



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JULY 29, 2025, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing Required

- A. CCU-2025-020: RFC Properties** – A request by RFC Properties, LLC for conditional use approval to allow an office use in the CN (Commercial: Neighborhood) zoning district per Zoning Ordinance Section 3.18(B). The property is located at 1129 Washington Street, in the City of Columbus.

FINDINGS OF FACT

CCU-2025-016: Bartholomew County Landfill
CCU-2025-015: Bartholomew County Landfill
CDS-2025-014 Orinoco Acquisition
CDS-2025-015: Matthew & Lisa Elzea
CDS-2025-016: Greg & Rita Dibble

APPROVAL OF MINUTES

Minutes of the June 24, 2025 meeting

DISCUSSION ITEMS

None

HEARING OFFICER APPROVALS

CCU-2025-018: Nikia Dean– A request by Nikia Dean for conditional use approval to allow an accessory dwelling unit in the RS4 (Residential: Single Family 4) zoning district per Zoning Ordinance Section 6.1(D)(1). The property is located at 2132 Pennsylvania Street, in the City of Columbus.

CCU-2025-019: Nikki & Mark Walke– A request by Nikki & Mark Walke for conditional use approval to allow an accessory dwelling unit in the AP (Agriculture: Preferred) zoning district

per Zoning Ordinance Section 6.1(D)(1). The property is located at 9560 South 100 West, in Wayne Township.

BDS-2025-002: Zach Rudicel & Michaela Murray– A request by Zach Rudicel & Michaela Murray for a development standards variance from Zoning Ordinance Section 9.3(C)(2) to allow a fence to be 6 feet in height, 2.5 feet taller than the 3.5 feet maximum height in a front yard. The property is located at 8462 East Rockwood Street, in Columbus Township.

ADJOURNMENT

COLUMBUS BOARD OF ZONING APPEALS MEMBERSHIP

Provided in compliance with Indiana Code Section 5-14-9

Member:	Appointed By:	Term:
Michael Kinder	Columbus Mayor	December 31, 2021 – December 31, 2025
Grant Hale	Columbus Mayor	December 31, 2021 – December 31, 2025
Hillary Maple	Columbus Mayor	December 31, 2022 – December 31, 2026
Chuck Doup	Columbus City Council	December 31, 2022 – December 31, 2026
Zack Ellison	Columbus Plan Commission	December 31, 2024 – December 31, 2026
Evan Kleinhenz (Alternate for Ellison)	Columbus Plan Commission	December 31, 2024 – December 31, 2026
Sondra Bolte (Alternate for Doup)	Columbus City Council	December 31, 2021 – December 31, 2026

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE DAY OF THE MEETING.