is limited and a majority of the properties in the vicinity have alley access to their backyards which can accommodate off-street parking sufficient for a single-family home. The subject property was originally built as a 5-bedroom single-family home, and the applicant's rooming house concept is for a maximum of 7 tenants, which is only a 2 person increase in residential density. Assuming that the applicant provides 4 standard off-street parking spaces, in addition to publicly available street parking for potential tenants, 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 states a goal of the community is to encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community. 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