



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: CDS-2025-033

Applicant: Indiana Precast

Filing Date: October 14, 2025

Hearing Date: November 18, 2025

Location: 895 & 855 Jonesville Road

Variance Requested:

A variance from Zoning Ordinance Section 3.25(C) to allow an area of outdoor storage to be located in a front setback in a I3 (Industrial: Heavy) zoning district. The request was to allow the outdoor storage to be located in the front setback, 45 feet from the centerline of Jonesville Road, 50 feet closer than the minimum required 95 foot setback.

Board Action Taken:

Request Approved by a Vote of: 5-0

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.

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 45 foot setback still allows the required landscaping to be planted between the required opaque fence and Jonesville Road to meet the zoning ordinance screening requirement. The outdoor storage will be approximately 28 to 30 feet from the edge of pavement along Jonesville Road and therefore will not be injurious to the public health, safety, morals, and general welfare of the community. There have been no concerns expressed by INDOT or the County Highway Department. 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: Reducing the outdoor storage setback by 50 feet at this location will not negatively impact the adjacent properties. There is no consistency of building or parking lot setbacks in this area. The proximity of this outdoor storage area to the road, therefore, will not be out of character with its surroundings and nearby properties will not be affected in a substantially 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 zoning ordinance requires that the outdoor storage be placed adequately setback from streets to provide space for future road improvements and screening and to otherwise not impact the aesthetics of the road corridor. Enforcing the full 95-foot setback would make the Jonesville Road frontage of the property largely unusable. The requested 45-foot setback provides a reasonable balance between maintaining roadway planning and aesthetic standards and allowing productive use of the property. Further, it is unlikely that Jonesville Road would be widened to the extent envisioned in the Thoroughfare Plan due to the existing development in this 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