



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

**CONDITIONAL USE
FINDINGS OF FACT**

Case Reference Number: CCU-2025-005

Applicant: Cody Blackburn

Filing Date: February 18, 2025

Hearing Date: March 25, 2025

Location: The parcel west of 2031 Ohio Avenue, on the south side of Ohio Avenue west of Mapleton Street

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.12(B) to allow a multi-family development in a RE (Residential: Established) zoning district. The building is proposed to be one story, with two units facing a side yard and one unit facing Ohio Avenue. The applicant has indicated that the units will each be approximately 800 square feet in size. See attached concept drawings.

Board Action Taken:

Request Approved by a Vote of: 5-0

Conditions of Approval:

The approval was subject to the following conditions which must be addressed as part of this approval: The structure shall be designed and constructed consistent with the exhibits provided by the applicant, specifically including a front facade characterized by a front entry door, windows, and porch facing Ohio Avenue.

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 new structure will not block sight visibility for traffic on any street and the new structure will be required to meet all applicable building codes. While the tri-plex will add additional vehicles to the area, it will not generate significant traffic that would cause congestion or place additional vehicles on roads that

cannot support the additional traffic (the Engineering Department offered no comments on the request, indicating no concerns). Further, neither the Fire Department nor City Utilities reported any concerns with the proposed tri-plex. Therefore, this proposal not be injurious to the public health, safety and welfare of the community. 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 neighborhood. The applicant has provided a concept plan that can accommodate the 5 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 generally consistent with the development in the area. This area is more urban in context and can support 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. In addition, the Comprehensive Plan suggests developing new housing where adequate public services can be provided economically and the subject property typifies this goal as it is a vacant lot with access to water and sewer service. This criterion has been met.

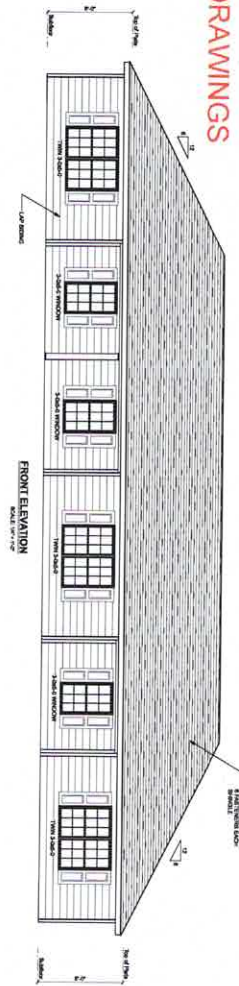
These findings of fact have been adopted by the Columbus Board of Zoning Appeals on the ____ day of _____, 20__.

Chairperson

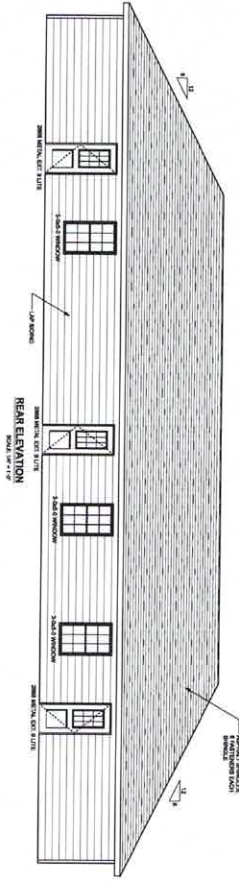
Secretary

CONCEPT DRAWINGS

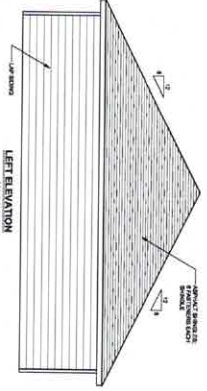
CB



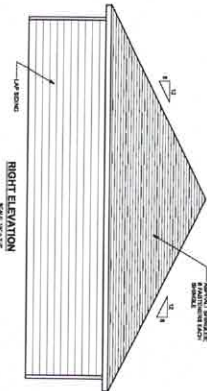
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



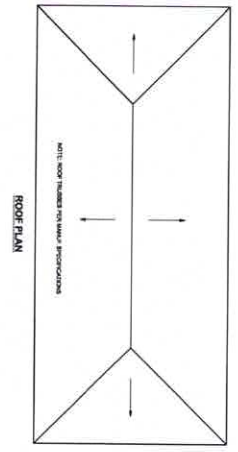
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN

NOTES:
1. THE SHINGLE ROOF IS TO BE A GABLE ROOF.
2. THE SHINGLE ROOF IS TO BE A GABLE ROOF.
3. THE SHINGLE ROOF IS TO BE A GABLE ROOF.
4. THE SHINGLE ROOF IS TO BE A GABLE ROOF.
5. THE SHINGLE ROOF IS TO BE A GABLE ROOF.

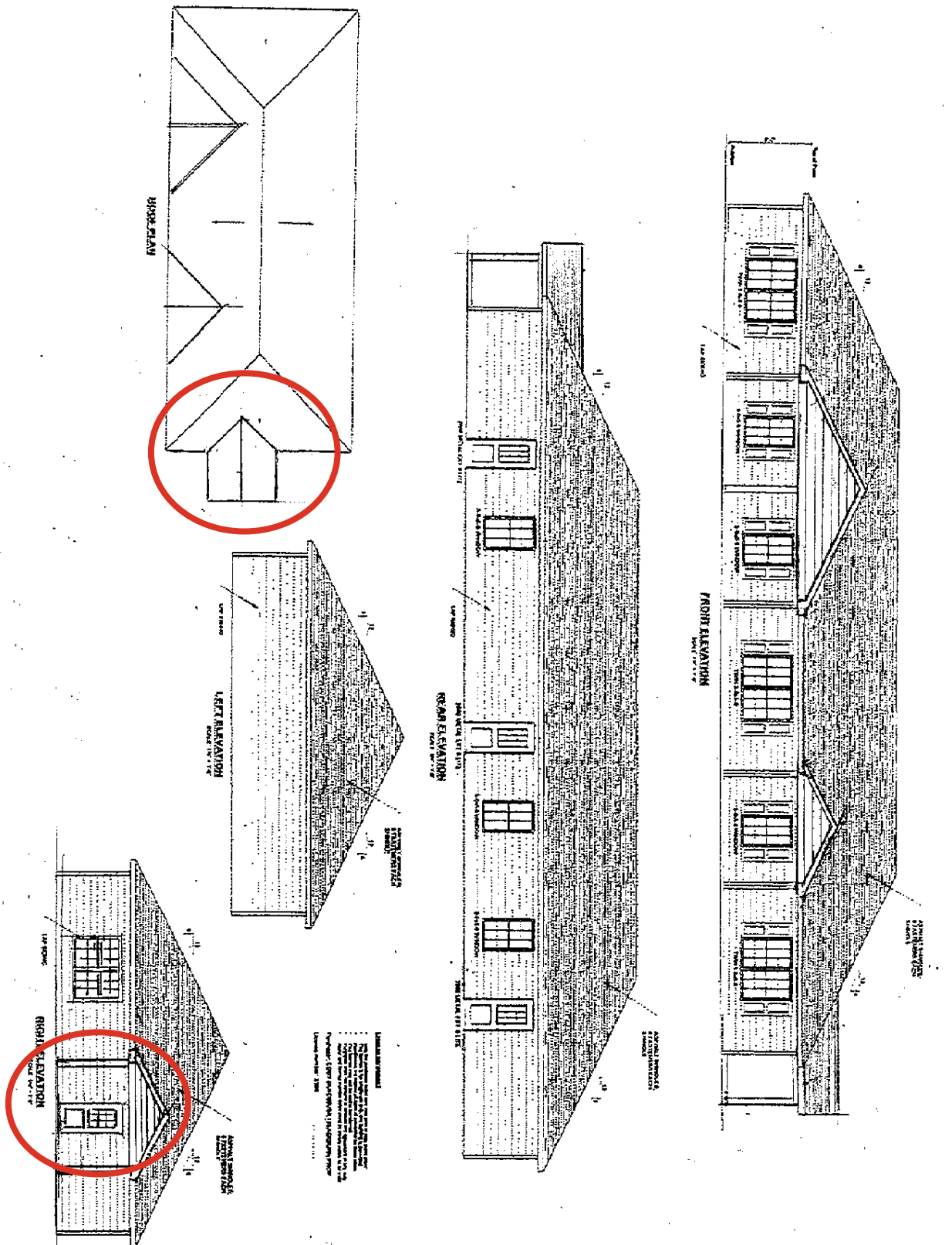
REVISIONS	DATE	INITIAL

NOTES

PLAN	DATE	BY	CHKD
4778T	1/1/2020		
4778T	1/1/2020		
4778T	1/1/2020		
4778T	1/1/2020		

PlanSource, Inc.
Home Design
Small Enterprises
www.plansourceinc.com

CONCEPT DRAWING with front facing porch



ELEVATIONS	DATE	1/7/05
	PROJECT	1/7/05
	ARCHITECT	1/7/05
	DESIGNER	1/7/05

PlanSource, Inc.	
Home Plans - Design Plans - Small Apartments	
www.plansourceinc.com	

REVISION	DATE	BY
