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BARTHOLOMEW COUNTY, INDIANA
BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT

Case Reference Number: BZA-26-10

Applicant: Brian Jones

Filing Date: February 17, 2026

Hearing Date: March 23, 2026

Property Location: 18170 East 365 North, in Clifty Township

Variance Requested:
A variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure (outbuilding) on a lot without a primary structure in an AP (Agriculture: Preferred) zoning district. The proposed accessory building will be 3,661 square feet in size and consist of a garage space, kitchen, full bathroom, and living/workspace.

Board Action Taken:
Request Approved by a Vote of: 4 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 proposed accessory structure will be placed approximately 55 feet from 365 North and is far enough from the road to not cause any sight visibility issues or impact the location of a future primary dwelling. According to the submitted site plan, the accessory structure appears to comply with the Zoning Ordinance in terms of size and setbacks. 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: Accessory structures appear to be common in this area; constructing the

proposed accessory structure before the primary structure would not change the character of the neighborhood or adversely impact the use and enjoyment of neighboring residential properties. The property is on 4.57 acres which provides ample space between the proposed accessory building and 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: Criteria 3 is being met by septic system plans already in place for a house, house plans are in the works, and a house did exist on this property prior to this request. 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