



BARTHOLOMEW COUNTY, INDIANA BOARD OF ZONING APPEALS

DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-26-21 (Development Standards Variance)

Applicant: Steve Seckman

Filing Date: March 24, 2026

Hearing Date: April 27, 2026

Property Location: 16463 East Lakeshore Drive, in Hawcreek Township

Variance Requested:

A variance from Zoning Ordinance Section 6.1(F)(2) to allow 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 in a RE (Residential: Established) 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 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.

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 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.

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 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.

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

Chairperson

Secretary