



CITY OF COLUMBUS, INDIANA BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-25-14

Applicant: Mona Jalal

Filing Date: January 20, 2026

Hearing Date: February 24, 2026

Location: 2068 Abbey Lane

Variance Requested:

A variance from Zoning Ordinance Section 9.3(C)(2) to allow a fence to 6 feet tall in a front yard, 2.5 feet taller than the maximum 3.5 feet in a RS3 (Residential: Finale-Family 3) zoning district.

Board Action Taken:

Request Approved by a Vote of: 3 to 2

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: No city departments have expressed any public safety concerns regarding the taller-than-permitted privacy fence encroaching into the front yard along Ashworth Lane. 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 location of the proposed, taller privacy fence in the front yard along Ashford Lane will not adversely affect the neighbor's use and enjoyment of their property. The fence will be located outside of the sight visibility triangle and therefore will not adversely affect the safety of the adjacent street intersection. The fence will also be 17 feet from the front property line along

Ashworth Lane and, therefore, will not obstruct visibility from the adjacent neighbor's driveway. 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: Building a 6-foot tall fence that is compliant with the zoning ordinance creates a back yard that is smaller than average within the subdivision, and the 8 foot off set adds structural integrity to the fence and otherwise would create 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 ____ day of _____, 20____.

Chairperson

Secretary