



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

**DEVELOPMENT STANDARDS VARIANCE  
FINDINGS OF FACT**

**Case Reference Number:** BZA-25-8

**Applicant:** GFVT II, LLC

**Filing Date:** December 16, 2025

**Hearing Date:** February 23, 2026

**Property Location:** 11490 West Maple Drive

**Variance Requested:**

A variance from Zoning Ordinance Section 6.1(E)(3) to allow a building addition to an existing accessory structure located in a front yard in a RS1 (Residential: Single Family 1) zoning district.

**Board Action Taken:**

Request Approved by a Vote of: 5 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 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.

**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 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.

**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 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.

These findings of fact have been adopted by the Bartholomew County Board of Zoning Appeals on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary