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BARTHOLOMEW COUNTY, INDIANA

BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-25-5

Applicant: Silgas Realty

Filing Date: December 16, 2025

Hearing Date: February 23, 2026

Property Location: 2725 N State Road 9, in Clifty Township

Variance Requested:
A variance from Zoning Ordinance Section 7.2 (Part 4)(A)(1) to allow an existing parking lot to the north of the existing building and driveway to remain unpaved in a I2 (Industrial: General) zoning district.

Board Action Taken:
Request Approved by a Vote of: List 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: Neither the County Engineer nor Fire Inspector expressed any concerns with regard to the gravel surface. *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 area is already developed with several gravel parking lots, many of which are present legally through either variances or having been constructed before the paving requirement (legal non-conforming). Allowing this existing gravel parking and driveway area to remain unpaved would not impact the neighboring property use and value negatively. *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 Board found that allowing the parking area to remain unpaved was consistent with adjacent properties, as well as others in the general 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