

WHITELAND BOARD OF ZONING APPEALS
July 7, 2016

Council members present

Richard Hill, President	_____
Byron Temple, Vice President	X
Leslie Beeson, Member	X
Juanita Emery, Member	X

Other town officials present

Julia Meece, Deputy Clerk	X
Joe Csikos, Planning & Zoning Director	X
John White, Town Attorney	X

Call to order:

B. Temple called the meeting to order at 7:00 pm

Pledge to the flag

Roll call

Absent R. Hill

Determination of Quorum:

Needed Quorum reached

Approval of Minutes:

J. Emery made a motion to approve the minutes from the June 2, 2016 meeting and special meeting on June 17, 2016. L. Beeson seconded the motion.

Passed 3-0

Old business:

- None

New business:

- Public Hearing - Docket 16-V-02 Sarah & Robert Gant – Development Standards Variance for side yard setback
 - J. Csikos presented variance request to board to legally establish a garage structure addition to the dwelling where there is already a concrete pad at 118 Meadow Creek E Dr. A stop work order was placed on the project on 5/19/16 due to construction starting prior to obtaining a building permit. The addition is approximately 4 feet away from the south lot line. There is a requirement of a 10 foot side yard setback for all structures, they would be encroaching 6 feet into this requirement. The petitioner provided evidence of public notice and mailings being done as needed to their neighbors.
 - Staff recommends approval of this variance request for encroachment into required 10 foot side yard setback of 6 feet, subject to the petitioner obtaining building permits and coordination with building official to ensure safe construction.
 - Board questions and concerns about the proposed addition include (and were answered by J. Csikos and petitioner) -
 - Location of addition? Placement inline with current garage?
 - Will be at the side of the home by the current garage and flush with the front of the current garage. It is the structure only to house the 2nd vehicle from the elements, due to a concrete surface already being there. No new hard surfaces are being

added.

- Size of addition? Room to access back of home in case of a fire or emergency?
 - It is going to be 11x24 in size. There will still be plenty of room to the side of it and behind in the event of an emergency.
- Any current utilities in easement to be affected? Petitioner knows that they are responsible for any future needs to access the easement by utilities/town.
 - There are no current utilities there. Petitioner understands their responsibility.
- Findings of Fact standards reviewed and met.
- Leslie Beeson made a motion to accept findings of fact as presented and approve the side yard setback as requested by staff with the understanding that there is a utility easement there. Byron Temple seconded the motion.

Passed 3-0

Other business:

- None

L. Beeson made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:15 pm.

Passed by the Board of Zoning Appeals on this day 5th **of** October **,2017**

Aye

Leslie Beeson
Leslie Beeson

Juanita A. Emery
Juanita Emery

Byron Temple
Byron Temple, Vice President

Richard Hill, President

Nay

Leslie Beeson

Ju
Juanita Emery

Byron Temple, Vice President

Richard Hill, President

Attest:

Julia Meece
Julia Meece