



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Case Reference Number: BZA-26-12 (Conditional Use) / Sparks Investments

Applicant: Sparks Investments

Filing Date: February 17 2026

Hearing Date: March 24, 2026

Location: 2204 California Street, in the City of Columbus

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.11(B) to allow a rooming house (shared housing facility) for up to 7 unrelated residents at the subject property. Each tenant rents a bedroom within the home, with common areas (kitchen, living room, bathrooms, etc.) to be shared by all tenants. The garage area is used by the property owner for storage and is not to be used by tenants in an RS4 (Residential: Single-family 4) zoning district.

Board Action Taken:

Request Approved by a Vote: 5 to 0

Conditions of Approval:

The approval was subject to the following conditions which must be addressed as part of this approval: the proper approval being obtained from the Engineer's Office for the added gravel parking area along 22nd Street or its removal and replacement with grass.

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: Allowing the shared housing use would not be injurious to the general welfare of the public. No significant increase in traffic will be experienced due to the type of housing and tenants. Further, any potential traffic increase should be adequately accommodated by 22nd Street, which is a collector street. Neither the Engineer's office or Technical Code Enforcement expressed any concerns with this use. 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: There will be no building additions made to the existing home. Currently, as the home exists, it meets the development standards for setbacks. The site also exceeds the required number of parking spaces for single-family uses but does not meet the required number of parking spaces for multi-family use, which is likely an appropriate balance for the use. 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 applicant is proposing to provide 3 off-street parking spaces, which meets the ordinance standards for a single-family dwelling. The applicant is also providing 3 on-street spaces. Given that the typical tenant will not have a vehicle, the proposed parking seems to be adequate. In addition, there will be no building additions made to the existing structure; only interior changes. The outward appearance of the home and character of the property will not change and therefore would not negatively affect the neighboring property values. 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 Comprehensive Plan states a goal of the community is to encourage development of a sufficient supply of diverse housing types, sizes, and price 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