



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Case Reference Number: BZA-26-9

Applicant: Lisa Korf

Filing Date: January 20, 2026

Hearing Date: February 24, 2026

Location: 6170 West 450 South, in the City of Columbus

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 6.6 (Part1) to allow an expansion to a home-based business providing dog boarding and training (kennel) in an AP (Agriculture: Preferred) zoning district. The approved 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.

Board Action Taken:

Request Approved by a Vote of: 5 to 0

The Columbus Board of Zoning Appeals acted under the authority of Indiana law as follows: Indiana Code Section 36-7-4-918.2: a board of zoning appeals shall approve or deny all conditional uses. The board may impose reasonable conditions as a part of its approval.

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.

Criteria #1: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(1), the proposal will not be injurious to the public health, safety, and general welfare of the community.*

Finding: 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. This criterion has been met.

Criteria #2: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(2), the development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.*

Finding: 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.

Criteria #3: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(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.*

Finding: 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.

Criteria #4: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(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.*

Finding: 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.

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

Chairperson

Secretary