



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: CDS-2025-030

Applicant: Kevin J. King

Filing Date: 10/14/2025

Hearing Date: 11/18/2025

Location: 2689 Lafayette Avenue, in the City of Columbus

Variance Requested:

A variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(b) to allow a driveway on a street when alley access is available in a RS2(Residential: Single-family 2) zoning district.

Board Action Taken:

Request Approved by a Vote of: 4 to 1

Conditions of Approval: The approval was subject to the following conditions which must be addressed as part of this approval:

1. The two points of street access for the semi-circle driveway shall meet the minimum required 50 feet of separation per Zoning Ordinance Section 7.3(Part 1)(C)(3)(b)(ii).

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 Columbus Fire Department has no concerns regarding allowing for a driveway off of Lafayette Avenue. There are no sidewalks along Lafayette Avenue and a new driveway, therefore, would not interrupt pedestrian travel.
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: By adding the driveway off of Lafayette Avenue there would be a reduction of on-street parking. However, adjacent properties could continue to be used as they are currently. Many adjacent properties in the area have driveways off of Lafayette Avenue. *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 agrees with the applicant that there is a practical difficulty regarding the width of the alley and the closeness of the fence off the alley, making it difficult to drive in and out of. *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