

WHITELAND BOARD OF ZONING APPEALS
May 3, 2018

Council members present

Richard Hill, President	<u>X</u>
Byron Temple, Vice President	<u>X</u>
Leslie Beeson, Member	<u>X</u>
Dan Csikos, Member	<u> </u>
Juanita Emery, Member	<u>X</u>

Other town officials present

Julia Meece, Deputy Clerk Treasurer	<u>X</u>
Joe Csikos, Planning & Zoning Director	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>
Dan Cartwright, Community Development	<u> </u>

Call to order:

R. Hill called the meeting to order at 7:01 pm

Pledge to the flag

Roll call

Absent D. Csikos

Determination of Quorum:

Needed Quorum reached

Approval of Minutes:

L. Beeson made a motion to approve the minutes from the April 5th, 2018 meeting as is. R. Hill seconded the motion.

Passed 4-0

Swearing In:

Public hearing continuation, new swearing in not needed tonight

Old business:

- ***Variance Request 2018-V-02 – Gradison Land Development***
 - J. Csikos presented that this is a continuation of the April 5, 2018 public hearing for the petitioner requesting a variance approval for reduction of minimum rear yard setback for Single Family Attached (Doubles) developmental standards from 25 feet to 20 feet, so a 5-foot reduction. The petitioner has stated that the reduction of rear yard setbacks would accommodate a larger (square footage) unit than was proposed previously. The location is generally located +/- 350 South of Whiteland Rd and +/- 1,300 feet East of Centerline Rd of +/- 35.66 Acres. This is currently zoned R3 (Residential) & C2 (Commercial). Staff recommends approval of the petition, based on the findings of fact and staff report, but asks that the board should consider conditioning any approval exempting the lots along the western property line (lots 24-37 & 52) as they abut an established R-1 (residential) development.

- J. Csikos presented pictures of the petitioner's property showing what buffers or landscaping is currently on the site. The town gives a recommendation of the petitioner putting in a minimum of 1 tree every 50 feet or 5 fast growing, hearty trees. These trees would need to be planted in a 250-foot section on the North line of the property that is along an open field. This is the only area where a buffer is needed due to other landscaping is currently existing and is more than what would be recommended if there were none there. Tree types would be in the range of a Sugar Maple or Japanese Maple. These would be medium-large trees and provide about a 30-foot canopy when full grown. The recommendation size is about 2 inches in caliber and about 6 inches above the root ball.
- The Petitioner, Adam Mears of Gradison Land Development, re-capped that they are requesting for a reduction to the 25 ft rear yard setback to 20 ft to allow the home builder to offer another home plan option to home buyers. This home plan was just released by Ryan homes at the first of the year and would be approximately 250 additional square footage, making it go deeper into the current lots, resulting in the need for the 5-foot reduction. The home is in the same "style" as presented previously, just slightly larger in size and a higher cost option. If the variance is denied, they will still be able to offer one nice option to the buyers on the current requirements.
- Board Questions (these were answered by Petitioner & J. Csikos)-
 - There will not be any changes to the current landscaping as shown in the pictures?
 - Correct, they will not remove that brush/landscaping/buffers
 - What is the size of the "backyard"?
 - The setback for the rear yard is 25 feet. They are asking to reduce that by 5 feet to 20 feet. This will go from the home to the property line.
 - This is for the double homes, not the single-family homes?
 - Correct
- L. Beeson made a motion to approve variance request 2018-V-02 for a reduction to the rear yard setback from 25 feet to 20 feet with the condition of a minimum of 5 fast growing trees every 50 feet on the 250 feet that is on the North line of the property where no trees are currently present, these trees need to be put in with the adjacent section being built and type will be discussed and selected with town staff. B. Temple seconded the motion.

Passed 4-0

- L. Beeson made a motion to adopt the Staff Report as Findings of Fact for variance request 2018-V-02 for a reduction to the rear yard setback from 25 feet to 20 feet with the condition of a minimum of 5 fast growing trees every 50 feet on the 250 feet that is on the North line of the property where no trees are currently present, these trees need to be put in with the adjacent section being built and type will be discussed and selected with town staff. B. Temple seconded the motion.

Passed 4-0

New business:

- None

Other business:

- None

R. Hill made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:35 pm.

Passed by the Board of Zoning Appeals on this day 6th of June, 2018
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Aye

Nay

Leslie Beeson

Dan Csikos

Dan Csikos

Juanita Emery
Juanita Emery

Byron Temple, Vice President

Richard Hill

Richard Hill, President

Leslie Beeson

Dan Csikos

Juanita Emery

Byron Temple, Vice President

Richard Hill, President

Attest:

Debra L. Hendrickson

Debra L. Hendrickson, Clerk Treasurer

