City of Columbus – Bartholomew County
Planning Department

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

STAFF REPORT

Docket No. / Project Title:	BZA-26-40 (Troy & Dinah Staggs)
Staff:	Kyra Behrman
Applicant:	Troy & Dinah Staggs
Property Size:	2.85 acres existing, but 0.34 Acres proposed Lot 3
Current Zoning:	R2 (Residential)
Location:	6161 North Taylor Street, in the Town of Hartsville

Background Summary:
The applicant has indicated that the proposed variance is for the purpose of allowing an accessory structure to be located on a lot prior to the construction of a primary structure. The subject site contains an existing barn and is part of a recently approved minor subdivision (SUB-26-2: Troy & Dinah Staggs Minor Subdivision). The subdivision control ordinance does not allow lots to be created containing zoning violations, which is the reason for this request. The approval of the minor subdivision was conditional upon the removal of the existing barn or obtaining a development standards variance to keep it.

The Bartholomew County Board of Zoning Appeals has jurisdiction in Hartsville by an inter-local agreement with Hartsville. Hartsville has its own Zoning Map and Ordinance.

Preliminary Staff Recommendation:
Approval; all criteria are met.

Zoning Ordinance Considerations:
District Intent: The intent of the R2 (Residential) zoning district is as follows: To provide for a stable environment for dwelling uses. Only those uses which will not detract from the environment and those public and semi-public uses which are normally an integral part of a neighborhood will be allowed. The minimum requirements of lot area, and setbacks for an R-l and R-2 District are different in each district as a result of the character of existing development, development potential or limitations of an area and to provide for the various housing needs and desires of the citizens.

Development Standards: Hartsville Zoning Ordinance Section 9.01.050 states no accessory structure shall be permitted to be located on any lot prior to the establishment of a primary structure.

Current Property Information:	
Land Use:	Agriculture
Site Features:	Existing barn

Flood Hazards:	N/A
Street/Road Frontage:	Taylor Street (Collector)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	R2 (Residential) AP (Agriculture: Preferred)	Single-family residential, agriculture
South:	R2 (Residential) AP (Agriculture: Preferred)	Single-family residential, agriculture
East:	AP (Agriculture: Preferred)	Agriculture
West:	R2 (Residential)	Single-family residential

Interdepartmental Review:	
County Highway Department:	The Highway Department has no issues with this variance
Code Enforcement:	Code enforcement does not have any issue with proposal.
County Fire Inspector:	No issues as submitted.

Planning Consideration(s):

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

1. The subject 2.85 acre site contains a single-family dwelling and an existing barn. The owner intends to create a 7-lot subdivision, with 7 lots. The existing barn would be located specifically Lot 3. The intention is to have a single-family dwelling located on the site and keep the barn for storage. A condition of approval for the subdivision was to remove the barn or obtain a variance.
2. The applicant intends for this structure to remain as a temporary storage solution until construction of future buildings on the subdivided lots are completed.
3. This site is located within the jurisdiction of Hartsville and therefore follows their zoning ordinance.
4. The subject barn is approximately 2,000 square feet.
5. The general area is single-family residential to the north, south, and west, and agriculturally used to the east.
6. Accessory structures and sheds are common in this area and exist on neighboring properties.

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals Hearing Officer may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Hearing Officer 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 subject barn has existed on this site as part of the original 2.85 acre site and single-family dwelling for several years. The County Highway Department and Bartholomew County Code Enforcement did not have any concerns with allowing the barn to remain and therefore the request would not create any new injurious effects onto the general public. *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 barn has existed on this site for many years, and neighboring properties have not appeared to be negatively affected by it. The character of the general area will remain unchanged. *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 ordinance does not allow a primary structure to be located on a lot without a primary structure. This situation arose because the applicant is subdividing the 2.85 acre parcel and the Subdivision Control Ordinance does not allow a subdivision to create zoning violations. The barn has existed on the site and was legally established prior to the proposed minor subdivision. Requiring the barn, which is intended to be used temporarily, to be demolished prior to the creation of the lots creates a practical difficulty in the use of the property and the new proposed development. *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.

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Record No: BZA-26-40

Board of Zoning Appeals (BZA) Application

Status: Active

Submitted On: 4/22/2026

Primary Location

6161 N TAYLOR ST
HARTSVILLE, IN 47244

Owner

STAGGS TROY & DINAH
PO BOX 718 P.O. Box 718 SEWARD, AK 99664

Application Information

Application Type*

Development Standards Variance

Property Type*

Residential (1 to 3 Units)

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Development Standards Variance Request

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

See attachment Development Standards Questions

Please provide the details of the variance request:*

See attachment Development Standards Questions

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

See attachment Development Standards Questions

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

See attachment Development Standards Questions

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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

See attachment Development Standards Questions

The City of Columbus Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/.

The Bartholomew County Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/.

I am requesting a variance from the Zoning Ordinance Section 8-57

1)Please provide the details of the variance request:*

The request is to allow an existing secondary (accessory) structure located on Lot 3 to remain in place following the subdivision of the property. The structure will be used for personal storage only and will not be used for commercial purposes. The structure existed prior to the subdivision and became noncompliant solely as a result of the lot division.

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

Approval of this variance will not be injurious to the public health, safety, morals, or general welfare. The structure is already in place, has been safely used, and does not create any hazards related to access, visibility, or emergency services. It will continue to comply with applicable building and safety standards.

3)The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The structure has existed prior to the subdivision and has not negatively impacted neighboring properties. Its continued use for storage will not generate additional traffic, noise, or disruption. The character of the area will remain unchanged, and no adverse impact to property values is expected.

4)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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

Strict application of the zoning ordinance would create an unnecessary hardship by requiring removal or relocation of an existing structure that was legally established and continues to serve a reasonable residential purpose. Retaining the structure allows for practical use of the property during the development of the newly created lots.

The need for the variance arises from a condition unique to the property: the subdivision of the original parcel created a situation where the existing structure no longer complies with current zoning requirements. The structure itself was legally established prior to the subdivision, and the noncompliance is a direct result of the reconfiguration of lot lines rather than any new construction or expansion.

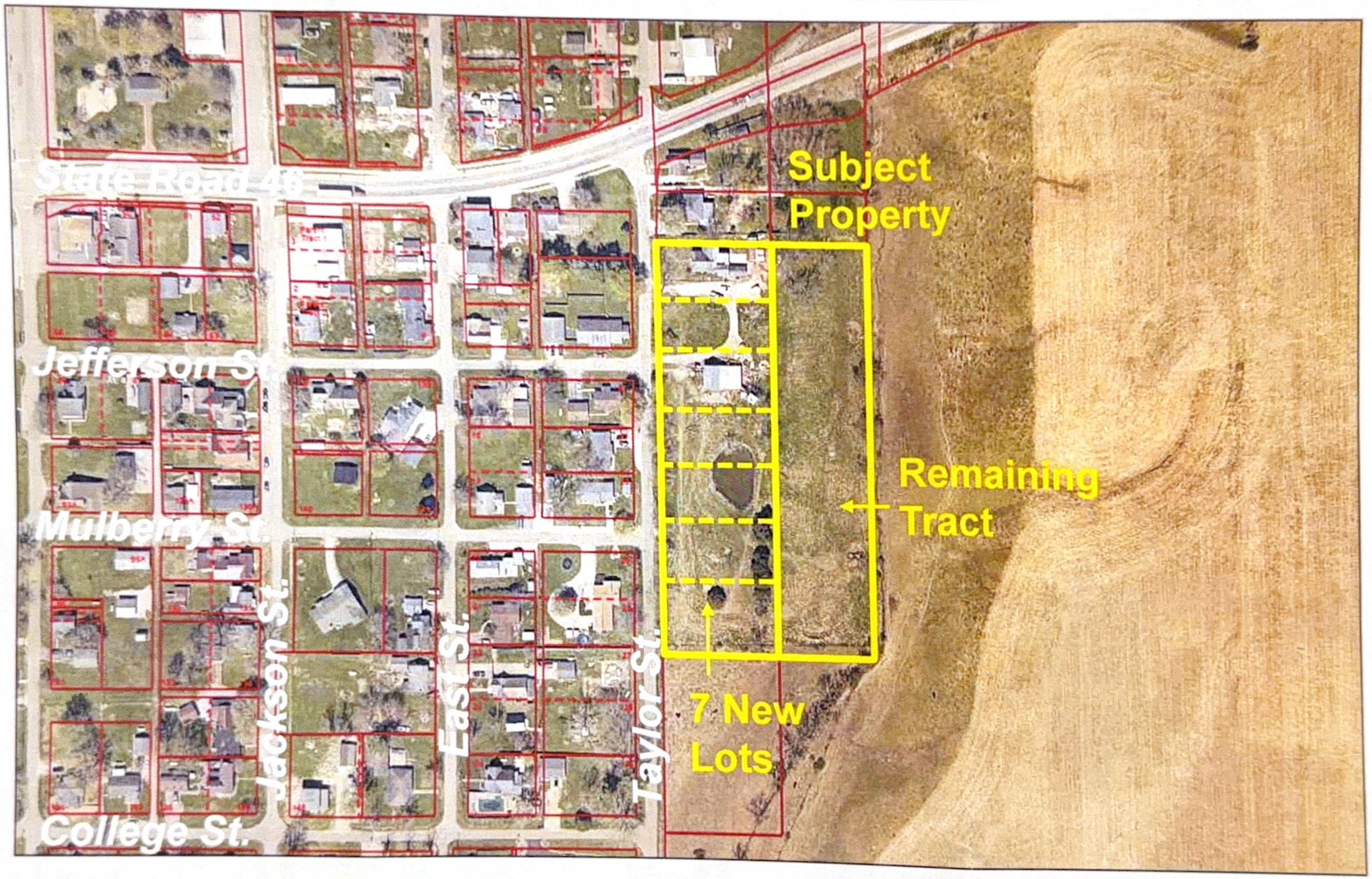
The applicant intends for this structure to remain as a temporary storage solution until construction of future buildings on the subdivided lots is completed.

Troy Staggs

(812)343-9944

sgtstaggs@yahoo.com

SUB-26-15 (Troy & Dinah Staggs Minor Subdivision)



TROY & DINAH STAGGS BOUNDARY SURVEY

SECTION 36, TOWNSHIP 10 NORTH, RANGE 7 EAST

GREGORY W. DAILY & MICHELLE J. DAILY
(INSTRUMENT #1995009264)

N 01°26'47" E 204'(R) 78'(R) N 00°12'17" W

NEWER 8" WOOD FENCE INTERSECTION POST IS 0.7' SOUTH OF THE CORNER

OLDER 6" WOOD FENCE POST IS 8.5' WEST OF THE CORNER

S 00°27'52" W 622.12'

484.40' [483'(R)]

137.72' [137-1/3'(R)]

NEWER 8" WOOD FENCE CORNER POST IS AT THE CORNER

TROY STAGGS & DINAH STAGGS
(INSTRUMENT #2020011727)
4.42 ACRES
[5 ACRES(CR)]
2.49 ACRES IN TOWN OF HARTSVILLE JURISDICTION – AUDITOR'S PARCEL #03-07-36-420-000.400-013
1.93 ACRES IN BARTHOLOMEW COUNTY JURISDICTION – AUDITOR'S PARCEL #03-07-36-000-001.400-012

NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER RIGHT-OF-WAY PLANS (PROJECT NO. DSB-062-8(007)) AND RIGHT-OF-WAY DEEDS TO THE STATE OF INDIANA

S 67°19'53" W

STATE ROAD 46

345.00' [345'(R)]

INTERSECTION OF THE APPARENT SOUTH SIDE/SOUTH LINE OF THE COLUMBUS AND GREENSBURG TURNPIKE (NOW KNOWN AS CLINTON STREET) AND APPARENT EAST SIDE/EAST LINE OF THE VERNON ROAD (NOW KNOWN AS TAYLOR STREET). THIS POINT IS COMPUTED AND SHOWN HEREON BASED ON RECORD DEED DISTANCES DUE TO IT BEING NOTED AS THE COMMENCING POINT FOR SEVERAL DEED DESCRIPTIONS IN THIS AREA, INCLUDING THE RECORD DEEDS OF SUBJECT LAND, THE LAND OF "HAYES", AND THE LAND OF "DAILY".

AARON FIELDS & DESTINY FIELDS (INSTRUMENT #2025014261)

DEVIN C. BALLENGER
(INSTRUMENT #2021012713)

SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER RIGHT-OF-WAY PLANS (PROJECT NO. DSB-062-8(007)) AND RIGHT-OF-WAY DEEDS TO THE STATE OF INDIANA

N 88°37'22" E 313.23' [316½'(R)]

LISA L. HAYES
(INSTRUMENT #2003021867)

N 88°37'25" E 399.35' [316½'(R)]

138.40'

175.05'

313.45'

TOWN OF HARTSVILLE/BARTHOLOMEW COUNTY JURISDICTION LINE PER TOWN OF HARTSVILLE ZONING MAP

BARTHOLOMEW COUNTY
TOWN OF HARTSVILLE

S 00°02'16" E 620.23'

482.91'

TRACT 1 OF INSTRUMENT #2020011727 DESCRIPTIONS 3.45 ACRES [4 ACRES(R)]

TRACT 2 OF INSTRUMENT #2020011727 DESCRIPTIONS 0.97 ACRE [1 ACRES(R)]

134.13'

309.15' [316½'(R)]

137.31'

132.92'

307.93' [316½'(R)]

175.02'

S 89°12'28" W

S 89°22'37" W

175.01'

GREGORY W. DAILY & MICHELLE J. DAILY
(INSTRUMENT #1995009264)

(DIMENSION TO TOWN OF HARTSVILLE/BARTHOLOMEW COUNTY JURISDICTION DIVISION LINE PER THE TOWN OF HARTSVILLE ZONING MAP)

200'

POINT OF BEGINNING
MODERNIZED LAND DESCRIPTION PER BOUNDARY LINE AGREEMENTS

PHYSICAL ℄, AND ℄ ESTABLISHED BY A RETRACEMENT SURVEY OF "MOBLEY & APPLE ADDITION TO THE TOWN OF HARTSVILLE LOTS 30 & 31" (P.B. "P", PG. 396A), OF
TAYLOR STREET
(FORMERLY KNOWN AS THE VERNON ROAD)

617.92'

401.00' [395½'(R)]

323.00' [320'(R)]

19'

15'

244'(CR)

79'(R)

78'(R)

481.13' [483'(R)]

136.79' [137-1/3'(R)]

10.00'

"H"

"G"

"F"

"E"

"D"

"C"

"B"

"A"

882.13' [881½'(R)]

N 00°02'16" W 1018.92'

N 00°02'16" W 260.00'

END OF WOOD PRIVACY FENCE IS 4.9' WEST OF THE CORNER

OLDER 10" WOOD FENCE CORNER POST 5.4' WEST OF THE CORNER

PHYSICAL ℄ OF **CLINTON STREET** (FORMERLY KNOWN AS THE COLUMBUS AND GREENSBURG TURNPIKE)

PHYSICAL ℄ OF **TAYLOR STREET** (FORMERLY KNOWN AS THE VERNON ROAD)

LOCATION OF EAST LINE OF TAYLOR STREET PER STATE ROAD 46 RIGHT-OF-WAY PLANS (PROJECT NO. DSB-062-8(007)) AND RIGHT-OF-WAY DEEDS TO THE STATE OF INDIANA

85.90'

TONY LEE LEUELLEN
(INSTRUMENT #2008014869)

PATRICIA A. HENDERSHOT
(INSTRUMENT #2024003001)

LOT 32 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27

2139.10'

520.05'

S 00°00'12" W

2659.15'

"MOBLEY & APPLE ADDITION TO THE TOWN OF HARTSVILLE" (PLAT BOOK "B", PAGES 6-7)

FOUND BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT N.W. CORNER, S.E. 1/4, SEC. 36, T-10-N, R-7-E

FOUND BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT S.W. CORNER, S.E. 1/4, SEC. 36, T-10-N, R-7-E

LEGEND

▲	SECTION CORNER	(R)	RECORD DEED DIMENSION
○	5/8"X30" REBAR WITH CAP INSCRIBED "B.A. STRINGER LS 22100002" TO BE SET UPON COMPLETION OF BOUNDARY LINE AGREEMENTS AND THIS SURVEY BEING REVISED TO A FINAL CERTIFIED SURVEY	(CR)	COMPUTED RECORD DEED DIMENSION
			BREAK LINE
			INTERIOR DEED LINE
●	FOUND 5/8" REBAR		CENTERLINE
■	FOUND MAG SPIKE/ SURVEY MARKER		EASEMENT LINE
			RIGHT-OF-WAY LINE
	FOUND CONCRETE RIGHT-OF-WAY MARKER	X	FENCE
◉	FOUND WOOD POST		EDGE OF ROAD
			EDGE OF POND

SCALE: 1" = 60'

0' 30' 60'

(ASSUMED BASIS OF BEARINGS)

EXISTING LAND DESCRIPTION PER RECORD DEED:
(VERBATIM PER INSTRUMENT #2020011727)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, IN TOWNSHIP 10 NORTH, OF RANGE 7 EAST, DESCRIBED AS FOLLOWS:

TRACT NO. 1, PARCEL NO. 03-07-36-420-000.400-013: COMMENCING AT A POINT 395½ FEET SOUTH OF A POINT WHERE THE EAST SIDE OF THE VERNON ROAD AND THE SOUTH SIDE OF THE COLUMBUS AND GREENSBURG TURNPIKE INTERSECT EACH OTHER; THENCE SOUTH ON THE EAST SIDE OF SAID VERNON ROAD, 483 FEET; THENCE EAST 316 ½ FEET, THENCE NORTH BY PARALLEL LINES 483 FEET; THENCE WEST 316 ½ FEET TO THE PLACE OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS.

TRACT NO. 2, PARCEL NO. 03-07-36-000-001.400-012: COMMENCING AT A POINT 881 ½ FEET SOUTH OF A POINT WHERE THE EAST SIDE OF THE VERNON ROAD AND THE SOUTH SIDE OF THE COLUMBUS AND GREENSBURG TURNPIKE INTERSECTS EACH OTHER; THENCE SOUTH ON THE EAST SIDE OF THE VERNON ROAD 137-1/3 FEET; THENCE EAST 316-½ FEET; THENCE NORTH BY PARALLEL LINES 137-1/3 FEET, THENCE WEST 316 ½ FEET TO THE PLACE OF BEGINNING, CONTAINING ONE (1) ACRE, MORE OR LESS.

MODERNIZED OVERALL LAND DESCRIPTION PER RECOMMENDED BOUNDARY LINE AGREEMENT:
A PART OF THE SOUTHEAST QUARTER OF SECTION 36, IN TOWNSHIP 10 NORTH, OF RANGE 7 EAST; PREPARED FROM A SURVEY TITLED "TROY & DINAH STAGGS BOUNDARY SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #25403), CERTIFIED BY BRENT A. STRINGER, PLS (LS-22100002) ON _____, 20__; INTENDED TO BE THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2020011727 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT (FOUND) MARKING THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00°00'12" WEST (AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 520.05 FEET; THENCE NORTH 88°37'25" EAST A DISTANCE OF 85.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF TAYLOR STREET, A 5/8" REBAR WITH CAP (SET), AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°37'25" EAST A DISTANCE OF 313.45 FEET TO A 5/8" REBAR WITH CAP (SET); THENCE SOUTH 00°27'52" WEST A DISTANCE OF 622.12 FEET TO AN 8" WOOD FENCE CORNER POST; THENCE SOUTH 89°22'37" WEST A DISTANCE 307.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF TAYLOR STREET AND A 5/8" REBAR WITH CAP (SET); THENCE NORTH 00°02'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 617.92 FEET TO THE POINT OF BEGINNING, CONTAINING 4.42 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

TROY & DINAH STAGGS BOUNDARY SURVEY
SEC. 36, T-10-N, R-7-E
A PART OF THE TOWN OF HARTSVILLE & BARTHOLOMEW COUNTY, INDIANA

SHEET: 1 OF 2	JOB NUMBER: 25403	
SCALE: 1"=60'	DWG REVISION DATES	
DRAWN BY: B.STRINGER	–	–
DWG DATE: 12/18/25	–	–
DWG NAME: 25403.dwg		

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Fax: 812-358-2605
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Columbus, Indiana 47203
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Fax: 812-602-0484