

**MINUTES  
CITY OF COLUMBUS BOARD OF ZONING APPEALS  
TUESDAY, MAY 28, 2024 at 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA  
AND WEBEX**

**Members in Person:** Charles “Chuck” Doup, Grant Hale, Michael Kinder, and Zack Ellison

**Members via WebEx:** None

**Members Absent:** Charlie Hammon

**Staff in Person:** Melissa Begley, Andres Nieto, and Deputy City Attorney Austin Whitted

**Staff via WebEx:** Janie Meek

Mr. Ellison opened the meeting with a brief explanation of the board and its responsibilities. Proof of adequate public notice for all cases on the agenda was confirmed.

Austin Whitted, City Deputy Attorney, administered an oath to all in attendance who would be speaking.

**OLD BUSINESS REQUIRING BOARD ACTION**

None

**NEW BUSINESS REQUIRING BOARD ACTION**

**CDS-2024-009: Jacob Koressel** – A request by Jacob Koressel for a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence that is 72 inches tall, 30 inches taller than permitted for a fence in a front yard (19<sup>th</sup> Street). The property is located at 1902 Lafayette Avenue, in the City of Columbus.

Mr. Nieto presented for the Planning Department.

Jacob Koressel represented himself. He provided a presentation showing that where the house and garage are located on the property does not allow for use of his actual back yard. The yard along 19<sup>th</sup> street is the only viable area for outdoor use. The fence is needed for safety and privacy of that area. He is proposing a fence angle to ensure site visibility for alley use.

Mr. Ellison opened the meeting to public comment.

Tom Dell, 1063 Hummingbird Lane, participating in-person, stated in his opinion criteria #3 has been met as having 2 front yards does impose a practical difficulty. He encouraged the board to approve the request.

Ms. Meek indicated that no additional members of the public attending via WebEx wished to speak.

Mr. Ellison read a letter sent by Bill & Angie Meyer, 1901 Franklin Street, stated they are in support of approval for Mr. Koressel’s request.

Mr. Ellison closed the meeting to public comment.

**Motion:** Mr. Kinder made a motion to approve agreeing with staff finding that criteria #1 and #2 have been met and finding that #3 had also been met. Mr. Kinder stated criteria #3 has been met due to the small useable area of the back yard if the fence complied with the ordinance. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

## **FINDINGS OF FACT**

CDS-2024-004: Jeff Finke

**Motion:** Mr. Kinder made a motion to accept the findings. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

CDS-2024-007: Randy Lapidus

**Motion:** Mr. Kinder made a motion to accept the findings. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

CCU-2024-004: Lisa Roberts

**Motion:** Mr. Kinder made a motion to accept the findings. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

## **APPROVAL OF MINUTES**

Minutes of the April 23, 2024 meeting.

**Motion:** Mr. Kinder made a motion to accept the minutes. Mr. Doup seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

## **DISCUSSION**

None

## **HEARING OFFICER REPORT**

**BCU-2024-004: CERAland** – A request by CERAland for conditional use approval to allow a new freestanding sign in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 10(Table 10.1). The property is located at 3989 South 525 East, in Rockcreek Township.

**BDS-2024-003: CERAland** – A request by CERAland for a development standards variance from Zoning Ordinance Section 10(Table 10.1) to allow a freestanding sign to be 113 square feet in size, 63 feet larger than the maximum 50 square feet. The property is located at 3989 South 525 East, in Rockcreek Township.

**BCU-2024-006: Southern Towers - Verizon**– A request by Southern Towers for conditional use approval to allow a new telecommunications tower in the AP (Agriculture: Preferred) zoning district per Zoning Ordinance Section 6.8(A). The property is located on the east side of 450 East, approximately 270 feet south of the intersection of 600 South and 450 East, in Sandcreek Township.

**BDS-2024-005: Stephen Boggs** – A request by Stephen Boggs for a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow an accessory structure (a detached garage) to be located in a front yard. The property is located at 3841 South Poplar Drive, in Harrison Township.

**ADJOURNMENT:** 6:50 p.m.

**Motion:** Mr. Doup made a motion to adjourn. Mr. Hale seconded the motion. The motion passed with a voice vote of 4 in favor and 0 opposed.

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Zack Ellison, Chairperson

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Charles Doup, Secretary