City of Columbus – Bartholomew County
Planning Department

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AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, FEBRUARY 24, 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. **BZA-25-4: Brandon Neilsen** – A request by Brandon Neilsen for conditional use approval to allow a shared housing facility for up to 17 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

B. **BZA-25-10 & BZA-26-2: Rollins Property Development** – A request by Rollins 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 7.25 feet into the 20 foot Type B landscape buffer and 3) Zoning Ordinance Section 7.2(Part 4)(B)(1) to allow a parking area to have a 35.5 foot front setback, 19.5 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

C. **BZA-25-13: Burt's Pest Control** – A request by Burt's Pest Control for development standards variances from Zoning Ordinance Section 3.24(C) to allow a side setback to be 11.26 feet, 8.74 feet less than the required 20 foot side setback and Zoning Ordinance Section 3.24(C) to allow a rear setback to be 12.91 feet, 7.09 feet less than the required 20 foot rear setback. The property is located at 805 Depot Street, in the City of Columbus.

Public Hearing Required

D. **BZA-25-14: Mona Jalal** – A request by Mona Jalal for a development standards variance from Zoning Ordinance Section 9.3(C)(2) to allow a fence to 6 feet tall in a front yard, 2.5

feet taller than the maximum 3.5 feet. The property is located at 2068 Abbey Lane, in the City of Columbus.

Public Hearing Required

E. BZA-26-7: Carl Miller – A request by Carl Miller for a development standards variance from Zoning Ordinance Section 3.20(C) to allow 2 dwellings to be located on a single lot, 1 more than permitted. The property is located at 3114 & 3110 10th Street & 1144 North Marr Road, in the City of Columbus.

Public Hearing Required

F. BZA-26-9: Hot Diggity Dog – A request by Lisa Korf for conditional use approval to allow the expansion of a home based business (a kennel) in the AP (Agriculture: Preferred) zoning district, per Zoning Ordinance Section 6.6(Part 1). The property is located at 6170 West 450 South, in Ohio Township.

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.