City of Columbus – Bartholomew County
Planning Department

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AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, APRIL 28, 2026, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

Streamed Live and Available On-line at https://www.columbus.in.gov/video/live-streaming.

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing Required

A. **BZA-26-20: Andrew Wilson (Development Standards Variance)** – A request by Andrew Wilson for a development standards variance from Zoning Ordinance Section 3.20(C) to allow an accessory structure to be 7 feet from the property line, 13 feet closer than the minimum 20 foot side setback requirement. The property is located at 3640 Commerce Drive, in the City of Columbus.

Public Hearing Required

B. **BZA-26-22: Marpel Multi-Family (Conditional Use)**– A request by Henry Maqueda for conditional use approval to allow a multi-family development with the addition of a 2 dwelling units for a total of 3 dwelling units on the property in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12(B). The property is located at 152 Hege Avenue, in the City of Columbus.

Public Hearing Required

C. **BZA-26-31: Marpel Multi-Family (Development Standards Variance) -** A request by Henry Maqueda for development standard variances from 1) Zoning Ordinance Section 7.1(Table 7.1) to allow 4 off-street parking spaces, 1 less than the required 5 off-street parking spaces and 2) Zoning Ordinance Section 7.2(Part 4)(B)(3)(a) to allow parking spaces to back into a public street (Beatty Ln.). The property is located at 152 Hege Avenue, in the City of Columbus.

Public Hearing Required

D. **BZA-26-23: England Multi-Family (Conditional Use) –** A request by England Properties conditional use approval to allow a multi-family development with the addition of a 2 dwelling units for a total of 3 dwelling units on the property in the RE (Residential: Established) zoning district per Zoning Ordinance Section 3.12 (B). The property is located at 1521 California Street, in the City of Columbus.

Public Hearing Required

E. BZA-26-32: England Multi-Family (Development Standards Variance) – A request by England Properties for development standard variances from Zoning Ordinance Section 3.12(C) to allow an accessory structure to be 26 feet, 5 feet taller than the primary structure and Zoning Ordinance Section 3.12(C) to allow two dwelling units to be 434 square feet, 66 square feet smaller than the minimum 500 square foot dwelling size for a multi-family unit. The property is located at 1521 California Street, in the City of Columbus.

Public Hearing Required

F. BZA-26-26: Taulman Equipment (Development Standards Variance) – A request by Taulman Equipment for development standards variances from Zoning Ordinance Section 7.2(Part 4)(A)(1) to allow waive certain parking lot requirements, including paving, parking lot striping and backout areas and Zoning Ordinance Section 8.1(C) to waive the requirements to install parking lot interior landscaping and parking lot public street frontage landscaping for a temporary parking lot. The property is located at 6440 South International Drive, in the City of Columbus.

FINDINGS OF FACT

BZA-26-11: MAC Properties (Use Variance)
BZA-26-12: Sparks Investments (Conditional Use)
BZA-26-13: DOC Chumley's (Development Standards Variance)

APPROVAL OF MINUTES

Minutes of the March 24, 2026 meeting

DISCUSSION ITEMS

None

HEARING OFFICER APPROVALS

BZA-26-17: Holly Kuznicki – A request by Holly Kuznicki for conditional use approval to allow an accessory dwelling in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.1(D)((Table 6.1). The property is located at 12380 South 400 West, in Jackson Township.

BZA 26-18: Jan Lucas – A request by Jan Lucas for a development standards variance from Zoning Ordinance Section 9.3(C)(2) to allow a fence to be 6 feet tall,2.5 feet taller than the 3.5 feet maximum height in a front yard. The properties are located at 609 Lafayette Avenue & 626 6th Street in the City of Columbus.

BZA-26-19: Toyota Material Handling Plant 5 – A request by Toyota Material Handling North America for a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 8 feet tall, 4.5 feet taller than the 3.5 feet maximum height in a front yard. The property is located at 2914 West Deaver Road, in the City of Columbus.

BZA-26-24: Jacob & Krista Grow – A request by Jacob & Krista Grow for conditional use approval to allow an accessory dwelling in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.1(D)((Table 6.1). The property is located at 9704 West Ridgeway Court, in Harrison Township.

BZA-26-25: Taylorsville Elementary Conditional Use – A request by the Bartholomew Consolidated School Corporation for conditional use approval to allow the expansion of a school (an expanded pick-up/drop-off lane) in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 3.5(B). The property is located at 9711 Walnut Street, in German Township.

ADJOURNMENT

COLUMBUS BOARD OF ZONING APPEALS MEMBERSHIP

Provided in compliance with Indiana Code Section 5-14-9

Member:	Appointed By:	Term:
Michael Kinder	Columbus Mayor	December 31, 2025 – December 31, 2029
Grant Hale	Columbus Mayor	December 31, 2025 – December 31, 2029
Hillary Maple	Columbus Mayor	December 31, 2022 – December 31, 2026
Chuck Doup	Columbus City Council	December 31, 2022 – December 31, 2026
Zack Ellison	Columbus Plan Commission	December 31, 2024 – December 31, 2026
Evan Kleinhenz (Alternate for Ellison)	Columbus Plan Commission	December 31, 2024 – December 31, 2026
Sondra Bolte (Alternate for Doup)	Columbus City Council	December 31, 2021 – December 31, 2026

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE DAY OF THE MEETING.