



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-26-26

Applicant: Tallman Equipment

Filing Date: March 24, 2026

Hearing Date: April 28, 2026

Location: 6440 South International Drive

Variance Requested:

A variance from Zoning Ordinance Section 7.2(Part 4)(A) to waive certain design requirements related to parking lots, including parking surface area, markings, and curbing and wheel stops and Zoning Ordinance Section 8.1(C) to waive certain design requirements related to landscaping, including Area #1 Parking Lot Public Street Frontage and Area #2 Parking Lot Interior landscaping in a I3 (Industrial: Heavy) zoning district.

Board Action Taken:

Request Approved by a Vote of: 5-0

Conditions of Approval: (List any conditions of approval; delete this text if not applicable)

The approval was subject to the following conditions which must be addressed as part of this approval:

1. Within 2 years of the date of the approval of the Zoning Compliance Certificate allowing the installation of the parking lot it shall either (1) be completely removed and the site restored to a grass lawn or (2) be the subject of a second Zoning Compliance Certificate and be brought into compliance with all applicable standards, including but not limited to paving, striping, and curbing.
2. 2 additional ADA parking spaces shall be provided within the existing paved parking lot. The location and design of these spaces shall be shown on the site plan submitted with the Zoning Compliance Certificate to install the temporary parking area and they shall be complete prior to its use.

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 Lot Design Standards

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 Zoning Ordinance requirement to pave parking areas and access drives is intended to prevent dust generated by gravel parking areas. Additionally, the lack of curbing at the entrance and pavement markings will not create a public health or safety issue to the community. The parking lot will be used for employee parking, and not customers or members of the public. Further, neither the Fire Department nor City Engineering reported any concerns with the project. 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: The adjoining properties are industrial uses and are in enclosed facilities. Dust generated from this parking area is unlikely to negatively impact the surrounding neighbors. Additionally the absence of curbing and pavement markings will not impact the adjacent properties in an adverse manner. The area will be used for employee parking and temporarily waiving the other design requirements will not negatively impact the surrounding 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: The parking area will not be used as a public parking area for customers and will instead be used for employees. The applicants have indicated the parking will be temporary to accommodate employees while a building expansion and permanent parking area is being designed. Requiring the parking to be paved, striped, and curbed for a temporary parking lot that may be later relocated in a different area would cause additional expense and is a practical difficulty in the use of the property. This criterion has been met.

Variance #2 Parking Lot Landscaping

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 absence of landscaping will not be injurious to the public health or safety of the community. Further, neither the Fire Department nor City Engineering reported any concerns with the project. 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: The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner if the applicant is not required to include the interior parking lot landscaping or parking lot frontage landscaping.

The proposed parking area is separated from other industrial uses to the north and east by detention areas and they will be able to continue to use their properties as intended. 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 parking area will not be used as a public parking area for customers and will instead be used for employees and is intended to separate semi-truck traffic from employee parking for safety purposes. With the growth of the business and additional employees there is an immediate need to provide parking for employees while a master plan for a building and permanent parking lot expansion is being planned. Requiring the landscaping to be installed creates a practical difficulty in the most efficient use of the site. 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