



**CITY OF COLUMBUS  
BOARD OF ZONING APPEALS  
(February 24, 2026 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** BZA-26-7 (Carl & Karen Faye Miller)  
**Staff:** Melissa Begley  
**Applicant:** Carl & Karen Faye Miller  
**Property Size:** 6.33 Acres  
**Current Zoning:** CC (Commercial: Community)  
**Location:** 1144 North Marr Road & 3110 & 3114 10<sup>th</sup> Street, in the City of Columbus

**Background Summary:**

The applicant has indicated that the proposed variance is for the purpose of replatting their property to allow for a new lot configuration and future redevelopment. The request is to allow two homes to be replated onto a single lot.

**Preliminary Staff Recommendation:**

Approval, all criteria have been met.

**Zoning Ordinance Considerations:**

**District Intent:** The intent of the CC (Commercial: Community) zoning district is as follows: The intent of the CC (Commercial: Community) zoning district is as follows: To establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) communitywide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

**Development Standards:** 3.20(C) - Maximum Primary Structures Per Lot : 1

| Current Property Information: |                                                                                                                                                                                      |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use:                     | Residential: Single Family & Commercial                                                                                                                                              |
| Site Features:                | 2 dwellings, 3 detached accessory structures, an office building (former Columbus Pediatrics), a commercial building (Miller TV & Barcon Credit Union), and former mini golf course. |
| Flood Hazards:                | No flood hazards exist on the property.                                                                                                                                              |

|                              |                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Street/Road Frontage:</b> | 10 <sup>th</sup> Street (Minor Arterial, Commercial, Suburban)<br>Marr Road (Minor Arterial, Commercial, Suburban) |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|

| <b>Surrounding Zoning and Land Use:</b> |                                                                   |                                                |
|-----------------------------------------|-------------------------------------------------------------------|------------------------------------------------|
|                                         | <b>Zoning:</b>                                                    | <b>Land Use:</b>                               |
| <b>North:</b>                           | P (Public / Semi-Public Facilities)                               | BCSC Operations Center                         |
| <b>South:</b>                           | CO (Commercial: Office)                                           | Former Southern Indiana Orthopedics            |
| <b>East:</b>                            | I2 (Industrial: General)                                          | Master Power Transmission                      |
| <b>West:</b>                            | CC (Commercial: Community)<br>P (Public / Semi-Public Facilities) | Bible Church<br>City Utilities Operations, DSI |

| <b>Interdepartmental Review:</b> |              |
|----------------------------------|--------------|
| <b>City Engineering:</b>         | No concerns. |
| <b>City Utilities:</b>           | No concerns. |
| <b>City Fire Department:</b>     | No comments. |
| <b>Code Enforcement:</b>         | No comments. |

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The property owner owns the three parcels that are part of this request. All are zoned CC (Commercial: Community). The 5.4 acre property currently contains the former Columbus Pediatrics office, which is currently vacant, and the multi-tenant commercial building that contains Miller TV and BarCons Credit Union. The site also contains the former Putt Putt Mini Golf Course. The southeast corner consists of 2 lots that each contains a single family residential home.
2. The applicant would like to reconfigure the 3 lots and combine the two residential parcels with a portion of the adjacent parcel to create a larger parcel located at the corner of Marr Road and 10<sup>th</sup> Street for a future commercial development.
3. The other properties in the immediate vicinity are commercial, industrial and public/semi-public facilities with residential being located farther to the north or west.
4. The residential parcels for this request are located at the corner of 10<sup>th</sup> Street and Marr Road both of which are minor arterials streets and are intended to accommodate high traffic volume, ideal for commercial uses.

**Provisional Findings of Fact/Decision Criteria:**

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

*Provisional Findings:* The removal of a lot line will be indistinguishable to the public and the dwellings will continue to function as single family residential uses, for the short term. There were no objections from the Engineering, Fire or Code Enforcement Departments. Therefore, the parcel containing the two single family dwellings will not be injurious to the public health, safety and general welfare of the community. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

*Provisional Findings:* The removal of a lot line will be indistinguishable to the public. The dwellings will continue to function as single family residential uses and the adjacent properties will be able to continue to operate in the same manner and not be affected in an adverse manner. *This criterion has been met.*

- 3. 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.**

*Provisional Findings:* The owner is replatting the 2 residential parcels with a portion of the larger adjoining property to allow for new commercial redevelopment. The subject property is zoned commercial and the replatting will create a larger parcel to allow for redevelopment. The two dwellings on the single lot is temporary. The alternative to the variance is the demolition of at least one of the two homes. Requiring such demolition and, thereby, denying the property of its current use while awaiting redevelopment creates a practical difficulty in the use of the site. *This criterion has been met.*

**Board of Zoning Appeals Options:**

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

**Record No: BZA-26-7**

Board of Zoning Appeals (BZA)  
Application

Status: Active

Submitted On: 1/19/2026

**Primary Location**

3114 10TH ST  
COLUMBUS, IN 47201

**Owner**

MILLER CARL LEE & KAREN FAYE  
E WEMBLEY LANE 4381 COLUMBUS, IN 47201

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**Application Information****Application Type\***

Development Standards Variance

**Property Type\***

Residential (1 to 3 Units)

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

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**Development Standards Variance Request**

I am requesting a variance from the Zoning  
Ordinance Section (insert the ordinance section  
number below):\*

Sec. 3.20(C)

Please provide the details of the variance request:\*

Allowing 2 residential homes on a single parcel. We are requesting an administrative re-plat of the Miller property to allow for the sale. These properties have been zoned commercial by the city for future commercial development. This variance will allow the parcel to be large enough for commercial development.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.\*

None

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?\*

The Millers own the surrounding property.

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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.\*

The city's intent is for these properties to be commercially developed.

The size of the individual parcels is restrictive to this future development. The Millers intend to sell this parcel for commercial development.

The City of Columbus Comprehensive Plan can be found at:  
<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:  
<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

