



**BARTHOLOMEW COUNTY
 BOARD OF ZONING APPEALS
 (April 27, 2026 Meeting)**

STAFF REPORT

Docket No. / Project Title: BZA-26-21 / Steve Seckman (Development Standards Variance)
Staff: Desiree Aldrich
Applicant: Steve Seckman
Property Size: 1.2 Acres
Current Zoning: RE (Residential: Established)
Location: 16463 East Lakeshore Drive, in Hawcreek Township

Background Summary:

The applicant has indicated that the proposed variance is for the purpose of allowing an accessory structure (an outbuilding for household storage) to be bigger than the ground floor area of the primary structure (the home) on the property.

Preliminary Staff Recommendation:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the RE (Residential: Established) zoning district is as follows: To ensure the continued viability of neighborhoods and developments in existence on the effective date of the Zoning Ordinance. This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards in a manner consistent with the Comprehensive Plan. This district should not be applied to any new development.

Development Standards: Section 6.1(F)(2) states that on any property of less than 2 acres the total lot coverage of accessory structures shall not exceed an amount equal to that of the ground floor area of the primary structure on that property. In addition, these properties shall be limited to a maximum of 5 total accessory structures and a maximum of 2 of any one type of accessory structure (mini-barn, garage, etc.)

Current Property Information:	
Land Use:	Single-family residential
Site Features:	Single-family home
Flood Hazards:	The site does not contain any flood hazard area.
Street/Road Frontage:	Lake Shore Drive (Local)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single-family Residential
South:	RE (Residential: Established)	Single-family Residential
East:	RE (Residential: Established)	Single Family Residential / Storage Building
West:	RE (Residential: Established)	Vacant wooded lot

Interdepartmental Review:	
Bartholomew County Highway Department:	The Highway Department has no issues with this application.
Code Enforcement:	No issues as presented.
Bartholomew County Fire Inspector:	No issues as submitted.
Bartholomew County Health Department:	Additional outbuildings on lots with on-site wastewater disposal require an on-site investigation to confirm no conflict or problem with the location of the septic field. Owner should come and apply for a conditional permit at our office.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting a development standards variance to allow an accessory structure (outbuilding) to be bigger than the ground floor area of the primary structure (the home) on the property. Current ground floor area of the primary structure is 1,542 square feet. The proposed size of the outbuilding is 40 foot by 50 foot (2,000 square feet).
2. The applicant has indicated the purpose of the proposed outbuilding will be to safely secure storage of tools, equipment, and materials away from children, protect vehicles (an RV) and belongings from weather damage, reduce clutter in and around the home, and provide a dedicated space for routine maintenance and household projects.
3. The applicant has indicated the accessory structure (outbuilding) will be located an estimated 180 feet from the Lake Shore Drive street frontage. It will be set behind the current single-family house on the subject site and 10 feet away from both side and rear property lines (which meets the minimum required setbacks).
4. The adjoining property to the east has an approved development standards variance that allowed construction of a similar accessory structure approximately 30 foot by 50 foot (1,500 square feet) without a primary structure (Case # BDS-18-010). Few other properties in the neighborhood have large accessory structures.

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Bartholomew County Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The proposed accessory structure will be situated far enough from the road as to not cause any sight visibility issues. The County Highway Department expressed no concern regarding the size of the accessory structure. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The adjacent properties would not be adversely affected in their use or value. The proposed accessory structure will be setback approximately 180 feet from the Lake Shore Drive street frontage and constructed behind the house near the treelined side and rear property lines. The proposed use is for household storage and will not cause additional traffic or noise to the subject area. *This criterion has been met.*

- 3. 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.**

Provisional Findings: The subject site is 1.20 acres and has the space to accommodate a larger accessory structure than the 1,542 square foot maximum allowance. The applicant has indicated the purpose for the proposed 2,000 square foot accessory structure is to consolidate household equipment, tools, vehicles, and materials that currently take up space in other areas of the property. Due to having children at the subject site, the applicant has indicated the goal is to maintain a safe, well-kept environment for his family. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

SURVEYORS REPORT

Prepared for Blake Seckman for property described in instrument #20208533, Lot #8 in Jordan's Estates Final Plat in the records of the Bartholomew County Recorders Office. The purpose of this survey was to perform a boundary survey of said instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
 - *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
 - *INCONSISTENCIES IN LINES OF OCCUPATION;
 - *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)
- There may be unwritten rights associated with these uncertainties. -All bearings and distances shown on the drawing are field measurements unless otherwise noted. The basis of bearings is the Indiana State Plane Coordinate System, East Zone, NAD 1983. -Last date of fieldwork performed on 3/5/2026.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Bartholomew County Recorders Office.
- 2) The original plat of Jordan's Estates Final Plat as recorded in instrument 77-8360 by Gene K. Dornell & Associates dated 8-28-1979 as found in the records of the Bartholomew County Surveyors Office.

FINDINGS OF FACTS:

The following alphabetical reference letter corresponds to a specific location on the attached survey plat. Monuments found or set are within 0.2' of grade unless otherwise noted on the attached survey plat or stated in the following report.)

- A) 5/8" rebar with aluminum Dornell caps were recovered and held this survey at the Southwest and Northeast corner of Lot #8. Said monuments are consistent with record plat dimensions.
- B) 5/8" rebar in concrete with aluminum caps were recovered and held this survey at the P.C. of the curves of Lot #7 and Lot #8. Said rebar are consistent with record plat dimensions.
- C) A 5/8" rebar with aluminum cap was recovered and held this survey for the Southeast corner of Lot #7. Said rebar is consistent with record plat dimensions.
- D) A 5/8" rebar with aluminum Dornell cap was recovered 6.70 feet Northwest of the calculated location for the Northwest corner of Lot #8. Said rebar appears to be disturbed/moved and was not held this survey.

THEORY OF LOCATION:

- 1) A 5/8" rebar with cap was set this survey for the Northwest corner of Lot #8 at record bearing and distances from other found monuments in the subdivision.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts "D".

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: None observed this survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: Inconsistencies in the lines of occupation are dimensional on the attached survey plat.

SURVEY CLASSIFICATION: The subject tract lies within an area classified as a Suburban survey and is within the relative positional accuracy specifications of 0.13 feet plus 100 parts per million. No title commitment was provided for this survey and a search for encumbrances is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance nor title are not expressed or guaranteed by this survey. Flood plain determination is not provided or certified by this survey. Matters of building code or septic approval should be researched and approved by the appropriate jurisdiction.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney.

Blake Seckman Lot Survey

Lot #8, Jordan's Estates

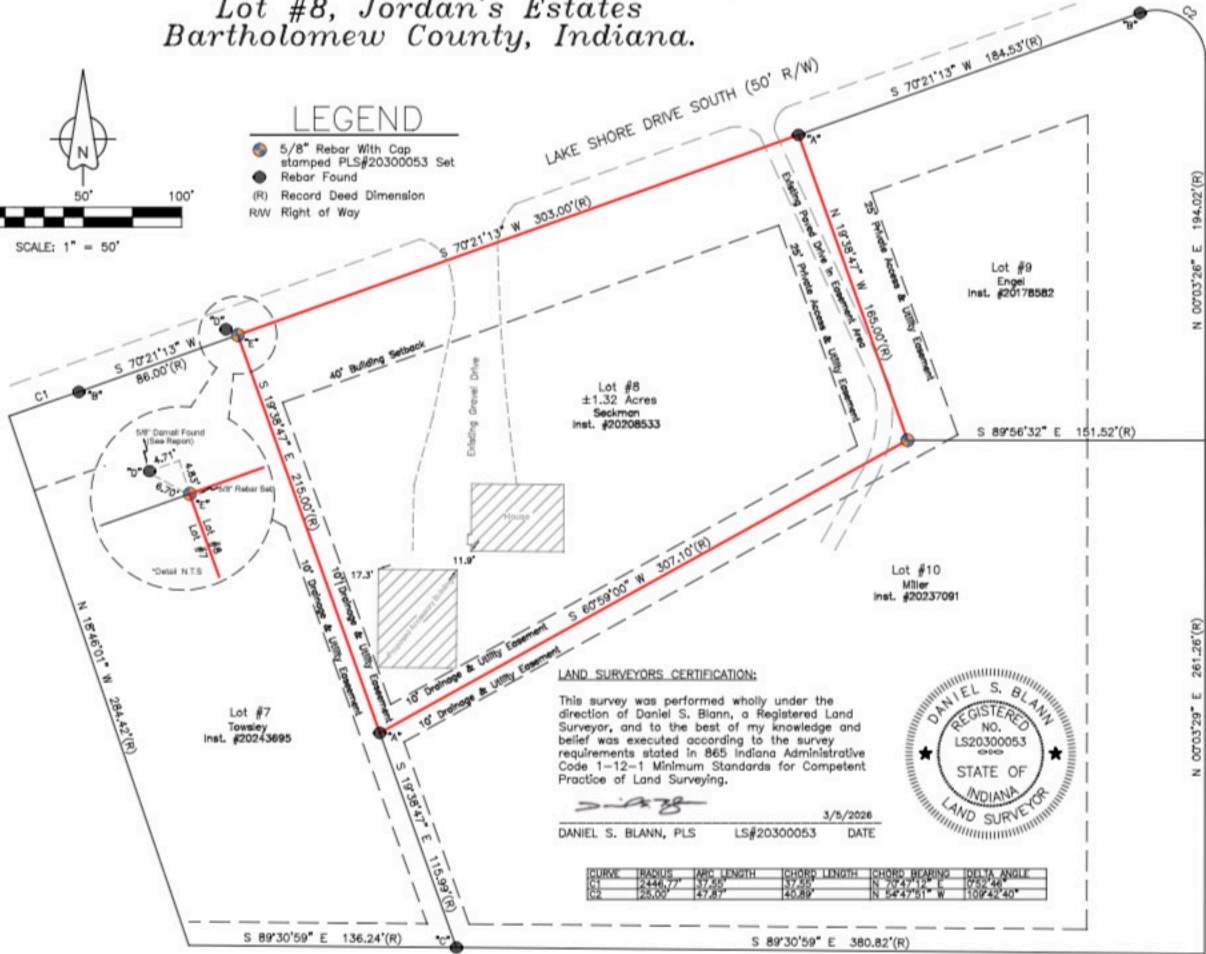
Bartholomew County, Indiana.

LEGEND

- 5/8" Rebar With Cap stamped PLS#20300053 Set
- Rebar Found
- (R) Record Deed Dimension
- RW Right of Way



SCALE: 1" = 50'



LAND SURVEYORS CERTIFICATION:

This survey was performed wholly under the direction of Daniel S. Blann, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

Daniel S. Blann
DANIEL S. BLANN, PLS

3/5/2026

LS#20300053 DATE

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	284.24°	17.3'	17.3'	284.24°	0°00'00"
C2	25.00°	47.8'	40.89'	N 54°41'11" W	110°52'50"



P.O. Box 192, Brownstown, IN 47220
 Date: 03/05/2026 812-358-4170 Scale: 1"=50'
 Project No. #26085 Drawn By: KOC Sheet 1 of 1