

WHITELAND BOARD OF ZONING APPEALS
04/01/2021

Council members present

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

Other town officials present

Jennifer Brooking, Deputy Clerk	X _____
Carmen Parker, Planning & Zoning Director	X _____
Stephen Watson, Town Attorney	X _____

Call to order:

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

Pledge to the flag

Roll call

- Absent R. Hill

Approval of Minutes:

L. Beeson made a motion to approve the minutes from the 03/04/2021 meeting. B. Temple seconded the motion.

Passed 3-0-1 with D. Csikos abstained

Swearing In:

- Not needed

Communication:

- None

Old business:

- None

New business:

- **Case 21-V-02 Variance - 223 Halldale - Lot 19**
 - C. Parker presented Case #20-V-02: 223 Halldale Lot 19 for a variance from the development standards to place a 6' white pvc privacy fence on southside of property.
 - C. Parker presented pictures of property and where fence would be located. Concern was if there would be any visibility issues.
 - C. Parker asked S. Watson if petitioner statements needed to be read out loud and he stated that they did not need to be since they were provided to BZA in packet.
 - C. Parker reported on the State Standards (Variance from Developmental Standards).
 - L. Beeson inquired about the 3rd findings of facts. Does BZA have to prove that it will NOT result in practical difficulty in the use of the property?
 - S. Watson stated all three criteria are supposed to be satisfied in order to grant.
 - L. Beeson inquired how far they would be encroaching on utility easement.
 - C. Parker estimated would come down about 2 feet of drainage and utility easement.
 - L. Beeson questioned if special wording would be needed to grant.
 - S. Watson suggested to make the motion to grant if all are in agreement with staff recommendation to approve.

- L. Beeson made the motion to approve with the acceptance of the three findings of facts presented by staff.
- S. Watson suggested the motion needs to include adoption of full staff report as the BZA written findings of facts.
- D. Csikos seconded the motion
 - **Passed 4-0**

Other business:

- None

B. Temple made a motion to adjourn. Meeting adjourned at 7:15 p.m.

Passed by the Board of Zoning Appeals on this day _____ of _____, 2021.

Aye

Nay

Leslie Beeson

Leslie Beeson

Dan Csikos

Dan Csikos

Juanita Emery

Juanita Emery

Byron Temple, Vice President

Byron Temple, Vice President

Richard Hill, President

Richard Hill, President

Attest:

Jennifer Brooking, Secretary & Deputy Clerk Treasurer