



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Docket Number: CDS-2025-028

Applicant: JR Promotions

Filing Date: September 23, 2025

Hearing Date: October 28, 2025

Property Location: On the east side of International Drive, 1,340 feet south of Deaver Road.

Variance(s) Requested:

1. Zoning Ordinance Section 10(G)(6) to allow a freestanding sign to be located off-premises from the business it is serving.
2. Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 1,344 square feet in size, 1,269 square feet larger than the 75 square foot maximum sign area.
3. Zoning Ordinance Section 10(Table 10.1) to allow a freestanding sign to be 50 feet in height, 40 feet taller than the 10 foot maximum height.
4. Zoning Ordinance Section 10(I)(3)(c) to allow a freestanding sign to be 100 percent changeable copy, 60% greater than the 40% changeable copy maximum.

Board Action Taken:

Variance #1 – Off premise sign: Request Approved by a Vote of: 3 to 2

Variance #2 – Sign Area: Request Approved by a Vote of: 3 to 2

Variance #3 – Sign Height: Request Approved by a Vote of: 3 to 2

Variance #4 – Changeable Copy: Request Approved by a Vote of: 3 to 2

The Columbus Board of Zoning Appeals acted under the authority of Indiana law as follows: IC 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.

Variance #1 – Off Premise Sign:

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 billboard will not obstruct any required road signage. INDOT has provisions for signs along the road frontage to protect the motorists on the

state road. 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 surrounding area is primarily industrial and the billboard would be located next to an interstate. Due to the high-intensity development context, the off-premise location of the messaging would not be detrimental to the use or value of other 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 property is largely otherwise unbuildable because of wetlands on the site. This creates a practical difficulty in the use of the site. This criterion has been met.

Variance #2 – Sign Area

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 billboard will not obstruct any required road signage. INDOT has provisions in place to protect the motorists on the state road. 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 surrounding area is primarily industrial and the billboard would be located next to an interstate. Due to the high-intensity development context, the off-premise location of the messaging would not be detrimental to the use or value of other 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 sign faces cannot be placed back to back due to the electronic equipment that is required for the sign faces and therefore creates a practical difficulty in the use of the property. This criterion has been met.

Variance #3 – Sign Height

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 billboard will not obstruct any required road signage. INDOT has

provisions in place for signs along their road frontage to protect motorists.
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 surrounding area is primarily industrial and the billboard would be located next to an interstate. Due to the high-intensity development context, the off-premise location of the messaging would not be detrimental to the use or value of other 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 property is largely otherwise unbuildable because of wetlands on the site. This creates a practical difficulty in the use of the site. This criterion has been met.

Variance #4 – Changeable Copy

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 billboard will not obstruct any required road signage. INDOT has provisions in place for signage along their road frontage to protect the motorists on the state road. 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 surrounding area is primarily industrial and the billboard would be located next to an interstate. Due to the high-intensity development context, the off-premise location of the messaging would not be detrimental to the use or value of other 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 property is largely otherwise unbuildable because of wetlands on the site. This creates a practical difficulty in the use of the site. 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