



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-26-7

Applicant: Carl & Karen Miller

Filing Date: List Filing Date

Hearing Date: February 24, 2026

Location: 1144 North Marr Road & 3110 & 3114 10th Street

Variance Requested:

A variance from Zoning Ordinance Section 3.20(C) to allow 2 primary structures on one lot in a CC (Commercial: Community) zoning district.

Board Action Taken:

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.

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: The removal of a lot line will be indistinguishable to the public and the dwellings will continue to function as single family residential uses, for the short term. There were no objections from the Engineering, Fire or Code Enforcement Departments. Therefore, the parcel containing the two single family dwellings will 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 12.3(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: The removal of a lot line will be indistinguishable to the public. The dwellings will continue to function as single family residential uses and the adjacent

properties will be able to continue to operate in the same manner and not be affected in an adverse manner. 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 owner is replatting the 2 residential parcels with a portion of the larger adjoining property to allow for new commercial redevelopment. The subject property is zoned commercial and the replatting will create a larger parcel to allow for redevelopment. The two dwellings on the single lot is temporary. The alternative to the variance is the demolition of at least one of the two homes. Requiring such demolition and, thereby, denying the property of its current use while awaiting redevelopment creates a practical difficulty in the 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