



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Case Reference Number: BZA-25-4

Applicant: Brandon Nielsen

Filing Date: December 16, 2025

Hearing Date: February 24, 2026

Location: 803 Pearl Street, in the City of Columbus

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.12 (B) to allow a shared housing facility (a home for up to 17 individuals) in a RE (Residential: Established) zoning district. The home on this property was previously converted to three apartments. The applicant proposes to use those units to house up to 16 residents and an on-site property manager. The applicant is the executive director of Gemini Recovery Services, which provides treatment for those recovering from substance abuse. He is proposing to operate this facility as an individual (and not associated with Gemini Recovery Services) as housing for those in recovery

Board Action Taken:

Request Denied by a Vote of: 4 to 1

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: There were no concerns raised from other City departments and agencies. 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 subject property meets the development standards in the RE zoning district. The existing structure complies with required setbacks and lot

coverage. 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 subject site is in a location that has a mix of both single-family residences and multifamily residences used for rental properties. However, the requested 17 residents to be served by only 5 off-street parking spaces could have an adverse impact to the area in terms of vehicle congestion and overburdening on-street parking. This criterion has not 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 Comprehensive Plan states a goal of the community is to encourage development of a sufficient supply of diverse housing types, sizes, and prices ranges in the community. 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