



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-25-13

Applicant: Burt's Pest Control

Filing Date: January 20, 2026

Hearing Date: February 24, 2026

Location: 805 Depot Street

Variance Requested:

A variance from Zoning Ordinance Section 3.24(C) to allow a 2,243 square foot building addition that will encroach into a 20 foot side and rear setback in a I2 (Industrial: General) zoning district.

Board Action Taken:

Variance #1 (Side Setback) Request Approved by a Vote of: 5-0

Variance #2 Rear Setback) 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.

Variance #2 (Side Setback)

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: 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.

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: 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.

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 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 creates a practical difficulty in the full use of the site. This criterion has been met.

Variance #2 (Rear Setback)

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: 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.

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: 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.

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 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.

These findings of fact have been adopted by the Columbus Board of Zoning Appeals on the _____ day of _____, 20____.

Chairperson

Secretary