



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

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BDS-2025-005

Applicant: Ogilville Christian Church

Filing Date: September 23, 2025

Hearing Date: October 27, 2025

Property Location: 7891 West 450 South

Variance Requested:

A variance from Zoning Ordinance Section 10(I)(3)(c) to allow the sign face of a freestanding sign to be 66.67% digital changeable copy (32 square feet), exceeding the maximum allowed 40% (19.2 square feet) in an AG (Agriculture: General) zoning district.

Board Action Taken:

Request Approved by a Vote of: 4 to 0

The Bartholomew County 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 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 12.3(D)(1)(a), the approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

Finding: The proposed freestanding sign will not be located in any public right-of-way or in the intersection visibility area of the adjacent highway and driveways. INDOT has not indicated any objections to the request. *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 sign is located along State Road 58. There are 3 nearby residences that are less than 300 feet from the proposed sign. The nearest residence is screened from the sign location by trees and other vegetation. The sign will be

programmable and dimmable in the evening and the adjacent residential properties should not be negatively impacted. *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 property is located at an oddly shaped intersection and the additional size of the changeable copy is needed to be read from a distance for the traffic passing through the intersection, therefore there is a practical difficulty in the use of the property. 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