



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

STAFF REPORT

Docket No. / Project Title: BZA-25-13 (Burts Pest Control)
Staff: Melissa Begley
Applicant: DCAB Properties, LLC
Property Size: 36,590 square feet
Current Zoning: I2 (Industrial: General)
Location: 805 Depot Street, in the City of Columbus

Background Summary:

The applicant is proposing to construct a 2,243 square foot building addition. This project includes the following requests:

1. A variance from Zoning Ordinance Section 3.24(C) to allow a side setback of 11.2 feet instead of the required 20 feet along the east property line.
2. A variance from Zoning Ordinance Section 3.24(C) to allow a rear setback of 12.9 feet instead of the required 20 feet along the south property line.

Preliminary Staff Recommendation:

Variance 1 (Side Setback) – Approval, all criteria have been met.

Variance 2 (Rear Setback) – Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the I2 (Industrial: General) zoning district is as follows: To provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

Development Standards: Zoning Ordinance Section 3.24(C) - Minimum Side Setback: 20 feet
Minimum Rear Setback: 20 feet

Current Property Information:	
Land Use:	Contractor's Office (Burt's Pest Control)
Site Features:	An existing industrial building and associated parking
Flood Hazards:	The property is located in the 100 and 500 year floodplain.
Vehicle Access:	Depot Street (Local, Urban, Industrial)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I2 (Industrial: General)	Bartholomew County Beverage, Vacant Industrial (Former Hog Molly's), Daiei Manufacturing
South:	I2 (Industrial: General)	PCA (Custom Corrugated Packaging)
East:	I2 (Industrial: General)	EYB Promotions
West:	I2 (Industrial: General)	PCA (Custom Corrugated Packaging)

Interdepartmental Review:	
City Engineering:	No concerns.
Fire Department:	No comments.
City Utilities:	No concerns.
Code Enforcement:	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 applicant intends to construct a 2,243 square foot (28 feet by 80 feet) building addition for the purpose expanding an existing contractor's office. The addition extends the building to the east.
2. The lot is below the minimum lot size requirement for the I2 (Industrial: General) zoning district. The minimum lot area is 1 acre (43,560 square feet), according to Zoning Ordinance Section 3.24(C); however, the subject property is 0.83 acres (36,590 square feet) and is legal non-conforming in size. The existing building, built in the 1970's, is also legal non-conforming in that the west side building setback and south rear setbacks are smaller than required by the ordinance.
3. The lot is not rectangular in shape and is wider adjacent to the street (172 ft.) than it is along the rear property line (151 ft). Therefore, the proposed setback along the east property line varies from 19.9 feet on the north side of the addition to the requested 11.2 feet on the south side of the addition.
4. The proposed rear setback variance would allow the addition to align with the existing building.
5. The surrounding properties are zoned I2 and were developed as part of an industrial subdivision. There are a few larger lots but the majority of the lots are less than an acre in size. Many of the properties contain structures that do not meet the current minimum setbacks for the district.

Provisional Findings of Fact/Decision Criteria (Variance #1 Side Setback):

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: A side setback that is 8.8 feet closer to the property line than the required 20 foot setback will not be injurious to the health, safety, morals, and general welfare of the public. There is adequate space to maintain and access the property within the remaining space. Neither the Bartholomew County Code Enforcement Department nor Columbus Fire Department have indicated any concerns with the smaller building setback. *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: A majority of the lots in this vicinity have buildings with smaller setbacks than currently permitted within the I-2 zoning district and reducing the setback in this case will not impact the adjoining properties adversely. The resulting setback will be in context with the area and adjacent owners will be able to continue to use their properties for industrial purposes. *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 property is small for an industrial serving district and is legal non-conforming with regard to the existing building's south and west setbacks. The east property line is set at an angle and if an addition were to meet the 20 foot setback requirement at the front of the building it would not comply at the rear of the building. The small lot size and irregular lot shape create a practical difficulty in the full use of the site. *This criterion has not been met.*

Provisional Findings of Fact/Decision Criteria (Variance #2 Rear Setback):

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: A rear setback that is 7.1 feet closer to the property line than the required 20 foot setback will not be injurious to the health, safety, morals, and general welfare of the public. There is adequate space to maintain and access the property within the remaining space. Neither the Bartholomew County Code Enforcement Department nor the Columbus Fire Department have indicated any concerns with the smaller building setback. *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: A majority of the lots in this vicinity have buildings with smaller setbacks than currently permitted within the I-2 zoning district and reducing the setback in this case will not impact the adjoining properties adversely. The resulting setback will be in context with the area and adjacent owners will be able to continue to use their properties for industrial purposes. *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 proposed building addition matches the existing depth of the building and continues the existing rear setback line that is legal non-conforming. Constructing the building addition

approximately 7 feet inward to meet the current setback requirement of 20 feet creates a practical difficulty in the full 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-25-13

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 12/19/2025

Primary Location

805 DEPOT ST
COLUMBUS, IN 47201

Owner

DCAB PROPERTIES LLC
Depot St 805 COLUMBUS, IN 47201

Application Information

Application Type*

Development Standards Variance

Property Type*

Non-Residential

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.

Development Standards Variance Request

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

3.24.C

Please provide the details of the variance request:*

Construct a building addition to the east side of the existing structure that provides a 12.9' rear setback which is less than the 20' required.

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?*

Public health, safety, morals and general welfare of the community will not be impacted if the request is granted. Other than the requested setback variances the applicant intends for the construction methods and materials to comply with all applicable ordinances and standards. No public safety issues will be created by granting the request.

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 use and value of adjacent properties will not be impacted. The requested rear building setback seeks to maintain the existing structure wall line. The rear setback requested continues the existing rear line of the current structure and is not out of character with the area. The use of adjacent properties would not be impacted in any way.

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.*

Strict application of the zoning ordinance is a practical difficulty with this site as it is zoned I2 but is only 0.84 acres in size which is less than the minimum lot size noted in the current zoning ordinance (1 acre). The ordinance is written with the understanding that it is difficult to develop a general industrial site on less than 1 acre with sufficient building, parking and maneuvering area. In order to continue to make use of an existing facility to serve the growing needs of the community the applicant is requesting the minimum amount of relief necessary to remain on their current site and not contribute to more sprawl with a new development elsewhere.

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/>.

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

3.24.C

Please provide the details of the variance request:*

Construct a building addition to the east side of the existing structure that provides a 11.2' side setback which is less than the 20' required.

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?*

Public health, safety, morals and general welfare of the community will not be impacted if the request is granted. Other than the requested setback variances the applicant intends for the construction methods and materials to comply with all applicable ordinances and standards. No public safety issues will be created by granting the request.

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?*

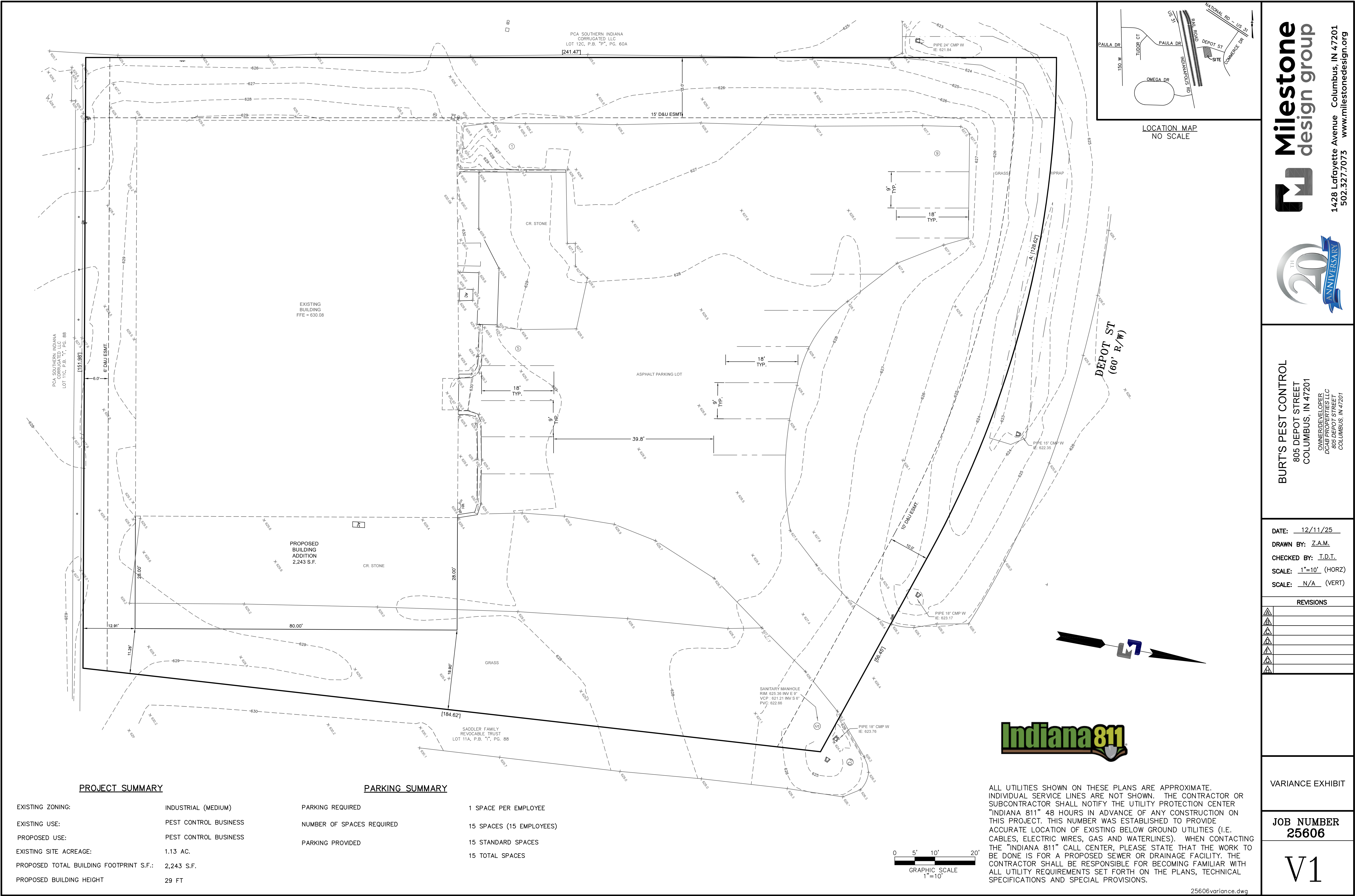
The use and value of adjacent properties will not be impacted. The side setback being impacted adjoins a developed site where the existing building is constructed with a similar setback to what is being proposed with this request and is not out of character with the area. Additionally, the wall facade of the existing building on the adjacent lot is without doors or windows which helps mitigate the request. The use of adjacent properties would not be impacted in any way.

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.*

Strict application of the zoning ordinance is a practical difficulty with this site as it is zoned I2 but is only 0.84 acres in size which is less than the minimum lot size noted in the current zoning ordinance (1 acre). The ordinance is written with the understanding that it is difficult to develop a general industrial site on less than 1 acre with sufficient building, parking and maneuvering area. In order to continue to make use of an existing facility to serve the growing needs of the community the applicant is requesting the minimum amount of relief necessary to remain on their current site and not contribute to more sprawl with a new development elsewhere.

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PROJECT SUMMARY

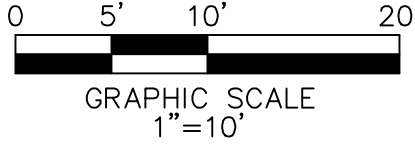
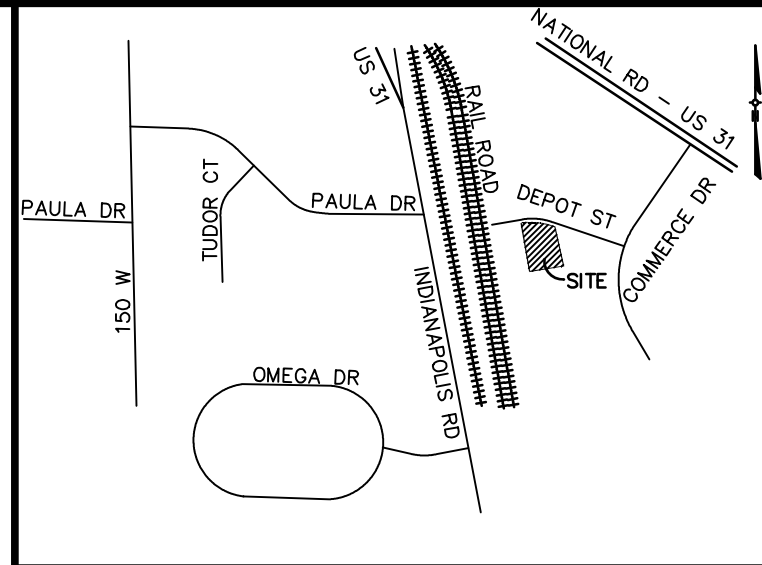
EXISTING ZONING:	INDUSTRIAL (MEDIUM)
EXISTING USE:	PEST CONTROL BUSINESS
PROPOSED USE:	PEST CONTROL BUSINESS
EXISTING SITE ACREAGE:	1.13 AC.
PROPOSED TOTAL BUILDING FOOTPRINT S.F.:	2,243 S.F.
PROPOSED BUILDING HEIGHT	29 FT

PARKING SUMMARY

PARKING REQUIRED	1 SPACE PER EMPLOYEE
NUMBER OF SPACES REQUIRED	15 SPACES (15 EMPLOYEES)
PARKING PROVIDED	15 STANDARD SPACES
	15 TOTAL SPACES



ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE "INDIANA 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



LOCATION MAP
NO SCALE

1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

BURT'S PEST CONTROL
805 DEPOT STREET
COLUMBUS, IN 47201

OWNER/DEVELOPER
DCAB PROPERTIES LLC
805 DEPOT STREET
COLUMBUS, IN 47201

DATE: 12/11/25
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=10' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
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△	
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VARIANCE EXHIBIT

JOB NUMBER
25606

V1