



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-26-20 (Development Standards Variance)

Applicant: Andrew Wilson

Filing Date: March 24, 2026

Hearing Date: April 28, 2026

Location: 3640 Commerce Drive, in the City of Columbus

Variance Requested:

A variance from Zoning Ordinance Section 3.24 (C) Lot Standards to allow an accessory structure (a storage container) to be 7 feet from the side property line, 13 feet less than the minimum required 20-foot side setback in a I2(Industrial: General) zoning district. The applicant proposes to operate his contractor's business from two container structures on the property, one of which is proposed to encroach.

Board Action Taken:

Request Approved by a Vote of: 4-0

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: Neither the Fire Department nor Engineering Department expressed any concern regarding allowing for the accessory structure encroaching into the required 20-foot side setback. The Indiana Department of Transportation's District Engineer has no objections to the request as well. The structure would not interfere with intersection sight visibility along the adjacent streets. 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: Allowing a storage container to encroach 13 feet into the 20-foot side setback would not negatively impact the neighbor's ability to use their property. The proposed structure does not introduce any visual, noise, or access-related concerns to the neighboring properties. 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: Based on the testimony presented, Criteria #3 has been met, as the plan falls in line with the surrounding area and what is currently on the property. 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