



**BARTHOLOMEW COUNTY, INDIANA
BOARD OF ZONING APPEALS**

**CONDITIONAL USE
FINDINGS OF FACT**

Docket Number: BCU-2024-001
Applicant: Taylor Hupp
Filing Date: January 23, 2024
Hearing Date: February 26, 2024
Property Location: 10350 West Seymour Road, in Jackson Township

Conditional Use(s) Requested:

A Conditional Use per Zoning Ordinance Section 6.1(D)(1) to allow an accessory dwelling unit (“barndominium”) and storage building as a new, single structure in a AG (Agriculture: General Rural) zoning district.

Board Action Taken:

Request Approved by a Vote of: 5 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: Allowing an accessory dwelling unit in a new separate structure will not be injurious to public health, safety and general welfare of the community. The location of the proposed structure is setback approximately 200 feet from the road and would cause no visibility issues. Adequate parking would be available. The new septic system for the accessory dwelling would require approval from the County Health Department. 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 Board found that by removing the request for a separate driveway to access the accessory dwelling this criterion is met. 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 Board found that when the applicant removed the request for a separate driveway to access the accessory dwelling that the accessory dwelling would not have the appearance as a new home in the general area. 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 primary use of this property is and will remain residential. With the building of the accessory dwelling unit, the use will continue to be residential. Adding the accessory dwelling unit will be consistent with the current use and will not alter the character of the area. The Comprehensive Plan recommends various types of housing, including accessory dwelling units. 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