



BARTHOLOMEW COUNTY, INDIANA BOARD OF ZONING APPEALS

CONDITIONAL USE FINDINGS OF FACT

Docket Number: BCU-2023-016
Applicant: Megan & Jerry Dunn
Filing Date: December 19, 2023
Hearing Date: January 22, 2024
Property Location: 14920 South 50 West, in Wayne Township

Conditional Use(s) Requested:

A Conditional Use per Zoning Ordinance Section 6.6(Part 2)(B) to allow a wedding and workshop venue as a home-based business in an AG (Agriculture: General Rural) zoning district.

Board Action Taken:

Approved by a Vote of: 4 to 0

The Bartholomew County Board of Zoning Appeals acted under the authority of Indiana law as follows: IC 36-7-4-918.2: a board of zoning appeals shall approve or deny all conditional uses. The board may impose reasonable conditions as a part of its approval.

In its deliberations, the Bartholomew County 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 12.4(D)(1), the proposal will not be injurious to the public health, safety, and general welfare of the community.*

Finding: County Road 50 West is a dead-end road that is approximately 2,510 feet in length and carries a low volume of traffic. Six additional homes and 13 total properties gain their access from this road creating few points of conflict. The County Highway Engineer reviewed this application and advised that cars may have to 'get over' when meeting oncoming traffic, but otherwise the road is sufficient for the anticipated traffic from this proposed use. This criterion has been met.

Criteria #2: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(2), the development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.*

Finding: The applicant is proposing for activities to be located west of the existing dwelling on the subject property. The location of the party-style tents do not

encroach into any setbacks and gravel parking areas within the site are being provided for attendees. Due to the large properties, existing woods and vegetation there is adequate buffering from nearby homes. This criterion has been met.

Criteria #3: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(3), granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.*

Finding: The applicant has proposed to host wedding events and birthday parties / workshops for up to 50 people. The applicant has stipulated specific months and times for the proposed events. In addition, the applicant is prohibiting alcohol and fireworks and has stated that they will provide clean up services to ensure that trash does not get onto neighboring properties. This criterion has been met.

Criteria #4: *Columbus & Bartholomew County Zoning Ordinance, Section 12.4(D)(4), the proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.*

Finding: The applicant would like to provide smaller wedding events in a rural area to provide options for those looking for affordable venues. The barns and surrounding farm are in character with the surrounding area and would provide a solution for economic growth in this rural area. This would be consistent with the intent and character of the AG (Agricultural: General Rural) zoning district as well as the recommendations of the Comprehensive Plan. This criterion has been met.

These findings of fact have been adopted by the Bartholomew County Board of Zoning Appeals on the _____ day of _____, 20____.

Chairperson

Secretary