



**BARTHOLOMEW COUNTY, INDIANA
BOARD OF ZONING APPEALS**

**DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT**

Case Reference Number: BZA-26-40

Applicant: Troy & Dinah Staggs

Filing Date: April 21, 2026

Hearing Date: May 27, 2026

Property Location: 6161 North Taylor Street, in the Town of Hartsville

Variance Requested:

A variance from Hartsville Zoning Ordinance Section 9.01.050 to allow an accessory structure to be located on a lot prior to the construction of a primary structure in a R2 (Residential) zoning district.

Board Action Taken:

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 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.

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 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.

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 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.

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

Chairperson

Secretary