



**BARTHOLOMEW COUNTY  
BOARD OF ZONING APPEALS  
(February 26, 2024 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** B/DS-2024-002 (Keith Bassett)  
**Staff:** Noah Pappas  
**Applicant:** Keith Bassett  
**Property Size:** 2 Acres  
**Current Zoning:** AG (Agriculture: General Rural)  
**Location:** 785 West 625 South, in Wayne Township

**Background Summary:**

The applicant has indicated that the proposed variance is for the purpose of building a 30 by 50 (1500 square foot) pole barn on the property without a primary structure. The pole barn is to be used for storage. The applicant's home is on the adjacent property at 725 West 625 South.

**Preliminary Staff Recommendation:**

Denial, criteria 3 has not been met.

**Zoning Ordinance Considerations:**

**District Intent:** The intent of the AG (Agriculture: General Rural) zoning district is as follows: to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to support the long-term viability of agricultural operations, while also allowing increased non-agricultural development in areas adjacent to developed infrastructure. This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure.

**Development Standards: Section 6.1(A) Order of Establishment:** No accessory use or structure shall be permitted to be located, placed, or established on any lot prior to the establishment of a primary use or structure. All accessory uses and structures shall be permitted only in association with, and on the same lot as, the primary use or structure.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Vacant
<b>Site Features:</b>	Heavily wooded area
<b>Flood Hazards:</b>	None
<b>Vehicle Access:</b>	625 South (Local)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AG (Agriculture: General Rural)	Large Lot Single-Family Residential
<b>South:</b>	AG (Agriculture: General Rural)	Large Lot Single-Family Residential
<b>East:</b>	AG (Agriculture: General Rural)	Large Lot Single-Family Residential
<b>West:</b>	AG (Agriculture: General Rural) AP (Agriculture: Preferred)	Large Lot Single-Family Residential, Agriculture

<b>Interdepartmental Review:</b>	
<b>County Engineer:</b>	No issues from Highway Department.
<b>Code Enforcement:</b>	Code Enforcement does not have an issue with this proposal. If approved, they will need to get a building permit.
<b>County Health:</b>	Since they are not planning on adding any plumbing to the barn, our department does not require anything.
<b>County Fire:</b>	No Comments.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. Section 6.1(A) of the Zoning Ordinance states that no accessory use or structure shall be permitted to be located, placed, or established on any lot prior to the establishment of a primary use or structure. The applicant is proposing to build a 30 foot tall, 1,500 square foot (30 feet by 50 feet) pole barn prior to the establishment of a primary structure. The applicant has not indicated that a home will at any time be built at this location. The applicant also owns the property next door, 725 West 625 South, which has a home on it.
2. Based on the applicant's provided exhibit, the proposed new structure will comply with all other development standards, such as height, setbacks, etc. The minimum front setback is 35 feet from the centerline of 625 South. The front setback of the proposed new pole barn is approximately 95 feet from the centerline of 625 South. The new pole barn is proposed to be nearest to the eastern property line, with a setback of 6 feet. The minimum required side setback is 5 feet.
3. The applicant is not proposing a new drive in order to provide access to the property.
4. The previously existing home on the property was demolished sometime between 2011 and 2017. The applicant has indicated that, if the requested pole barn is allowed to be constructed, it will enable two existing accessory structures on the subject property to be removed. These structures became zoning violations (accessories without a primary) when the previous home was demolished. The existing accessory structures on the subject property are 245 feet from the 625 South centerline and 40 feet from the nearest other property line, which is the eastern.

5. A pole barn of this type is not atypical in a rural residential setting. A couple of neighboring accessory structures are 2,000 square feet, 1500 square feet.
6. The applicant has the option to complete an administrative subdivision to combine these two adjacent lots, which would eliminate the need for this variance.

**Provisional Findings of Fact/Decision Criteria:**

The Board of Zoning Appeals may approve or deny variances from the development standards of the Bartholomew County Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

**1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

*Provisional Findings:* Allowing the pole barn on a property without a house will not be injurious to the public health, safety, morals, and welfare of the community. The proposed pole barn is going to be setback greater than the 35 foot minimum required front setback and does not cause any visibility issues along the adjacent road. The pole barn also will meet the appropriate side setback standards. The County Highway, Code Enforcement, and Health Departments indicated no concerns with the proposed variance. *This criterion has been met.*

**2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

*Provisional Findings:* The use and value of the area adjacent to the property would not be negatively impacted by the presence of the pole barn on the property. The character of the pole barn is consistent with other accessory buildings in this rural setting. *This criterion has been met.*

**3. 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.**

*Provisional Findings:* There is no reason, no unique feature of the property or its location that necessitate the pole barn being placed on the subject property prior to the construction of a home. Though the applicant has stated they have no intention of building a house, there is no practical difficulty that necessitates placement of an accessory structure (pole barn) prior to a primary structure (house). If the applicant would like to use this lot as a larger yard space for their adjacent home, they may simply combine the two lots, eliminating the need for this variance. *This criterion has not been met.*

**Board of Zoning Appeals Options:**

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

**City of Columbus - Bartholomew County Planning Department  
Development Standards Variance Application**

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

<b>To be Completed by the Planning Department</b>	
Pre-submittal Meeting on (date):	<u>1.16.2024</u> by (initials): <u>NP</u>
Application Received on (date):	<u>1.23.2024</u> by (initials): <u>NP</u>
Jurisdiction:	<input type="checkbox"/> Columbus <input checked="" type="checkbox"/> Bartholomew County <input type="checkbox"/> Joint District
Hearing Procedure:	<input type="checkbox"/> Board of Zoning Appeals <input type="checkbox"/> Hearing Officer
Docket No.:	<u>B/DS-2024-002</u> Zoning District: <u>AG</u>
Property Owner Name (from GIS):	<u>Keith D Bassett</u>

**To be Completed by the Applicants**

**STOP! All variance applicants must meet with a Planning Department staff member before completing this application.** Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

**Representative / Notification Information:**

*The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.*

Representative Person's Name: Keith Bassett

Representative's Company Name: \_\_\_\_\_

Mailing Address: 725 W 625 S Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812 350 2833 E-mail Address: 28kbassett@gmail.com

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

**Project Information:**

*The home owner, business, institution, etc. that is requesting the variance – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.*

Home Owner, Business, Institution, Etc. Name: same

Business, Institution, Etc. Contact Person Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property / Location Information:**

Property Address: 785 W 625 S Columbus  
(number) (street) (city)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):  
\_\_\_\_\_

**Variance Requested:**

I am requesting a variance from Section 6.1(A) of the Zoning Ordinance to allow the following:

to build on lot with no house  
a 30x50 pole barn for storage of boat, tractor, lawnmower etc.

Please describe the project for which the variance is sought:

asking to build due to not enough room on lot that home is on, without  
blocking water relief.

**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.

Should be no issues due to being away from road and  
less than 30' tall

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.** For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not.

Should only improve value for being a new structure.

3. **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.** For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.

The lot that I live on (connecting proposed lot) does not have space  
to build without blocking water flow from yard and house.

**Application Fee Refund Information:**

The adopted Planning Department Schedule of Application Fees provides for the refunding of the application fee for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom any refund should be provided:

Name: Keith Bassett

Address: 725 W 625 S Columbus IN 47201  
(number) (street) (city) (state) (zip)

**Representative's Signature / Acknowledgement:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Keith Bassett  
(Representative's Signature)

1-23-24  
(Date)

Keith Bassett  
(Representative's Printed Name)

**Property Owner's Signature:**

*The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.*

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

Keith Bassett  
(Property Owner's Signature)

1-23-24  
(Date)

Keith Bassett  
(Property Owner's Printed Name)

**Signer's Ownership Role or Representation:**

*If the person signing as the property owner is not specifically listed as such in the records of Bartholomew County, please indicate their relationship to that officially listed person, role in that corporation or entity, etc. below.*

owner  
(Signer's Ownership Role or Representation)

625:S

↑ 30 Yrs

6' →

