



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(May 26, 2026 Meeting)**

STAFF REPORT

Docket No. / Project Title: BZA-26-38 (Hutchins Crossing)
Staff: Melissa Begley
Applicant: Volunteers of America
Property Size: 26,571.60 square feet
Current Zoning: RMc (Residential: Multi-family with Commitments)
Location: The southwest corner of the intersection of 14th Street and Hutchins Avenue, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed variances are for the purpose of constructing a 2-story, 17 unit multi-family residential development. The applicant is requesting the following variances:

1. To allow the dwelling units to be 480 square feet, 20 feet smaller than the minimum 500 square foot dwelling size.
2. To allow 17 dwelling units, 1.75 more dwelling units than the maximum 25 dwelling units per acre.
3. To allow 9 parking spaces, 22 fewer than the minimum required 31 parking spaces.

Preliminary Staff Recommendation:

Variance #1: Dwelling Size - Approval, all criteria are met.
Variance #2: Increased Density - Approval, all criteria are met.
Variance #3: Reduced Parking - Approval, all criteria are met.

Zoning Ordinance Considerations:

District Intent: The intent of the RM (Residential: Multi-family) zoning district is as follows: to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.

Development Standards:

Section 3.14(C) Minimum Living Area per Dwelling: Multi-Family: 500 square feet.

Section 3.14(C) Maximum Gross Density: 25 units per acre.

Section 7(Table 7.1): Multi-Family Residential: 1.5 parking spaces for each dwelling unit, plus one for every non-resident employee, plus one for every 6 persons of seating capacity in any accessory meeting hall.

Current Property Information:	
Land Use:	Currently a part of the United Way / Sans Souci parking lot
Site Features:	A portion of the United Way / Sans Souci parking lot
Flood Hazards:	There are no flood hazards on this site.
Street/Road Frontage:	Hutchins Avenue - Local, Commercial, Urban 14 th Street - Local, Commercial, Urban

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I2 (Industrial: General)	Clean Power, Hog Molly Brewery
South:	PUD (Planned Unit Development)	United Way Offices
East:	RE (Residential: Established)	Single Family Residential
West:	PUD (Arvin Meritor PUD) RM (Residential: Multi-family)	Sans Souci Central Park Place Apartments

Interdepartmental Review:	
City Engineering:	No concerns.
City Utilities:	No concerns.
Fire Department:	No comments.
Code Enforcement:	Code enforcement does not have an issue with the proposal. If approved they will need to get a permit from this office and have a State Design Release from the State.

History of this Location:

The relevant history of this property includes the following:

1. In 1989, the subject property was an industrial area and was part of a rezoning of the surrounding area to a PUD (Planned Unit Development). This PUD (18 acres) consolidated the corporate headquarters and manufacturing facilities of Arvin Industries (PUD-89-03).
2. In 2002, the PUD was modified to facilitate the former Arvin manufacturing facilities reuse as the United Way Center (PUD-02-05).
3. In 2010, the west 1.77 acres of the block that currently includes the subject property were rezoned to RMc (Residential: Multi-family with commitments) for a new senior apartment development (the Central Park Place Apartments) (RZ-10-06).

4. The City Council approved a rezoning from PUD to RMc (Residential: Multi-Family w/commitments) on April 21, 2026 (Case Number RZ-26-3). The approval included the following condition and commitments:
 - a. A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
 - b. The following commitments shall apply to the use and development of the subject property:
 - i. The future development of the property shall be of a traditional neighborhood site design, with the structure(s) adjacent to and with front facades oriented to Hutchins and/or 14th Street and with parking provided behind the structure(s) and no closer to either adjacent street than the nearest front wall of the structure(s).
 - ii. Any development of the subject property shall include the improvement of the south side of 14th Street between the Central Park Place Apartments (1500 13th Street) and Hutchins Avenue to include a minimum 11-foot travel lane, curb, 5-foot tree lawn, and 6-foot sidewalk.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to construct a 2-story, 17 unit multi-family residential development. The development will be located on a new lot created from the existing United Way parking lot. They are requesting 3 development standards variances related to increased density, reduced on-site parking, and reduced dwelling unit size.
2. Zoning Ordinance Section 3.14(C) establishes a minimum living area required per dwelling unit. For multi-family, the minimum living area is 500 square feet. The applicant has indicated that all 17 dwelling units in this project would be 480 square feet in size. The applicant has indicated the modest reduction of 20 square feet would not compromise the structural integrity, safety, or habitability of the units. All units will continue to comply with applicable building codes, fire safety standards, and occupancy requirements. The applicant has stated that the smaller units allow the developer the ability to develop the site with appropriately sized, efficient dwelling units that meet the needs of the intended residents.
3. Zoning Ordinance Section 3.14(C) establishes a maximum gross density for multi-family developments at 25 units per acre. The site contains 0.61 acres, which would allow for 15.25 dwelling units for this project. The applicant is requesting to increase the number of dwelling units to 17 or 1.75 more than permitted. The applicant has indicated that strict compliance would require the removal of at least one unit or a substantial redesign, disrupting the coordinated site layout, including building placement, circulation, and open space, and potentially resulting in a less functional development.
4. The Zoning Ordinance Section 7(Table 7.1) requires 1.5 parking spaces per dwelling unit, plus 1 parking space per employee, for a multi-family residential development. The applicant is proposing 17 units which requires 26 on-site parking spaces, plus 5 employees for a total of 31 required parking spaces. The applicant is proposing to provide 9 parking spaces on-site, 22 fewer than required. The applicant intends to lease 18 parking spaces from the United Way of Bartholomew County to provide overflow parking, as needed. There are also 9 on-street parking spaces along Hutchins Avenue.
5. The application has provided a parking lot count and table for the United Way campus demonstrating that the new multi-family development will not create a parking deficiency for the United Way property. They have also provided a letter from the United Way agreeing to allow the development to utilize 18 parking spaces on the United Way campus.
6. Central Park Apartments, located west of the site, was granted a variance (CDS-11-05) for a reduction of required parking. The site contains 63 units and was approved for 71 parking spaces (1.13 spaces per unit). Central Park Apartments provides senior housing. The Flats on 14th was also granted a variance for reduction of required parking spaces (Case # CDS-2025-004) and was approved for 124 parking spaces (1.1 spaces per unit). The Flats provides residences for workforce housing.
7. City bus service is available in this area. The new Green line has a stop at the corner of 13th and Central Avenue, roughly 2 blocks to the east. The Red line bus loop will have a stop at 14th Street

and Cottage Avenue, 1 block to the east and the Purple line bus loop has a stop at 14th and California Street, 5 blocks to the west.

8. There are services and amenities available along Central Avenue within a walking distance of approximately 2 blocks.
9. Sidewalks are currently limited along 14th Street, however as a condition of the rezoning for this project, the applicant is required to install sidewalks along the 14th Street frontage of their development and the United Way frontage. There is a good network of sidewalks to the south along 13th Street that connects to Central Avenue.
10. The site is considered infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. Developing infill sites is beneficial as an alternative to the continued outward expansion of the City. Meeting all of the development standards of the Zoning Ordinance can be difficult on infill lots. It can be challenging to create a design that is consistent with the Comprehensive Plan and the existing neighborhood that also meets all requirements of the Zoning Ordinance.
11. The surrounding area is largely urban in nature. Large multi-family developments are located to the south (Ashford Park Apartments, The Lofts at Ashford and The Gateway Apartments) and west (Flats on 14th and Central Park Apartments). To the east is a small neighborhood which includes small residential lots.
12. If the current variances are approved, a Zoning Compliance Certificate application and certified site plan would need to be submitted for review and approval by the Planning Department.

Provisional Findings of Fact/Decision Criteria – Variance #1: Minimum Dwelling Size

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The dwelling units will each have a full kitchen and separate bathroom and be constructed to current building code standards. Neither the Fire Department nor County Code Enforcement reported any concerns with the proposed dwelling unit living area and the approval will not be injurious to the public, health, safety, morals and general welfare of the community. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The dwelling units will each have a full kitchen and separate bathroom. The 480 square feet, rather than the minimum 500 square feet, of living area will help expand the housing offerings in the area and not affect the adjacent properties in an adverse manner. *This criterion has been met.*

- 3. 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.**

Provisional Findings: The context of the area is urban in nature with smaller lot sizes. The increased density of a multi-family building is not out of context with the area. In these areas there is a need to balance the demands of contextually appropriate construction in an urban neighborhood. This property is close to many services and amenities and can accommodate the density. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria – Variance #2: Increased Density

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: 14th Street and Hutchins Avenue generally should be able to accommodate any traffic generated from the proposed development. Both readily connect to the larger grid-pattern street system in the area including high-volume streets, such as nearby Central Avenue. The redevelopment of the property will include sidewalks along 14th Street, contributing to needed infrastructure improvements in the area to better accommodate larger numbers of pedestrians. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The surrounding area contains small industrial uses, single-family dwellings and multi-family uses with Flats on 14th and Central Park Apartments nearby and Ashford, The Lofts at Ashford, and Gateway Apartments a few blocks to the south. Adding 1.75 more dwelling units per acre in this already mixed-use urban area would not create adverse impact on neighboring properties. *This criterion has been met.*

- 3. 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.**

Provisional Findings: The context of the area is urban in nature with smaller lot sizes. The increased density of a multi-family building is not out of context with the area. In these areas there is a need to balance the demands of contextually appropriate construction in an urban neighborhood. This property is close to many services and amenities and can accommodate the density. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria – Variance #3: Reduced Parking

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The applicant has demonstrated there is adjacent parking being provided through a lease with the United Way in the adjoining parking lot and on-street parking is also available on Hutchins Avenue. The City Engineering Department and the City Fire Department do not have any concerns with the reduced parking. Further, the site is walkable to nearby goods and services and well-served by ColumBus transit. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The surrounding area should not be negatively affected by this approval of reduced on-site parking. The applicant has demonstrated there is adjacent parking being provided through a lease with the United Way in the adjoining parking lot and on-street parking is also available. Further, the site is walkable to nearby goods and services and well-served by ColumBus transit. *This criterion has been met.*

3. **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.**

Provisional Findings: The applicant has demonstrated there is adjacent parking being provided through a lease with the United Way in the adjoining parking lot and on-street parking is also available. Further, the site is walkable to nearby goods and services and well-served by ColumBus transit. Strict application of the zoning ordinance's parking standards has the potential to overburden this infill site due to its physical constraints. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.



Record No: BZA-26-38

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 4/21/2026

Primary Location

1304 HUTCHINS AVE
COLUMBUS, IN 47201

Owner

UNITED WAY CENTER OF BARTHOLOMEW
COUNTY INC
13TH ST 1531 COLUMBUS, IN 47201

Application Information

Application Type*

Development Standards Variance

Property Type*

Residential (4 or More Units)

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Development Standards Variance Request

I am requesting a variance from the Zoning
Ordinance Section (insert the ordinance section
number below):*

3.14(C)

Please provide the details of the variance request:*

VOA is requesting a variance to permit dwelling unit living areas below the 500-square-foot minimum within the Hutchins Crossing housing development. All 17 proposed dwelling units in the development are designed with a floor area of 480 square feet.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

The approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The requested reduction in minimum dwelling unit size—from 500 square feet to 480 square feet—is modest and does not compromise the structural integrity, safety, or habitability of the units. All units will continue to comply with applicable building codes, fire safety standards, and occupancy requirements.

No adverse public safety issues are anticipated, as the development will maintain appropriate egress, emergency access, and life-safety systems. Additionally, the slightly smaller unit size will not negatively impact surrounding properties or community character, as the overall density, design, and use of the site remain consistent with the intent of the zoning regulations.

Therefore, the variance is not expected to create harm and supports the provision of efficient, attainable housing without detriment to the community.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The approval of this variance will not adversely affect the use or value of adjacent properties. The proposed reduction in dwelling unit size is minimal and does not alter the overall site layout, density, or intended use of the development. As such, neighboring properties can expect no change in how they currently use or enjoy their property.

Because the variance pertains only to interior living area, it will not result in increased traffic, noise, visual impacts, or other external effects that could negatively influence surrounding properties. The development will remain consistent in character with the surrounding area, and all other zoning and design standards will be maintained.

Additionally, there is no evidence to suggest that slightly smaller unit sizes would negatively impact property values. In fact, the provision of well-designed, efficient housing can contribute positively to the community by supporting housing diversity and affordability.

Therefore, approval of the variance is not expected to result in any substantial adverse impacts to neighboring properties or their value.

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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

The strict application of the Zoning Ordinance would result in practical difficulties in the use of the property, as it would limit the ability to develop the site with appropriately sized, efficient dwelling units that meet the needs of the intended residents. The request to reduce the minimum unit size from 500 square feet to 480 square feet represents a minor deviation that allows for functional and well-designed units within the overall site constraints.

The practical difficulty is not self-imposed, but rather arises from the need to balance site design, building layout, and livability considerations within the development. Requiring each unit to meet the 500-square-foot minimum would constrain the design in a way that could reduce the number of feasible units or compromise the efficiency and functionality of the overall project.

This request is not based solely on economic gain, but instead on creating appropriately scaled housing that aligns with the development's purpose while still meeting all applicable safety and building standards.

Therefore, without the variance, the property cannot be utilized as effectively for its intended residential use, resulting in a practical difficulty under the strict application of the ordinance.

The City of Columbus Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

3.14(C)

Please provide the details of the variance request:*

VOA is requesting a variance to permit a residential density exceeding the maximum standard of 25 units per acre. The proposed Hutchins Crossing development includes 17 dwelling units on a 0.61-acre site, resulting in a density of approximately 27.87 units per acre ($17 \text{ units} \div 0.61 \text{ acres} = 27.87 \text{ units per acre}$).

This represents a modest increase above the permitted density, exceeding the maximum by approximately 2.87 units per acre, or 11.5%.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

The approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. While the proposed density slightly exceeds the maximum standard, the increase is modest and does not materially alter the character or intensity of the development.

The project will remain fully compliant with all applicable building, fire, and life-safety codes, including requirements for emergency access, utilities, drainage, and infrastructure. The marginal increase in density—from 25 units per acre to approximately 27.87 units per acre—will not generate significant additional traffic, demand on public services, or other impacts that would compromise public safety or welfare.

Furthermore, the development has been designed to function cohesively within the site constraints while maintaining appropriate circulation, open space, and access. As such, no adverse impacts to the health or safety of residents or the surrounding community are anticipated.

Therefore, approval of the variance will not result in any harm to the public and is consistent with the general welfare of the community.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The approval of this variance will not adversely affect the use or value of adjacent properties. Although the proposed development slightly exceeds the maximum density standard, the increase is minimal and does not significantly change the overall character or intensity of the site.

The development has been designed to maintain compatibility with surrounding properties, including appropriate building placement, access, and site layout. As a result, neighboring property owners can expect no disruption to the current use and enjoyment of their properties. The modest increase in density—from 25 units per acre to approximately 27.87 units per acre—will not result in noticeable increases in traffic, noise, or other external impacts.

Additionally, because the variance does not alter the permitted use of the property and the project will remain consistent with applicable design and development standards, no negative effect on surrounding property values is anticipated. Well-planned residential developments of this nature can contribute positively to the stability and vitality of the surrounding area.

Therefore, approval of the variance is not expected to result in any substantial adverse impacts to adjacent properties or their value.

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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

The strict application of the Zoning Ordinance would result in practical difficulties in the reasonable and efficient use of the property. The subject site consists of approximately 0.61 acres, which limits the ability to accommodate a cohesive residential development while meeting all applicable zoning and site design standards. The proposed 17-unit development results in a density of approximately 27.87 units per acre, which modestly exceeds the permitted maximum of 25 units per acre. Strict compliance would require the removal of at least one unit or a substantial redesign, disrupting the coordinated site layout, including building placement, circulation, and open space, and potentially resulting in a less functional development.

This difficulty is not self-imposed, but arises from the physical constraints of the site and the need to balance multiple regulatory requirements. The request is not based on economic gain, but rather on achieving a practical, efficient, and well-designed development that remains compliant with all other applicable standards. The slight increase in density supports a cohesive site plan and allows for the reasonable use of the property without creating adverse impacts.

The City of Columbus Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

7.1(Part 1)(A) & Table 7.1

Please provide the details of the variance request:*

VOA is requesting a variance to reduce the number of required parking spaces under the Multifamily (MF) zoning ordinance. According to the ordinance, parking requirements are calculated at 1.5 spaces per dwelling unit plus 1 space for each non-residential employee working within the building. Under this standard, the development would require a total of 30.5 (~31) spaces (1.5×17 dwelling units + 1×5 employees).

VOA proposes to provide 22 spaces, calculated at 1 space per resident plus 1 space per employee (1×17 dwelling units + 1×5 employees). Of the 22 spaces, 18 will be leased to VOA for use by Hutchins Crossing through the United Way of Bartholomew County. This reduction reflects the anticipated parking demand while maintaining adequate access for residents and employees. Eight parking spaces will be on-site and by VOA OHIN as part of the development per site plan exhibit, the remaining spaces will be off-site but leased from United Way of Bartholomew County.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

The approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed reduction in parking spaces—from the ordinance requirement of ~31 spaces to 22 spaces—is based on an anticipated actual demand that adequately serves both residents and employees. Sufficient parking will remain available for all intended users, and the layout provides safe, accessible circulation for vehicles and pedestrians.

No public safety issues are expected, as all spaces will be properly marked, accessible, and compliant with applicable fire and life-safety codes. Additionally, 18 of the spaces will be dedicated for use by Hutchins Crossing through the United Way of Bartholomew County, ensuring organized and controlled parking. The reduced number of spaces is unlikely to create congestion, hazards, or other adverse impacts on surrounding properties or the public right-of-way.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The approval of this variance is not expected to have any substantially adverse effect on the use or value of adjacent properties. The proposed reduction in parking spaces still provides adequate accommodation for residents and employees, and the site layout ensures safe and organized vehicle circulation.

Because the parking supply is sufficient to meet the anticipated demand, neighboring properties are unlikely to experience increased on-street parking, congestion, or other disturbances. The character and functionality of the surrounding area will remain consistent, and there is no evidence to suggest that property values will be negatively impacted by this modest adjustment.

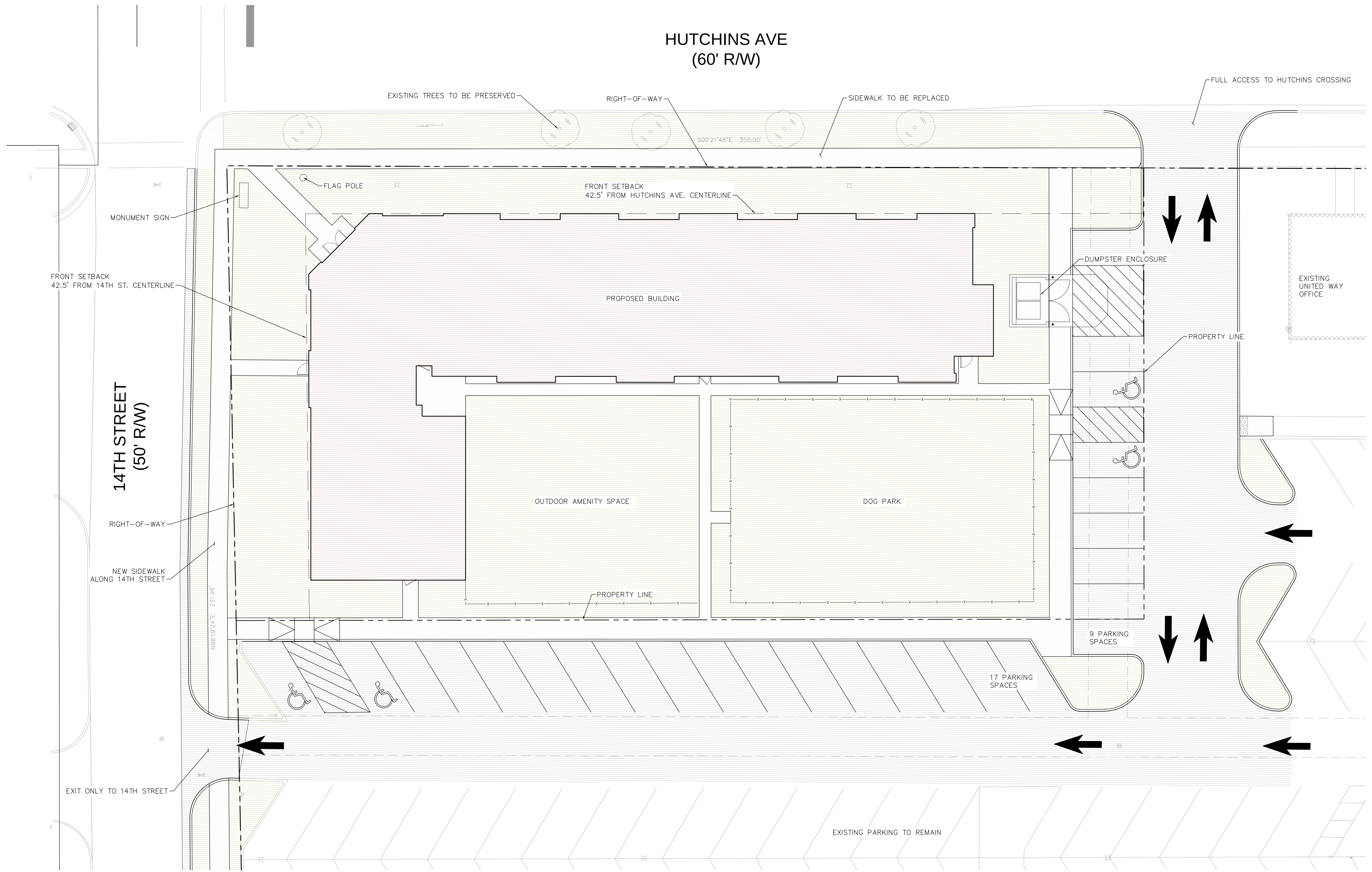
The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

Strict application of the Zoning Ordinance would create practical difficulties in the use of the property. The ordinance requires 1.5 parking spaces per dwelling unit in addition to one space per employee, resulting in a total of 31 spaces. However, the physical constraints of the site, combined with the anticipated parking demand, make providing the full number of required spaces inefficient and unnecessary. Providing 31 spaces would require additional impervious surface and reduce usable open space, limiting the overall functionality and design of the development. Without this variance, the property could be perceived as unable to provide sufficient parking for both Hutchins Crossing residents and the United Way buildings that will also utilize the parking spaces.

The practical difficulty is not self-imposed and is not based on economic gain. The proposed reduction to 22 spaces is based on a realistic assessment of resident and employee parking needs and allows for safe, organized vehicle circulation. Parking demand from neighboring organizations is expected to be limited, and additional options exist for on-street parking along Hutchins Avenue or in the United Way lot when spaces are available, providing flexibility in the event of an unusual increase in demand. This variance ensures the property can be used effectively for its intended residential and non-residential functions while maintaining compliance with all other applicable development standards.

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The Bartholomew County Comprehensive Plan can be found at:
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UNITED WAY
Bartholomew County

May 12, 2026

Melissa Begley
Assistant Director
Planning Department
City of Columbus
123 Washington Street
Columbus, IN 47201

Dear Melissa,

United Way of Bartholomew County agrees to allow Volunteers of America of Indiana and Ohio to utilize 18 parking spaces on the United Way campus for the development of Hutchins Crossing.

We believe that providing permanent supportive housing is an important project for our community.

Please feel free to call me at (812) 341-9626 with any questions you may have.

Sincerely

Mark Stewart
President

GIVE. ADVOCATE. VOLUNTEER.