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

Members in Person: Hillary Maple, Charles “Chuck” Doup, Zack Ellison, and Grant Hale

Members Absent: Michael Kinder

Staff Members Present: Melissa Begley, Janie Meek, and Austin Whitted (Deputy City Attorney)

Mr. Ellison opened the meeting with a brief explanation of the board and its responsibilities. Proof of adequate public notice for all cases on the agenda was confirmed.

Mr. Whitted (Deputy City Attorney) administered an oath to all in attendance who would be speaking.

OLD BUSINESS REQUIRING BOARD ACTION

None

NEW BUSINESS REQUIRING BOARD ACTION

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.

Ms. Begley presented for the Planning Department.

Mr. Doup asked if the current storage shed on the property could be moved to a different location to make room for the requested storage. Ms. Begley stated that it could be moved to accommodate the requested storage containers, allowing them to meet the required setbacks.

Mr. Ellison asked if the main building meets the required setbacks. Ms. Begley stated that the existing structure does not meet the current setback requirements. Mr. Ellison asked if the proposed structures would be less encroaching on the setback than the main structure. Ms. Begley stated they would be approximately the same. Ms. Maple stated that it was noted in the staff report that the current storage building is a legal non-conforming structure.

Andrew Wilson represented himself. Mr. Wilson stated that he has a mowing service and would use these containers to store his equipment. He would not be able to move the containers up because he has already put down gravel in that area to park his trucks and trailers. He stated that there are two similar storage containers on the adjoining property in the same proximity as his would be. Mr. Wilson added that if he moved the containers farther off the rear setback, then he would not have room to maneuver his trucks and trailers. He stated that this area is mainly industrial business, and there is little to no foot traffic. He added that with this property facing US Highway 31, putting the containers closer to the front of the property would not be as appealing when coming into the city from the north.

Mr. Ellison asked what business he was going to be operating from this location. Mr. Wilson stated that it was a lawn care business. He added that according to the Ordinance, it falls under the General

Contracting business umbrella. Mr. Ellison asked if he was currently using the shed for storage. Mr. Wilson stated that he was, but it was not big enough to secure all of his equipment. Mr. Ellison asked if these containers were shipping containers. Mr. Wilson stated that they are, and they are identical to the ones on the adjoining property. Mr. Ellison asked if they would be painted. Mr. Wilson stated that he would be painting them white to match the neighbors' containers.

Ms. Maple asked how the applicant planned to address the recently added gravel to the property, because the Ordinance requires that all vehicles be parked on a paved surface. Mr. Wilson stated that he would get through this variance first, then address the gravel later.

Mr. Hale stated that he assumed the setback was to allow for a buffer to the surrounding neighbors. He asked the applicant if he had reached out to the neighbors about where he wanted to put the containers. Mr. Wilson stated that he had, and the neighbors had no objection.

Mr. Ellison opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated he disagrees with the staff's findings that criteria 3 has not been met. He stated that it would be a practical difficulty, even to expand the building and meet the current setback requirements. He stated that he supports approval of this request.

Mr. Ellison closed the meeting to public comment.

Ms. Maple asked if the gravel would be addressed later or if there should be a condition that the current gravel be paved as part of this approval. Ms. Begley stated that it would be addressed either way. Mr. Whitted stated that the board has the ability to put reasonable conditions on any approval. He added that the gravel can be addressed at this meeting as part of the approval, or it could be addressed through a separate variance at some later date.

Motion: Ms. Maple made a motion to approve the request to allow an accessory structure to be 7 feet from the property line, 13 feet closer than the minimum 20-foot side setback requirement. She agreed with the staff findings that criteria #1 & #2 have been met as outlined in the staff report. She stated that it is her belief that criteria #3 has been met based on the applicant's testimony, and that the request is similar to others in the surrounding area. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

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 unit 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.

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 Street, in the City of Columbus.

Ms. Begley presented for the Planning Department.

Mr. Whitted asked if the condition of approval for the conditional use variance was for the applicant to add a sidewalk along the property frontage on Hege Avenue. Ms. Begley stated that the staff is recommending that the addition of a sidewalk be a condition of approval. Ms. Begley added that along

Hege Avenue, there are sidewalks from Vermont Avenue all the way to State Street going north, but none going south.

Dustin England represented the applicant. Mr. England stated that any garage facing Beatty Street will have vehicles backing out into the street. It is a very narrow street that presents more like an alley than a street. He recommended that the city make it a one-way alley instead of a two-way street. Mr. England stated that there is a storm drain under the property to the south of this lot that cannot be built over.

Mr. Ellison asked the applicant whether they were amenable to adding a sidewalk along their property frontage and whether they planned to combine the two lots. Mr. England stated that they planned to do both. He added that the lots were divided when the owner thought that he could build a single-family home on it, but with the storm drain running through the 1 lot, that was not possible.

Mr. Doup asked which variance would have the sidewalk condition attached. Ms. Begley stated that it would be the conditional use.

Mr. Ellison opened the meeting to public comment.

Cheryl Adams, 121 Hege Street, participating in person, stated she was concerned with increased density and the lack of parking on Hege Street. She was also concerned with safety in the area. She asked that the city review the parking on Hege Street in the evenings when the residents are the most impacted. She stated that Pence Park is not safe. There is constant drug use and paraphernalia left in the park. She opposed approval of the requests.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated that the duplex would help with affordable housing in the area, and the 4 onsite parking spaces would help with parking congestion by only needing 1 street parking space. He supports approval of the requests.

Mr. Ellison closed the meeting to public comment.

Mr. England stated that the current home on the site utilizes the on-street parking. The duplex would be provided with the 4 spaces in the back, which should not increase the street parking for Hege Avenue. He added that he would love to add additional parking on the lot to the south, but with the storm drain, they would not be allowed to pour asphalt or concrete over that drain. He added that if they are allowed to put gravel over the drain, they would be willing to provide additional gravel parking off Beatty Street in that open area of the lot.

Mr. Whitted stated that the lot with the storm drain would also have street frontage parking, as well as the lot with the existing home. Mr. England stated that’s correct and they would not be building on the other lot. They would be combining the two lots to meet other requirements for the duplex.

Motion: Ms. Maple made a motion to approve the request for conditional use approval to allow a multi-family development with the addition of a 2 dwelling unit for a total of 3 dwelling units on the property, with the condition that a sidewalk be installed along the applicant’s property fronting Hege Avenue. Ms. Maple agreed with the staff's findings that all criteria have been met. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Motion: Mr. Doup made a motion to approve the request to allow 4 off-street parking spaces, 1 less than the required 5 off-street parking spaces. He agreed with the staff’s findings that all criteria have been met. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Motion: Ms. Maple made a motion to approve the request to allow parking spaces to back into a public street (Beatty Lane). She agreed with the staff's findings that all criteria have been met. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

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

BZA-26-32: England Multi-Family (Development Standards Variance) – A request by England Properties for development standard variances from 1.) Zoning Ordinance Section 3.12(C) to allow an accessory structure to be 26 feet, 5 feet taller than the primary structure, and 2.) 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.

Ms. Begley presented for the Planning Department.

Dustin England represented the applicant. Mr. England stated that the height of the accessory structure needs to be taller to accommodate the garage doors and overall living area for safety and building code requirements.

Mr. Ellison opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated this is similar to a previously approved request. It will add additional housing to the community, and he supports approval of the requests.

Mr. Ellison closed the meeting to public comment.

Mr. Ellison asked if there would be access to the apartments from inside the garage. Mr. England stated that there would not be direct access, but there may be potential to add doors under the staircase to the apartments. He added that adding stairs from inside the garage to the apartment would take up additional living space.
Mr. Ellison asked if there were requirements for secondary exits in living units. Ms. Begley stated that it would be a fire code requirement, and they would have to meet all of those requirements to obtain occupancy of the units. Mr. England stated that the units will have egress windows.

Mr. Whitted asked if the heights of the surrounding buildings were known. Mr. England stated that the property next door, directly to the north, had a building that was approximately 32 feet in height.

Motion: Mr. Doup made a motion to approve the request to allow a multi-family development to have 2 additional dwelling units for a total of 3 dwelling units on the property. He agreed with the staff's findings that all criteria have been met. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Motion: Ms. Maple made a motion to approve the request to allow an accessory structure to be 26 feet, 5 feet taller than the primary structure. She agreed with the staff's findings that all criteria have been met. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Motion: Mr. Doup made a motion to approve the request 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. He agreed with the staff's findings that all criteria have been met. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BZA-26-26: Taulman Equipment (Development Standards Variance) – A request by Taulman Equipment for development standards variances from 1. Zoning Ordinance Section 7.2(Part 4)(A)(1) to waive certain parking lot requirements, including paving, parking lot striping, and backout areas, and 2. Zoning Ordinance Section 8.1(C) to waive the requirement 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.

Ms. Begley presented for the Planning Department.

Ms. Maple asked for clarification on the staff's recommended condition of approval regarding ADA (Americans with Disabilities Act) parking. Ms. Begley explained that ADA parking must be on a paved surface. The applicant adding additional parking spaces requires additional ADA parking for a total of 3 paved spaces. She added that the applicant has 1 by the door, but to comply, staff has recommended that two more spaces be added near the door as a condition of approval for this request.

Tim Thomas with Milestone Design Group and Rick Laramie with Taulman Equipment represented the applicant. Mr. Thomas stated that the business has increased and is in desperate need of additional parking for the employees. They have plans for a building expansion and permanent parking, but due to the topography on the property, they have some hurdles to overcome first. Unfortunately, they are in need of employee parking now. They will be building a sidewalk from the temporary parking area to the building, and they do not have any objections to adding the two additional ADA parking spaces next to the building.

Mr. Ellison asked for clarification on the location of the temporary gravel parking. Mr. Thomas pointed out on the exhibit where the parking would be. He added that the reason for the temporary parking lot is that, at this time, they do not know where the building addition will be located, so the parking configuration is likely to change based on the expansion location.

Mr. Whitted asked if there would be a sidewalk from the gravel parking lot to the existing building. Mr. Thomas stated that there would be a concrete sidewalk from the temporary gravel lot to the paved area of the building site, then pedestrian markings on that paved area going the rest of the way to the building.

Mr. Doup asked if the applicant was comfortable with the staff's conditions of approval listed in the staff report. Mr. Thomas and Mr. Laramie acknowledged they were comfortable with those conditions of approval.

Mr. Ellison opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in person, stated he fully supports approval of the applicant's request.

Mr. Ellison closed the meeting to public comment.

Mr. Ellison asked if the parking lot would have something sprayed on it to keep down any gravel dust. Mr. Thomas stated that this lot would be dense grade aggregate and not 53 stone that is prone to dust. He added that the dense aggregate locks down and prevents a lot of dust.

Motion: Ms. Maple made a motion to approve the request to waive certain parking lot requirements, including paving, parking lot striping, and backout areas. Including the 2 conditions as outlined in the staff report. She agrees with the staff's findings that all criteria have been met. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

Motion: Mr. Hale made a motion to approve the request to waive the requirement to install parking lot interior landscaping and parking lot public street frontage landscaping for a temporary parking lot, including the 2 conditions as outlined in the staff report. He agreed with the staff's findings that all criteria have been met. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

FINDINGS OF FACT

BZA-26-11: MAC Properties (Use Variance)

Motion: Mr. Doup made a motion to approve the findings. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BZA-26-12: Sparks Investments (Conditional Use)

Motion: Ms. Maple made a motion to approve the findings. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

BZA-26-13: DOC Chumley's (Development Standards Variance)

Motion: Ms. Maple made a motion to approve the findings. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

APPROVAL OF MINUTES

Minutes of the March 24, 2026 meeting

Motion: Mr. Doup made a motion to approve the findings. Ms. Maple seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

DISCUSSION

Ms. Begley advised the board of Mr. Bergman's undetermined length of absence.

HEARING OFFICER REPORT

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: 7:48 p.m.

Motion: Mr. Doup made a motion to adjourn. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

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Zack Ellison, Chairperson

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Charles Doup, Secretary