



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Case Reference Number: BZA-26-22

Applicant: Marpel Real Estate

Filing Date: March 24, 2026

Hearing Date: April 28, 2026

Location: 152 Hege Street, in the City of Columbus

Conditional Use Requested:

A conditional use per Zoning Ordinance Section 3.12(B) to allow a multi-family use, resulting from 2 additional dwelling units being added to the property for a total of 3 units in an RE (Residential: Established) zoning district.

Board Action Taken:

Request Approved by a Vote: 4 to 0

Conditions of Approval:

The approval was subject to the following conditions which must be addressed as part of this approval: A 5 foot wide sidewalk shall be installed along the Hege Avenue frontage of the property, with that sidewalk completed prior to occupancy of the additional dwelling units.

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: The new structure will not block sight visibility for traffic on Hege Avenue or Beatty Lane and will be required to meet all applicable building codes. While the additional units will add additional vehicles to the area, they will not generate significant traffic that would cause congestion or place additional vehicles on roads that cannot support the additional traffic (the Engineering Department provided no comments on the request). Further, neither the Fire Department nor City Utilities reported any concerns with the proposed new units. Therefore, this proposal will not be injurious to the public health, safety

and welfare of the community. 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: The property is located in an established near-downtown neighborhood that includes single, two, and three-family homes. The applicant has provided a concept plan and is requesting a variance to reduce the required parking spaces by one space, which can be accommodated on-street, if needed (but must provide the required parking if the variance is denied). They are also requesting a variance to allow parking spaces to back out onto a public street, which also can be supported because Beatty Lane acts as an alley rather than a street. The project will be otherwise required to comply with the development standards of the zoning ordinance and therefore will be consistent with the intent of the development standards established by the zoning ordinance. 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: There are other two-family and three-family homes in the vicinity. Allowing this parcel to be further developed for a multi-family use would not appear to be inconsistent with the surrounding neighborhood or impede the normal use of adjacent homes. The parking required for the multi-family residential use can be accommodated both on site and on-street and would not affect neighboring properties in an adverse manner. The new dwellings add additional living units to a neighborhood that can support the additional homes and has excellent proximity to high capacity streets, transit, and goods and services. 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 encourages infill development, a mix of housing types, and neighborhoods which contain a diverse socioeconomic mix. Further, the current character of the RE zoning district, especially in this area, includes a mix of single-family, two family and three family homes. 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