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BARTHOLOMEW COUNTY, INDIANA

BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-25-1

Applicant: Exclusive Cabins

Filing Date: November 18, 2025

Hearing Date: February 23, 2026

Property Location: 14000 Mt. Healthy Rd.

Variance Requested:
A variance from Zoning Ordinance Section 3.6 (C) and 6.7(A)(2)(a) to allow a dwelling to be 560 square feet, 390 square feet smaller than the minimum 950 square feet in an AG (Agriculture: Preferred) zoning district.

Board Action Taken:
Request Approved by a Vote of: 3 to 2

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: A smaller primary structure will meet all applicable setbacks required by the Zoning Ordinance and will not create a sight visibility issue along Mt. Healthy Road. The County Highway Department and Fire Inspector do not have any issues with the proposal. 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 proposed dwelling will not impede the residential use of adjacent properties. The area is very rural in nature and the adjacent properties are heavily wooded. The smaller than permitted dwelling will not negatively impact

the neighboring properties. 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 site is entirely wooded with steep topography limiting the area for a 950 square foot dwelling. which is further limited by the space needed for a septic system. The site limitations create 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