



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: CDS-2025-023

Applicant: Matthew Munger

Filing Date: September 23, 2025

Hearing Date: October 28, 2025

Location: 620 Terrace Lake Drive, in the City of Columbus

Variance Requested:

A variance from Zoning Ordinance Section 3.8(C) to allow a garage expansion to encroach into the minimum required 25-foot front setback along Terrace Lake Drive in a RS1 (Residential: Single-Family 1) zoning district. The proposed garage expansion will encroach up to 13 feet into the 25-foot minimum front setback.

Board Action Taken:

Request Approved by a Vote of: 4 to 1

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 proposed new garage would remain 28 feet from Terrace Lake Drive and, therefore, does not impact visibility for vehicles traveling on the street. No concerns were expressed by the City Engineer's Office. The driveway still allows space for vehicles to be parked in the driveway off of the street and no sidewalks are present to potentially be obstructed by parked vehicles. *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 adjacent properties would not be adversely affected in their use or value. The proposed new garage does not increase the north / south footprint of the existing home; thereby protecting and maintaining the views of the lake for adjacent 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 Board found that the location of the house on the lot, along with the utilities presents practical difficulties and forces the property owner to encroach into the required 25-foot setback with the subject expansion of the garage. *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