



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: CDS-2025-029

Applicant: Richard & Mary Fogler

Filing Date: October 14, 2025

Hearing Date: November 18, 2025

Location: 111 S. Gladstone Avenue, in the City of Columbus

Variance Requested: A variance from Zoning Ordinance Section 3.12(C) to allow the creation of two new lots that will be smaller than the minimum 6,000 square foot lot size and Zoning Ordinance Section 7.1(Part 1)(A) to allow one of those new lots to provide 0 off-street parking spaces, 2 less than the required 2 parking spaces in a RE (Residential: Established) zoning district.

Board Action Taken:

Approved by a Vote of: 5 to 0

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.

Variance #1 – Reduced Lot 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: *Allowing the two lots to have less area than the ordinance requires would not be injurious to the general welfare of the community. Both “new” lots contain existing homes that have been built since 1940 and 1943; therefore, the general area would not be changing in character. Traffic would not be expected to increase with the creation of new lots that are smaller in size than what exists within 300 feet of the subject site. 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: *Creating two lots with less area than the ordinance permits in order to locate existing primary structures on each lot would not affect the neighboring properties in an adverse manner. The lot has virtually acted as two lots for 80 years. 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 subject lot presents a unique situation with two single-family residences on one lot. Requiring the property to remain as-is limits the ability of either home to be sold, the subject of a loan, or otherwise used consistent with current real estate practices. This criterion has been met.*

Variance #1 – On-site Parking:

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: *In some older, established areas of town, including this neighborhood, residents typically park on street-side gravel in front of their homes, which is usually within the street's right-of-way. Ample parking is provided in this way for the subject property. The City Engineer did not express any concerns with the request. 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: *Many neighboring properties use on-street, stone parking in front of the homes, while others have detached garages they use. Omitting the 2 off-street parking spaces from this lot will be consistent with the character of the neighborhood and, therefore, will not affect the adjacent properties in an adverse manner. 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 subject lot presents a unique situation with two single-family residences on one lot. Requiring the property to remain as-is limits the ability of either home to be sold, the subject of a loan, or otherwise used consistent with current real estate practices. The resulting lots will have adequate parking, one by way of a two-car garage and the other by way of a street-side gravel area. 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