



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

STAFF REPORT

Docket No. / Project Title: BZA-26-9 (Hot Diggity Dog)
Staff: Desiree Aldrich

Applicant: Lisa Korf
Property Size: 10.28 Acres
Zoning: AP (Agriculture: Preferred)
Location: 6170 West 450 South, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed conditional use will allow an expansion to a home-based business providing dog boarding and training. Conditional use approval is required due to the proposal exceeding the previously approved conditions put forth by the Board of Zoning Appeals in 2021. The proposed changes include;

1. Modification of an existing 10 foot by 16-foot (160 square foot) outbuilding to be used for four additional indoor kennels to house up to eight additional dogs. A maximum of 16 dogs would be boarded on the property at a time.
2. Adding an additional fenced dog exercise / training yard, approximately 10,000 square feet, central to the property.
3. Adding one employee, for a total of one for the business.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the AP (Agriculture: Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.

Definition: The definition of a home-based business is “a business conducted from a residential property that (1) is operated by a resident of that property, (2) is incidental and secondary to the use of the property for residential purposes, and (3) in no way alters the residential character and appearance of the property.”

Development Standards: A home-based business meeting the thresholds listed below shall be considered a permitted accessory use to any dwelling unit. Any accessory use meeting the definition of a home-based business but exceeding the thresholds listed below may be allowed by the Board of Zoning Appeals as a conditional use:

1. Activities: The on-site wholesale/retail sale of stocked inventories, assembled products, and constructed products is permitted. Mail-order/telephone/internet sales, as well as the distribution of machined, assembled, and constructed merchandise is also permitted. The home-based business shall not involve any personal services.
2. Effects of Operation: There shall be no equipment or process used in the home-based business that creates noise, vibration, glare, smoke, fumes, odors, or electrical interference that is detectable, without the aid of instruments, at the property line (as determined by the Planning Director). There shall be no electrical or mechanical equipment utilized in the home-based business that will create any visual or audible interference with radio or television reception.
3. Employees: The home-based business may not involve the on-site employment of any persons, or regular (on a weekly basis) on-site gathering of any employees, other than those residing at the location of the home occupation.
4. Structural Alterations: The home-based business must not require any structural or aesthetic alterations to the dwelling that change its residential character as described below:
 - a. Appearance: Neither the dwelling nor any accessory structure shall be altered in its appearance, and the home occupation shall not be conducted in such a manner as to differentiate the dwelling from the residential character of the area by the use of colors, materials, construction, or lighting.
 - b. Entrances: The home-based business shall not require the construction of any additional entrances to any dwelling or accessory structure.
 - c. Utility Service: The home-based business shall not require increasing or enhancing the size, capacity, or flow of the water, gas, waste treatment, or electrical systems beyond what is standard for a residence.
5. Parking & Business Vehicles: The home-based business shall not involve regular (on a weekly basis) on-site customers, employees, meetings, or other events that necessitate the installation of any off-street parking spaces in addition to those required by this Ordinance for the dwelling unit. The on-site storage of business vehicles shall meet the standards of Article 7.
6. Deliveries: The home-based business must not require the regular use (on a weekly basis) of commercial vehicles for pickup and deliveries, other than those from the U.S. Postal Service or other small package carriers.
7. Signs: No signs of any type shall be used, other than those permitted by Article 10 (Signs) for the zoning district.
8. Outdoor Storage/Display: There shall be no exterior storage of equipment, employee vehicles, or materials that are related to the home-based business. The outdoor storage and display of items for sale shall be permitted, but shall not occupy an area larger than 200 square feet.
9. Business Area: The home-based business shall be located within the dwelling and/or an accessory building, but shall not exceed a total area equal to 500 square feet or 20% of the total floor area of the dwelling, whichever is less. No specialized accessory structure shall be constructed for the purpose of housing the home-based business.

Current Property Information:	
Land Use:	Single-family residential
Site Features:	Single-family home, storage buildings, barns, 5-foot-tall fence, pond
Flood Hazards:	No flood hazards onsite.
Street/Road Frontage:	450 South (Rural, Principle Arterial, Residential)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Large-Lot Residential and Agriculture / Wooded
South:	AP (Agriculture: Preferred)	Large-Lot Residential and Agriculture / Wooded
East:	AP (Agriculture: Preferred)	Large-Lot Residential and Agriculture / Wooded
West:	AP (Agriculture: Preferred)	Large-Lot Residential and Agriculture / Wooded

Interdepartmental Review:	
County Engineering:	No comments.
City Utilities:	No concerns
County Fire Inspector:	No issues as submitted
Bartholomew County Code Enforcement:	No comments.
County Health Department:	If there is plumbing installed in the proposed kennel, a commercial on-site sewage system may be required. At this time, no application for wastewater disposal has been submitted to this department.
INDOT (Indiana Department of Transportation):	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 is requesting approval to expand a home-based business boarding and training dogs.
2. On September 28, 2021 the City of Columbus Board of Zoning Appeals approved the applicant's first request (CCU-2021-002) to allow a home-based business providing dog boarding and training at the subject location.
3. The original approval included the following:
 - A maximum of 8 dogs boarded at any time, with no access to their outdoor kennels between the hours of 10:00pm and 7:00am.
 - Up to a 2,600 square foot indoor training area, with a maximum of 5 training classes per week with no more than 6 dogs per class.
 - A 35 square foot sign (5 feet by 7 feet) to be located along a fence.
4. The applicant's new request includes;

- Modification of an existing 10 foot by 16-foot (160 square foot) outbuilding to be used for four additional indoor kennels to house up to eight additional dogs. This would result in up to 16 dogs to be boarded at any one time.
 - Adding an additional fenced dog exercise / training yard, approximately 10,000 square feet, central to the property.
 - One employee.
5. The applicant has indicated that the subject site has four dedicated parking spots near the business operations. Two additional spots are available on site, if needed.
 6. The closest residential neighbor to the east is approximately 365 feet, to the south is approximately 305 feet across State Road, and to the west is approximately 630 feet from the onsite kennels.
 7. The exceeded home-based business standards, including the now-proposed expansion, are those for Parking & Business Vehicles, Signs, Business Area, and Employees.
 8. According to the applicant, solid waste is collected in a secure container and disposed of weekly via a contract with Best Way Disposal.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Estate/Cluster Residential.

The Comprehensive Plan includes this property in the Western Hills character area. The following planning principles for that character area apply to this application: Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis. *New development should be designed in a manner that is sensitive to the surroundings.*
2. **GOAL E-3:** Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
3. **GOAL J-10:** Diversify the economy by providing small-business opportunities.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

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

Provisional Findings: State Road 58 / 450 South, which would be providing access to the subject property for customers, is classified by the Thoroughfare Plan as an Arterial Road which is intended to accommodate a significant amount of traffic. The County Engineer did not express any concerns, and the County Fire Inspector had no issues based on the proposed use. Approval of the request, therefore, would not be injurious to the public health, safety, and general welfare of the community.

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The applicant intends to utilize an existing structure already onsite that meets all required development standards established by the Zoning Ordinance. Adequate parking is already provided on-site. *This criterion has been met.*

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The primary use of the property will still be rural residential. The subject property is on 10 acres allowing for adequate distance from the business use to the closest neighbors. *This criterion has been met.*

4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Provisional Findings: The proposed home-based business will maintain the residential / agricultural character of the area which is consistent with the Comprehensive Plan. The subject request continues to be a small-scale operation that does not represent significant development or a change in the overall character of the property or area. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use 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-26-9

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 1/20/2026

Primary Location

6170 W 450S
COLUMBUS, IN 47201

Owner

KORF LISA A KORF GEOFFREY R (JTWRS)
W 450 S 6170 COLUMBUS, IN 47201

Additional Application Information

What is your Company/Business/Institution Name
(if applicable)? 

Hot Diggity Dog

Are you the owner of the property?* 

Yes

Application Information

Application Type*

Conditional Use

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.

Pre-Application Meeting

Have you had a pre-application meeting with the Planning Department?*

Yes

What staff member did you meet with?*

Desiree Aldrich

When did you meet?*

01/20/2026

Conditional Use Request

I am requesting a Conditional Use per Zoning Ordinance Section (insert the ordinance section number below):*

6.6 (Part 1)

Please Describe the Proposed Use:*

An expansion of a home-based business providing dog boarding and training.

C/CU-2021-002 which is currently in place provides for the following:

- a maximum of 8 dogs boarded at any time, with no access to their outdoor kennels between the hours of 10:00 pm and 7:00 am.
- Up to a 2600 square foot indoor training area
- Maximum of 5 training classes per week with no more than 6 dogs per class.
- 35 sq ft sign (5' x 7') along the fence.
- No employees.

The proposed expansion would include the following:

- Modify an existing 10' x 16' outbuilding to include four indoor kennels, and an outdoor deck with 4 adjoined outdoor kennels, and the potential to board up to eight dogs (allowing for requests to board two dogs together, e.g.).
- Add a fenced yard extending to the north of the existing fenced central yard that encompasses the new kennel building, approximately 10,000 sq ft, central to the property. (See included exhibit.)
- Including both the existing kennel building and the newly modified kennel building: A maximum of 16 dogs would be boarded at any time, with no access to their outdoor kennels between the hours of 10:00 pm and 7:00 am.
- A maximum of two Day Training classes (8:00 am – 6:00 pm) per week with no more than 6 dogs per class, would be considered part of the maximum of 5 training classes per week.
- One employee. I foresee a part-time employee needed in the near future, in the realm of 10-15 hours per week engaged in cleaning, land management, and possibly training support.

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

All of the activities conducted on site would be contained on the property with a 65 ft setback provided to adjacent properties and 30 ft from the lot line at the street. The possibility for noise pollution would be mitigated by construction of a solid fence for sound attenuation, immediately surrounding the outdoor portion of the kennels, and the dogs would be housed indoors at night. On-site group training classes would have limited size (e.g. five or six dogs with their handlers) and would be limited to five classes per week, contributing minimally to noise and/or the traffic on SR-58. Dogs would always be under direct supervision when outdoors in the fenced yards. The business has liability insurance specific to the dog boarding and training activities being conducted. Fencing is secure. Solid waste is collected in a secure container and disposed of weekly via a contract (currently with Bestway). Kennels and play areas would be cleaned and disinfected regularly. A riparian zone for the watershed would be maintained.

Expanding boarding and training services as proposed might increase traffic due to boarding by about ten vehicles per week, given a current estimate of ten vehicles per week. Training classes bring higher traffic which is currently at about 10-15 vehicles per week. There would be no anticipated impact to traffic due to training clients, as the number and size of classes will not be increasing.

Having run this business successfully since 2021, I have not received any complaints, have run the business smoothly, and have not encountered any public health, safety, or welfare issues since its inception.

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses. For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?*

The proposed use would not require additional variances of which I am presently aware. A 5' x 7' sign was already approved and is on the fence at the driveway, facing the street. Four parking spots are available on the existing asphalt to accommodate group training class attendees and boarding dog pick-up and drop-off, in order to fulfill parking standards. The present training barn has not yet been expanded per the original conditional use. It is 1200 sq. ft, and could potentially be expanded to 2600 sq. ft, but there are no immediate plans to do so. The shed style building to be modified to house four kennels will have a 10' x 10' deck with a 10' x 16' covered roof, and an adjoining 10' x 14' deck. All of the features will be consistent with the intent of the development standards established by the Zoning Ordinance for the property, which is classified as Agricultural Preferred. I am also a resident of the community, and am sensitive to conforming to the existing rural residential atmosphere of the community.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity. For example: Are there risks that the conditional use will cause harm to the neighbors' ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?*

I reside at the subject property, and would maintain the present character and beauty of the surrounding community, the use of which is primarily agricultural and rural residential. The proposed activities would not impact the neighbors' ability to use and enjoy their properties. The proposed use would not require significant structural changes or additions. Minor additions would consist of four outdoor kennels attached to the existing 10x16 shed, with solid sound attenuation fencing immediately surrounding them, and a five foot tall woven wire fenced area for a play and training yard to be added to the existing yards. This new fenced area is in the central part of the 10 acre property. All of this is in keeping with the surrounding properties, and would not impact surrounding property values.

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan. Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district?*

One of the primary goals of the Bartholomew County Comprehensive Plan is to preserve prime agricultural lands. Because my proposal continues to be a small-scale operation wthat would not require significant development or alteration fo existing structures, it would not impact future uses of this land. Additionally, the intended use would primarily be conducted on the southern and central portions of the land, where there are already existing structures. The proposed expanded use would also add to the amenities enjoyed by the community, many of whom have dogs and might wish to participate in training or boarding.

Other relevant goals of the Bartholomew County Comprehensive Plan are to encourage rural-related business on a scale appropriate to their surroundings, and to provide for institutional and other land uses that may be needed or desired in teh community. There is a strong demand for both training and boarding services. By expanding these services, I believe I would be helping to meet this need. Thank you for your consideration of my proposal.

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/>.

Applicant Signature

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief. * Denotes a required field

Signature*

 Lisa A Korf
Jan 20, 2026

Summary of Proposed Use (Expansion):

Current Conditional Use parameters:

- Maximum of 8 dogs boarded at any time, with no access to their outdoor kennels between the hours of 10:00 pm and 7:00 am.
- Up to a 2600 square foot indoor training area
- Maximum of 5 training classes per week with no more than 6 dogs per class.
- 35 sq ft sign (5'x7') along the fence.
- No employees.

Proposed Expansion:

- Add additional kennel building and fenced yard (see map) to house up to 8 dogs.
- Maximum of 16 dogs boarded at any time, with no access to their outdoor kennels between the hours of 10:00 pm and 7:00 am.
- Maximum of two Day Training classes (8 am - 6 pm) per week with no more than 6 dogs per class, as part of the maximum of 5 training classes per week.
- One employee.

