



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-26-35

Applicant: Domino's Pizza

Filing Date: April 21, 2026

Hearing Date: May 26, 2026

Location: 4148 West Jonathan Moore Pike

Variance Requested:

A variance from Zoning Ordinance Section 7.1(D) to allow restaurant with a drive thru to have 5 stacking spaces, 5 less than the required 10 stacking spaces in a CR (Commercial: Regional) zoning district.

Board Action Taken:

Request Approved by a Vote of: 5-0

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: If the drive-thru were to exceed 5 waiting cars, the additional cars would not back up into any street right-of-way. Based on the business model for a pizza restaurant, customers order prior to arriving at the site and are going through the drive thru to pick up their order and stacking spaces are not required for food preparation time. Parking spaces have been provided for customers that have arrived early for orders that are not ready. Further, the City Engineering Department did not report any concerns with the proposed reduced stacking spaces and therefore approval will not be injurious to public health and safety. 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 will not be negatively impacted by a reduction of stacking spaces on this property. If the drive-thru were to exceed 5 cars, the additional cars would not back up into the nearby streets. 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 sloping topography on the site reduces the area that can be developed. Additional soil will need to be brought in to create a level building pad and parking area. The reduction of the 5 stacking spaces helps to keep that site footprint as small as practical. Further, the ordering ahead business model for the pizza restaurant reduces the reliance on stacking spaces for food preparation time and all the above considered creates a practical difficulty in the use of the property. This criterion has been met.

These findings of fact have been adopted by the Columbus Board of Zoning Appeals on the 23rd day of June, 2026.

Chairperson

Secretary