City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

BARTHOLOMEW COUNTY, INDIANA
BOARD OF ZONING APPEALS

CONDITIONAL USE
FINDINGS OF FACT

Case Reference Number: BCU-2025-006

Applicant: Chris & Jessica Stevens

Filing Date: November 10, 2025

Hearing Date: December 15, 2025

Property Location: 3335 South Whitehorse Rd.

Conditional Use Requested:
A conditional use per Zoning Ordinance Section 3.6 to allow a shared housing facility (a vacation rental) for up to 10 individuals in the AG (Agriculture: General) zoning district. Restrictions regarding usage, include no parties, no fireworks or discharge of firearms. Quiet hours will be from 10pm to 8am.

Board Action Taken:
Request Approved by a Vote of: 4 to 0

Conditions of Approval:
The approval was subject to the following conditions which must be addressed as part of this approval:
The address numbers must be posted visibly at the driveway entrance.

The Bartholomew County Board of Zoning Appeals acted under the authority of Indiana law as follows: Indiana Code Section 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.*

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Finding: Neither the County Highway Department, Code Enforcement Department, nor County Fire Inspector indicated any concerns regarding traffic, nor building issues. 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: All development standards common to single-family homes are met and the applicant has demonstrated the availability of adequate parking on-site for the proposed occupancy of the short-term rental. 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: For the purposes of the Zoning Ordinance, the short term rental is only distinguished from the adjacent homes by its proposed increased occupancy. The applicants have demonstrated that adequate parking to accommodate the proposed maximum occupancy can be provided. The nearest residence is visually separated by existing vegetation and topography. Prominent address numbers will be placed at the driveway entrance to the property to ensure renters can locate the property. 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 Comprehensive Plan encourages maintaining rural neighborhoods. The property will retain its appearance and general function as a single-family home. Given the large lot sizes and mature woods in the area, the increased number of vehicles and occupancy at this property should not alter the residential character of the area. 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