



**BARTHOLOMEW COUNTY
BOARD OF ZONING APPEALS
(January 26, 2026 Meeting)**

STAFF REPORT

Docket No. / Project Title: BZA-25-8 (GFVT II, LLC)
Staff: Melissa Begley

Applicant: GFVT II, LLC
Property Size: 24,168 square feet
Current Zoning: RS1 (Residential: Single Family 1)
Location: 11490 West Maple Dr. in Ohio Township

Background Summary:

The applicant has indicated that the proposed variance is for the purpose of constructing a building addition to an existing accessory structure (a guest building) that is located closer to the street than the primary structure.

Preliminary Staff Recommendation:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the RS1 (Residential: Single Family 1) zoning district is as follows: to provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

Development Standards: 6.1(E)(3) Yard Location: No accessory structure shall be permitted in any front yard, or within the required side and rear yard setbacks specified by the district in which it is located.

Current Property Information:	
Land Use:	Single Family Residential
Site Features:	A single family residence and guest building accessory structure
Flood Hazards:	A small area of flood zone A (100 year floodplain) is located adjacent to Grandview Lake.
Vehicle Access:	Maple Drive (Local)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS1 (Residential: Single Family 1)	Single Family Residential
South:	RS1 (Residential: Single Family 1)	Woods, Single Family Residential
East:	RS1 (Residential: Single Family 1)	Grandview Lake, Single Family Residential
West:	AG (Agriculture: General)	Woods

Interdepartmental Review:	
County Engineer:	County Highway has no issue with this request.
Code Enforcement:	Code Enforcement does not have any issues with this request; particularly if this is due to site issues, which is common at Grandview Lake.
County Health Department:	No comments.
County Fire Inspector:	No concerns.

Planning Consideration(s):

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

1. The applicant proposes to construct an 18 ft. by 27 ft. (486 square foot) addition to an existing guest house, specifically a garage with additional living space above, in the front yard of the residential property. The addition will be located approximately 40 feet from the front property line (52 feet from the Maple Drive pavement), with the garage opening oriented towards the south (facing Maple Drive). The applicant intends to use the garage for the storage of vehicles and additional living space for guests. There currently is no garage on the property. The guest space will include bedrooms and a living area, but no kitchen.
2. It appears the accessory structure has been on this property since 1958 and was likely the original cabin on the property. A single family dwelling was added to the property in 2007.
3. The subject property, including the expanded guest house / garage, will gain access from an existing drive on Maple Drive.
4. The primary structure on the subject property, a home, is positioned approximately 119 feet from the front property line along Maple Drive and 47 feet from the lake.
5. The Zoning Ordinance restricts the installation of accessory structures to side and rear yards. On the subject property, the rear yard is the lake front and the lot is not wide enough to place an accessory structure adjacent to the primary structure in a side yard. Minus the 5-foot setback, the side yard to the west is 10 feet and to the east (at its narrowest point) is 20 feet.
6. The side and rear setback requirement in the RS1 (Residential: Single Family 1) zoning district is 5 feet. The proposed structure will setback 12 feet from the east property line (side yard). The minimum front yard setback is 25 feet for a garage with a vehicle entrance facing the street.
7. Accessory structures in the front yard are fairly common in this area. Most primary structures are oriented closer to the lake and the accessory structures are closer to the street.

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: The accessory structure expansion will meet the side and front setbacks required by the Zoning Ordinance and will not create a sight visibility issue along Maple Drive. The County Highway Department and Fire Inspector do not have any issues with the proposal. *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 proposed addition will not impede the residential use of adjacent properties. It is typical for properties at Grandview Lake to have garages and other accessories in the front yard, as the primary dwellings are placed closer to the lake. Therefore, the use and property values of neighboring properties will be maintained. *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: The property does not currently have a garage. In addition, the subject property has lakefront access, which is defined by the Zoning Ordinance as a rear yard, and it is not unreasonable that the residence was positioned near the lake resulting in a small rear yard and a larger front yard. The strict application of the terms of the zoning ordinance would require that the garage be located between the existing home and the lake, which is not possible due to the topography of the site. *This criterion has 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).



Record No: BZA-25-8

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 12/15/2025

Primary Location

11490 W MAPLE DR
COLUMBUS, IN 47201

Owner

GFVT II LLC
GRAYWOOD LN 525 LAKE ANGELUS, MI
48326

Application Information

Application Type*

Development Standards Variance

Property Type*

Residential (1 to 3 Units)

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Development Standards Variance Request

I am requesting a variance from the Zoning
Ordinance Section (insert the ordinance section
number below):*

6.1 (E) (3)

Please provide the details of the variance request:*

To allow an Expansion of an Accessory Structure in a front yard.
The existing Accessory Structure dimensions 17 feet wide x 26 feet deep,
the Proposed Expansion 18 feet x 27 feet.

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.*

The proposed Expansion will be placed between the existing Accessory structure and the back side of the Neighbor's Accessory Structure with no public access. The Structure sits more than 55 feet from the R/W of a private rd. The Structure is tastfully designed to match the existing structure to enhance its surrounding.

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?*

The Expansion will be placed between our existing Accessory structure and to the backside of our neighbor's to the East Accessory structure. The Expansion will be placed in a wooded surrounding as to have no visual or physical impairment to our neighbors use of their properties on either sides.

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.*

Due to the property steep terrain/topography, it makes it difficult to place this structure anywhere else on this property without altering the lake surrounding and causing harm to our Neighbors views of the lake. The only possible location is at the current stone parking area adjacent to the existing Structure that has minimal impact to the surrounding.

The City of Columbus Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

Proposed Addition For:

ANDY and DEB GREENLEE

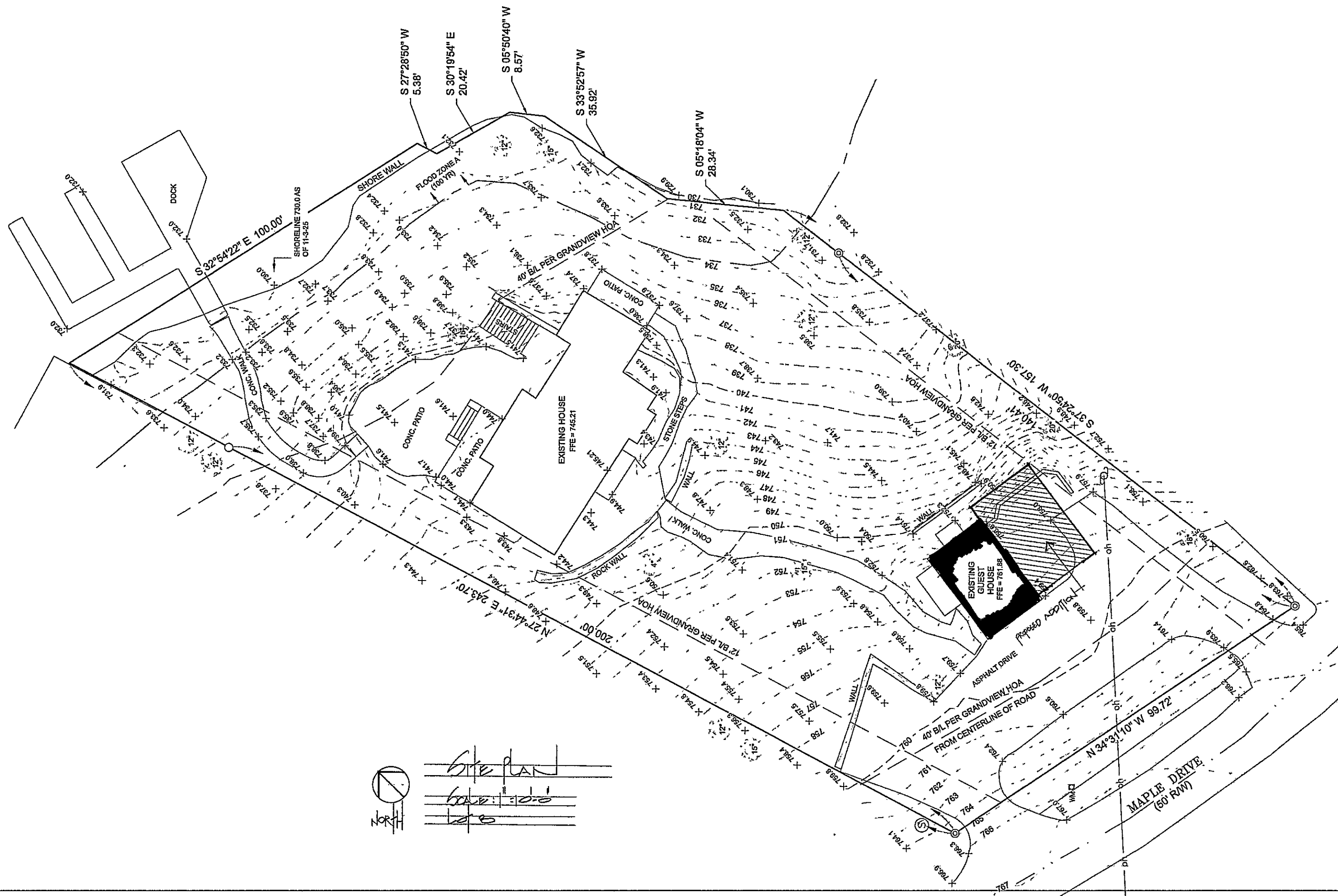
11490 W. Maple Drive - Columbus, Indiana 47201 - Lot 8 - Grandview Lake

December 12, 2025

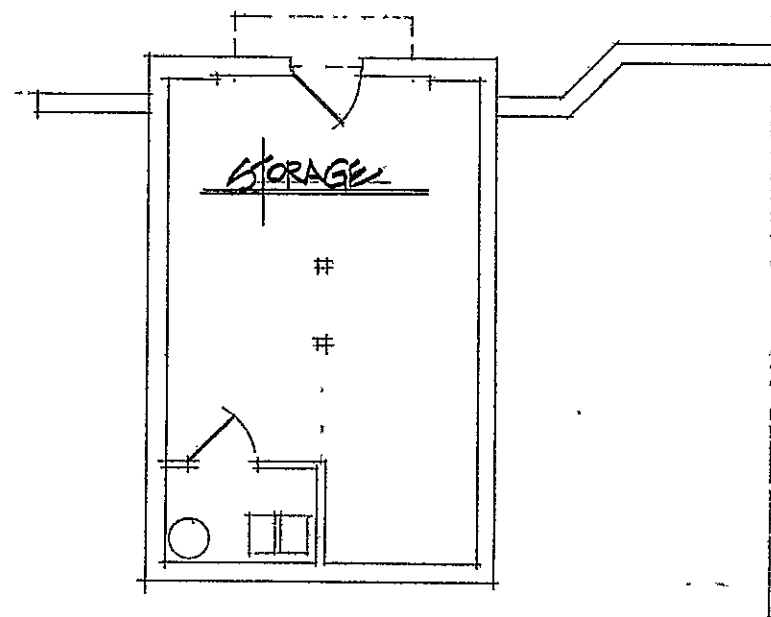
Designer:

TAN TRAN DESIGNS

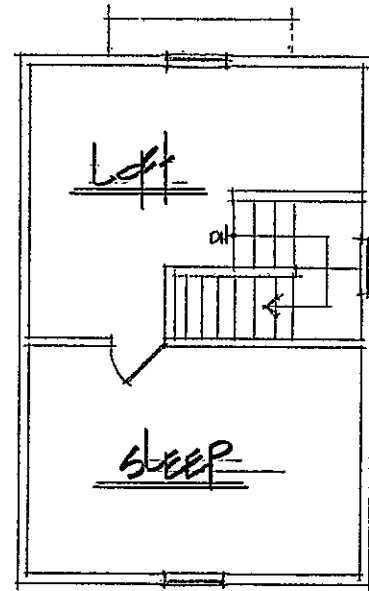
7595 S. Sprague Rd - Columbus, Indiana 47201 - 812-390-6729 - tantrandesigns@yahoo.com



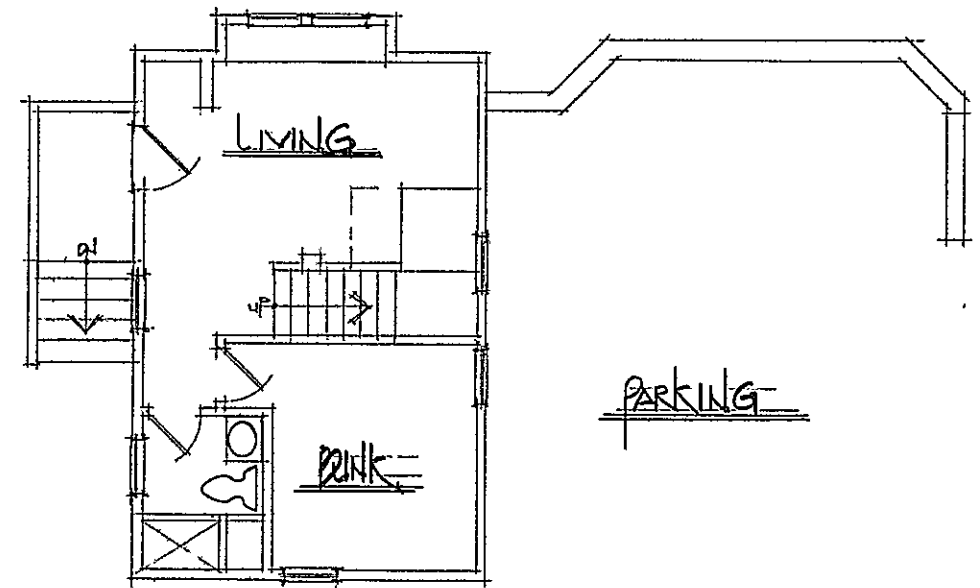
Site plan
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Date: 10-0



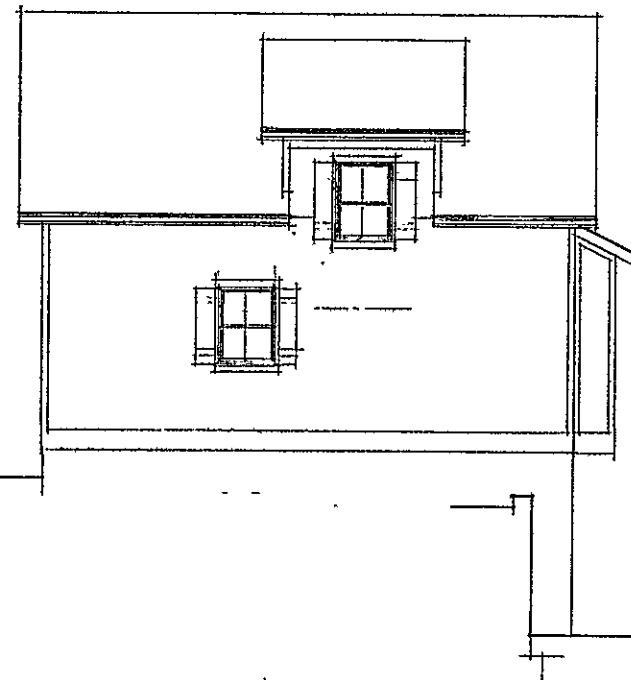
Basement Plan
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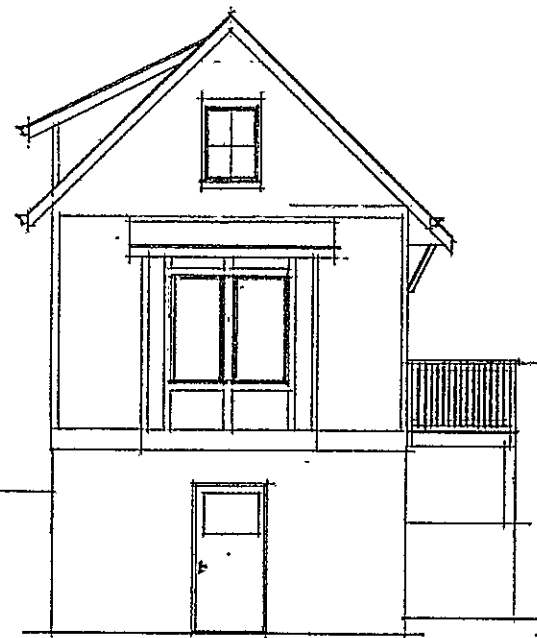
Loft Floor Plan
Scale: 1/4" = 1'-0"



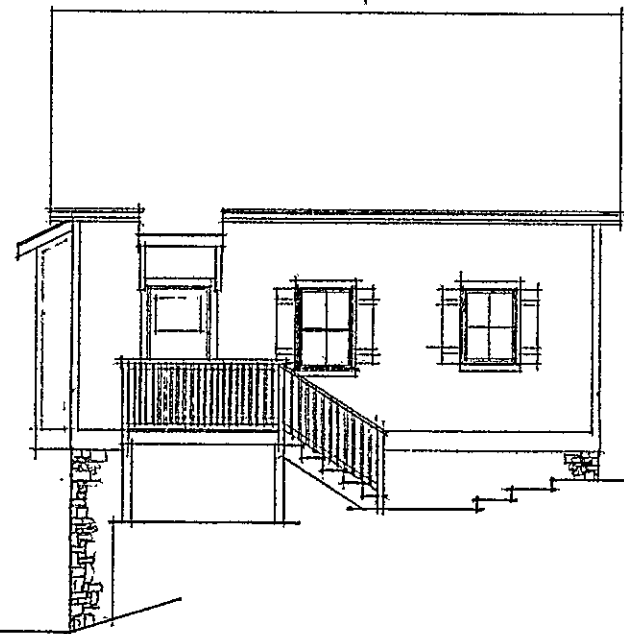
First Floor Plan
Scale: 1/4" = 1'-0"



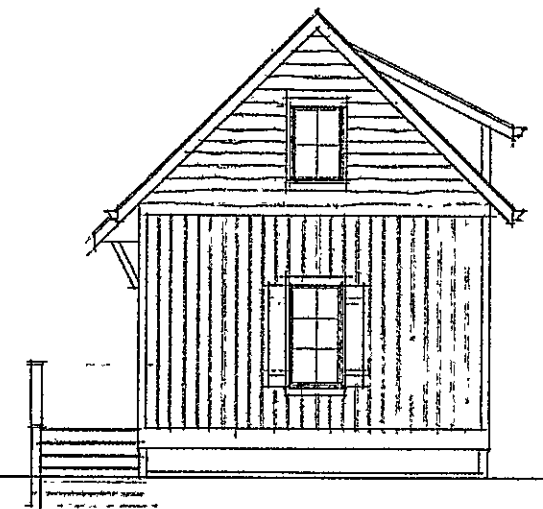
East Elevation



North Elevation

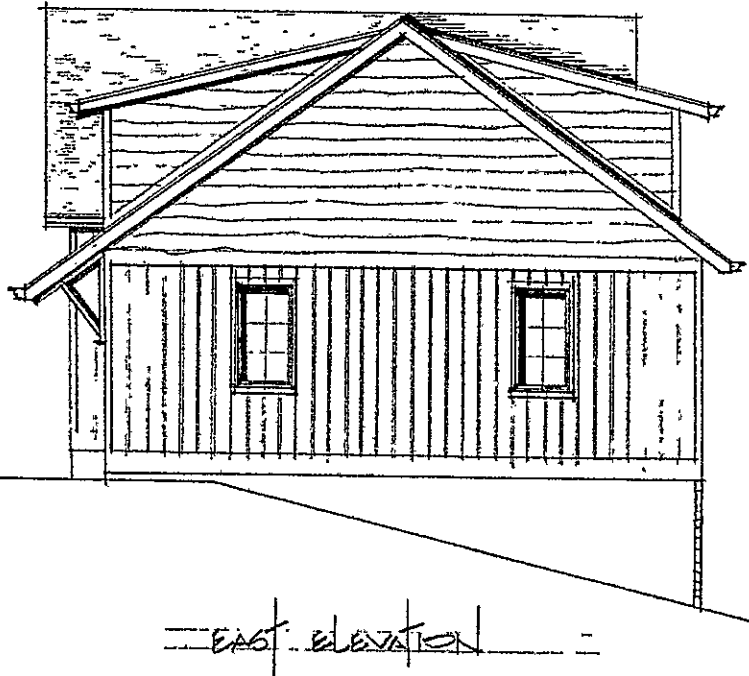


West Elevation



South Elevation

EXISTING PLAN

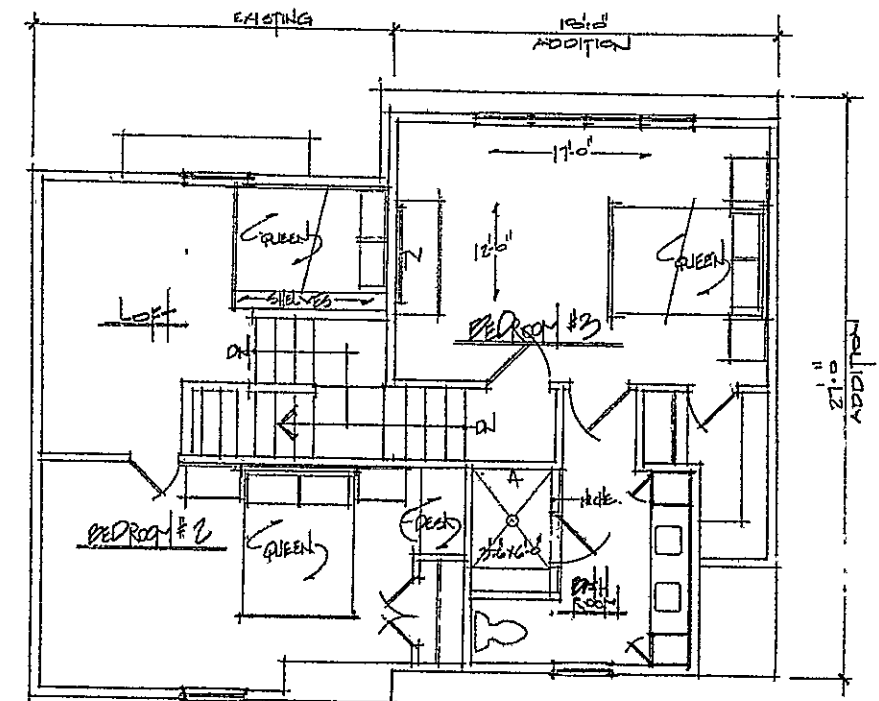


EAST ELEVATION



NORTH ELEVATION

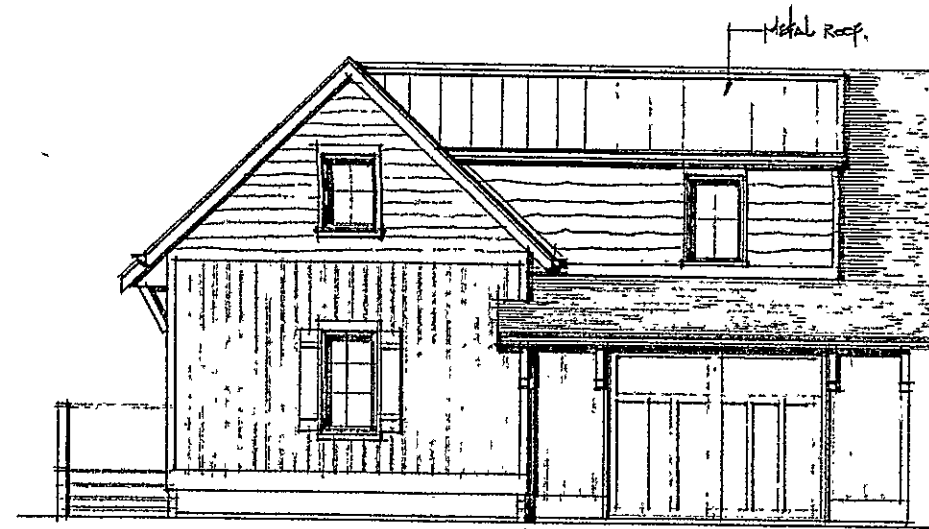
PROPOSED



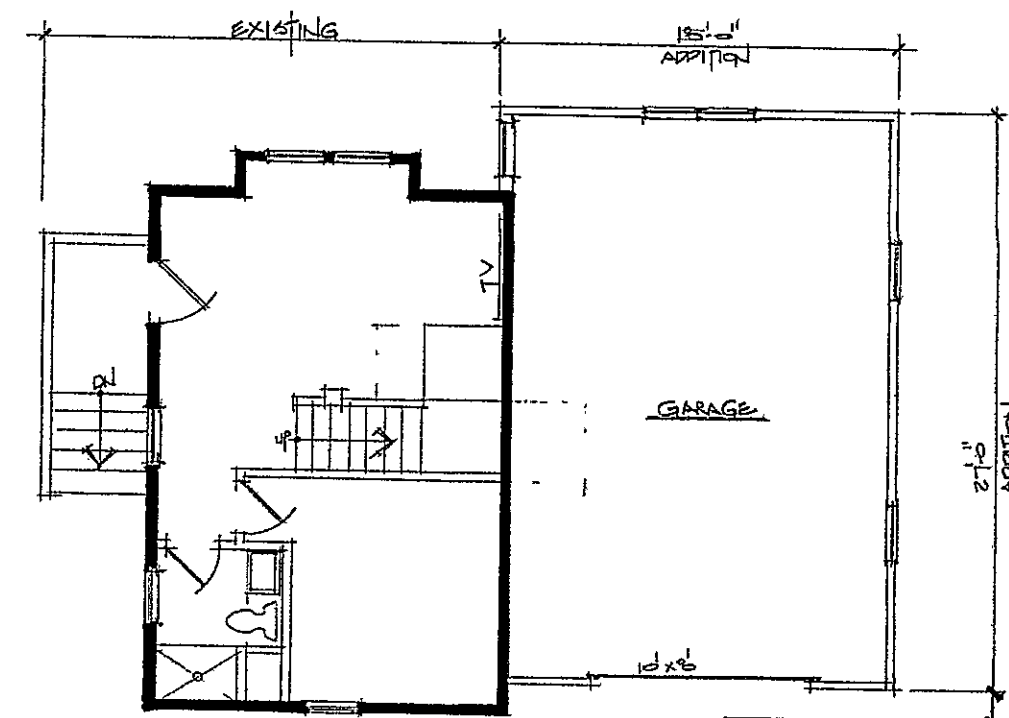
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
12-08-2015



WEST ELEVATION



SOUTH ELEVATION



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"