City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, JANUARY 27, 2026, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

Streamed Live and Available On-line at https://www.columbus.in.gov/video/live-streaming.

ROLL CALL

ELECTION OF 2026 OFFICERS

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing Required

A. CDS-2025-034: Jake Fitzsimmons – A request by Jake Fitzsimmons for a development standards variance from Zoning Ordinance Section 7.3(Part 1)(D)(2) to allow a driveway to be 32 feet in width, 8 feet more than the maximum width of 24 feet at the right of way line. The property is located at 3840 Oriole Drive, in the City of Columbus.

Public Hearing Required

B. BZA-25-3: Housing Partnerships – A request by Housing Partnerships, Inc. for conditional use approval to allow a duplex in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 834 Werner Avenue, in the City of Columbus.

Public Hearing Required

C. BZA-25-4: Brandon Neilsen – A request by Brandon Neilsen for conditional use approval to allow a shared housing facility for up to 16 individuals in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 803 Pearl Street, in the City of Columbus.

Public Hearing Required

D. BZA-25-10: Rollins Property Development – A request by Rollings Property Development for development standard variances from 1) Zoning Ordinance Section 3.14(C) to allow a structure to have a 30.5 foot front setback, 24.5 feet less than the required 55 foot minimum setback from the centerline of 10th Street, 2) Zoning Ordinance Section 8.2(E) to allow a parking area to encroach 7.1 feet into the 15 foot Type B landscape buffer and 3) Zoning Ordinance Section 7.2(Part 4)(B)(1) to allow a parking area to have a 36 foot front setback, 19 feet less than the required 55 foot setback from the centerline of 10th Street. The

property is located at the southeast corner of 10th Street and Werner Avenue, in the City of Columbus.

E. BZA-26-2: Rollins Property Development – A request by Rollings Property Development for a development standard variance from Zoning Ordinance Section 7.2(Part 4)(B)(1) to allow a parking area to have a 36 foot front setback, 19 feet less than the required 55 foot setback from the centerline of 10th Street. The property is located at the southeast corner of 10th Street and Werner Avenue, in the City of Columbus.

Public Hearing Required

F. BZA-25-12: First Empire Holdings – A request by First Empire Holdings 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 maximum 3.5 foot height in a front yard. The property is located at 3103 Westenedge Drive, in the City of Columbus.

G. Approval of Board of Zoning Appeals Calendar

H. Conflict of Interest Form Discussion

FINDINGS OF FACT

CDS-2025-029: Richard & Mary Fogler
CDS-2025-030: Kevin King
CDS-2025-032: Larry Kleinhenz
CDS-2025-033: Indiana Precast

APPROVAL OF MINUTES

Minutes of the October 28, 2025 meeting
Minutes of the November 18, 2025 meeting

DISCUSSION ITEMS

None

HEARING OFFICER APPROVALS

None

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, 2025 – December 31, 2029
Grant Hale	Columbus Mayor	December 31, 2025 – December 31, 2029
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.