



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-26-31

Applicant: Marpel Property Management

Filing Date: March 24, 2026

Hearing Date: April 28, 2026

Location: 152 Hege Avenue

Variance Requested:

A variance from Zoning Ordinance Section 7.1(Table 7.1) to allow a multi-family development to have 4 off-street parking spaces, 1 less than the required 5 parking spaces and Zoning Ordinance Section 7.2(Part 4)(B)(3)(a) to allow parking areas to back into a public street. See attached Exhibit.

Board Action Taken:

Variance #1 - Parking Space Reduction: Request Approved by a Vote of: 4-0

Variance #2 - Backing into a Public Street: 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.

Variance #1 (Parking Space Reduction)

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: The applicant proposes to provide 4 of the 5 required parking spaces. Additional parking is available on-street on Hege Avenue and reducing the off-street parking requirement by one space will, therefore, not cause any public health, safety, morals, or general welfare issues. Further, neither the City Engineering nor Fire Departments indicated any concerns with the request. 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: Many of the neighboring properties use on street parking, however there is also space behind most homes for additional off-street parking. On-street parking is available on both sides of Hege Avenue and therefore the reduction of 1 on-site parking space will not negatively affect the adjacent properties in an adverse manner. 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: The property is a smaller urban lot, located in an area with other two, and three family homes and located in an area with access to goods and services. Transit services via ColumBus is also convenient to the property. 4 of the 5 required parking spaces can be provided on-site. The abundance of other travel options within this walkable neighborhood, together with the need to maximize the efficiency of the re-development causes the strict application of the zoning ordinance's off-street parking requirements to result in a practical difficulty in the use of the property. This criterion has been met.

Variance #2 (Backing into a Public Street)

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: Beatty Lane is a low-volume street and although it is classified as a public street there are no structures on either side that are oriented towards Beatty Lane and it in essence acts similar to an alley. Further, it is only 11feet in width, significantly smaller than a typical street. Neither the City Engineering nor Fire Departments indicated any concerns with the request. It will not be injurious to the public health, safety, morals, and general welfare of the community. 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: All the adjacent residential properties are oriented so that Beatty Lane is effectively along back yards for these homes. Most of those homes have garages and parking areas accessed by and backing into Beatty Lane. Creating additional parking spaces that require backing into Beatty Lane will not negatively impact the other properties in the vicinity 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: Beatty Lane is only 11 feet in width, which is more typical of an alley than a street. All the adjacent residential properties are oriented so that Beatty Lane is effectively adjacent to back yards for these homes. Not permitting this site

to have parking back onto Beatty Lane creates a practical difficulty in providing any off-street parking on the property and therefore a practical difficulty in the use of the property. Further, if Beatty Lane were an alley, the parking would be permitted. 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