



**CITY OF COLUMBUS, INDIANA
BOARD OF ZONING APPEALS**

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: CDS-2025-032

Applicant: Larry Kleinhenz

Filing Date: 10/14/2025

Hearing Date: 11/18/2025

Location: 9760 West Old Nashville Road, in Harrison Township.

Variance Requested:

A variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure on a property without a primary structure in the AP (Agriculture: Preferred) zoning district. The applicant is requesting approval to create a newly platted lot where an existing barn will be located, separate from an existing home, and the surrounding wooded property.

Board Action Taken:

Approved by a Vote of: 5 to 0

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 other city departments/agencies expressed any concerns regarding this new lot to be created with an accessory structure without a primary structure. This request will not be injurious to the public health, safety, morals, and general welfare of the community. 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 existing barn on the newly proposed Lot 2 would remain +/- 140 feet away from the closest neighboring property to the west. The existing home on

the subject property is +/- 240 feet from this same neighboring property. This variance would not change any of these characteristics, and the use/value of the area adjacent to the subject property will not be affected in a substantially adverse manner. 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: The applicant has indicated their intent to construct a house to accompany the barn on the new lot being created; however, a building permit for the home cannot be issued until a new lot is created. While there is another way to complete the applicant's desired outcome without seeking a variance, it would increase the timeline needed to complete home construction and require a sequence of Minor Subdivisions. The property has been established through the platting process to be a viable home site, on which the applicant wishes to retain the barn to compliment that future home. 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