



BARTHOLOMEW COUNTY, INDIANA BOARD OF ZONING APPEALS

USE VARIANCE FINDINGS OF FACT

Case Reference Number: BZA-26-15

Applicant: PAF Excavating

Filing Date: February 17, 2026

Hearing Date: April 27, 2026

Property Location: 7682 South 500 West

Variance Requested:

A variance from Zoning Ordinance Section 3.5(A) to allow a contractor's office/workshop (equipment and material storage only) in an AG (Agriculture: General) zoning district.

Board Action Taken:

Request Denied by a Vote of: 5-0

The Bartholomew County Board of Zoning Appeals acted under the authority of Indiana law as follows: Indiana Code Section 36-7-4-918.4: a board of zoning appeals shall approve or deny variances of use from the terms of the zoning ordinance. The board may impose reasonable conditions as a part of its approval.

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)(2)(a), the approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

Finding: The business will generate additional traffic and noise to the area, however the County Highway Department and the County Fire Inspector do not have any concerns with the use. *This criterion has been met.*

Criteria #2: *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(2)(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 applicant is proposing a 6 foot tall berm and 15 evergreen trees along a portion of the north side of the property that will help obscure the materials and equipment from the neighbor immediately to the north. No such screening is proposed to nearby neighbors across 500 West. All neighbors will likely be impacted by noise, dust, and the appearance of the property. The

character of the property will be notably different from the current residential / agricultural character along 500 West. *This criterion **has not** been met.*

Criteria #3: *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(2)(c), the need for the variance arises from some condition peculiar to the property involved.*

Finding: The subject property has been previously used for agriculture. This property is not unique in any way nor does it present any peculiar characteristics or conditions that would justify the proposed use. *This criterion **has not** been met.*

Criteria #4: *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(2)(d), the strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.*

Finding: The subject property is suitable for continued farming, and / or as a residence. The application of the Zoning Ordinance will not impose any hardship on the use of the property. *This criterion **has not** been met.*

Criteria #5: *Columbus & Bartholomew County Zoning Ordinance, Section 12.3(D)(2)(e), the granting of the variance does not interfere substantially with the Comprehensive Plan.*

Finding: Granting this variance will interfere with the Comprehensive Plan, which recommends the preservation of farmland, the screening of unsightly uses, and the expansion of value-added agricultural businesses that do not detract from the character of the county. *This criterion **has not** been met.*

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

Chairperson

Secretary