



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, MAY 26, 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-26-35: Dominoes (Development Standards Variance)** – A request by K&E Realty for a development standards variance from Zoning Ordinance Section 7(Table 7.5) to allow a restaurant drive thru to have 5 vehicle stacking spaces, 5 less than the required 10 vehicle stacking spaces. The property is located at 4148 West Jonathan Moore Pike, in the City of Columbus.

Public Hearing Required

- B. BZA-26-38: Hutchins Crossing (Development Standards Variance)** – A request by Volunteers of America for development standard variances from Zoning Ordinance Section 3.14(C) to allow dwelling units to be 480 square feet, 20 square feet smaller than the minimum 500 square foot dwelling size, Zoning Ordinance Section 3.14(C) to allow the project to have 17 dwelling units, 2.87 more dwelling units than the maximum 25 dwelling units per acre, and Zoning Ordinance Section 7(Table 7.1) to allow a multi-family use to have 9 on-site parking spaces, 22 fewer than the minimum required 31 parking spaces. The property is located at the southwest corner of the intersection of 14th Street and Hutchins Avenue, in the City of Columbus.

FINDINGS OF FACT

BZA-26-20: Andrew Wilson (Development Standards Variance)
BZA-26-22: Marpel Multi-Family (Conditional Use)
BZA-26-31: Marpel Multi-Family (Development Standards Variance)
BZA-26-23: England Multi-Family (Conditional Use)
BZA-26-32: England Multi-Family (Development Standards Variance)
BZA-26-26: Taulman Equipment (Development Standards Variance)

APPROVAL OF MINUTES

DISCUSSION ITEMS

None

HEARING OFFICER APPROVALS

BZA-26-30: Brenda Perkins (Conditional Use) – A request by Brenda Perkins for conditional use approval to allow an accessory dwelling in the RE (Residential: Established) zoning district per Zoning Ordinance Section 6.1(Table 6.1). The property is located at 5342 South 1005 East, in Rock Creek Township.

BZA-26-29: Brenda Perkins (Development Standards Variance) – A request by Brenda Perkins for development standards variances from 1) Zoning Ordinance Section 6.1(C)(3) to allow an accessory dwelling to be located in a front yard, and 2) Zoning Ordinance Section 3.12(C) to allow the accessory dwelling to be 15 feet from the property line, 18 feet closer than the smallest setback by all other primary structures on the same side of the street within 300 feet. The property is located at 5342 South 1005 East, in Rock Creek Township.

BZA-26-27: Gail Foist (Conditional Use) – A request by Gail Foist for conditional use approval to allow an accessory dwelling in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.1(Table 6.1). The property is located at 7701 West 300 South, in Ohio Township.

BZA-26-34: Animal Care (Development Standards Variance) – A request by Columbus Animal Care for a development standards variance from the Columbus Air Park PUD Section V [Reference to Section 7.3(Part 1)(C)(3)(c)(i) of the City of Columbus/Bartholomew County Zoning Ordinance] to allow an entrance to a non-residential use on a collector street (Arnold Street) to be 119.56 feet, 80.44 feet less than the required 200 foot minimum. The property is located at the southwest corner of Arnold Street and the future Verhulst Drive, in the City of Columbus.

BZA-26-37: A Step Ahead Pediatric Therapy (Conditional Use) – A request by A Step Ahead Pediatric Therapy for conditional use approval to allow an office use in the I2 (Industrial: General) zoning district per Zoning Ordinance Section 3.20(B). The property is located at 4610 Progress Drive, in the City of Columbus.

BZA-26-39: North Star Montessori (Development Standards Variance)– A request by North Star Montessori for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure to be located in a front yard. The property is located at 2320 Midway Street, in the City of Columbus.

BZA-26-40: Troy Staggs (Development Standards Variance)– A request by Troy Staggs for a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure to be located on a property without a primary structure. The property is located at 6161 North Taylor Street, in Hawcreek 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