

WHITELAND BOARD OF ZONING & APPEALS

September 2, 2021

Board Members

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

Other Town Officials Present

Melissa Fraser, Deputy Clerk (Secretary)	<u>X</u>
Kevin McGinnis, Town Manager	<u>X</u>
Jessie Boshell, Community Development Director	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>

Call to Order:

L Beeson called the meeting to order at 7:08 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – Byron Temple
- Quorum requirements reached

Approval of Minutes:

- Approval of August 5, 2021 minutes
- Approval of September 2, 2021 minutes

Swearing in for Public Hearing:

- Completed at 7:24 pm by S. Watson

Communications/Reports of Committee:

- NA

Old Business:

- NA

New Business:

- Case 21-V-07 – 320 Briar Hill Dr
 - Petitioner: Ben Skinner requests a development standards variance from Chapter 156.087 Exterior Materials to construct a new home.
 - J. Boshell
 - The petitioner is seeking to build a farmhouse that has elevated architectural elements in place of brick and stone requirements by providing elevated shutters, exterior materials, and architectural building design. The home will be a single story.
 - Subject property is zoned R-3 and is located at 320 Briar Hill Dr and is off of Pinedale, fronting US 31 and is approximately 2.462 acres.

- This location is for residential use and has been vacant for several years.
- B. Skinner stated that the new home would add value to the surrounding area while being very marketable and up to date with design features. The proposed siding is very durable and will not hurt the value of the area.
- Public Comment – Michael Hendrickson, 330 Briar Hill Dr has no issue with the home.
- Staff will not be making a formal recommendation on this request as there is no practical hardship, other than the current zoning ordinance requires the 75% aggregate brick or stone requirement.
- Staff would ask that the board discuss and make a recommendation based on the facts and discussion at this meeting.
- While staff is not making a formal recommendation, staff would ask that if the board does approve the variance that it be approved with the following stipulation
 - The subject request be built as presented. Meaning that no alterations to reduce the overall quality of the home can be made after the variance is granted without further BZA approval.
- G. Howard made a motion for approval for 21-V-07 and L. Beeson seconded the motion.
Passed 3 to 1

Other Business:

- NA

Adjournment:

- G. Howard made a motion to adjourn L. Beeson seconded. Meeting adjourned at 8:08 pm

Passed by the Board of Zoning and Appeals on this day 6th of January, 2022

Aye

Nay

Leslie Beeson, President

Leslie Beeson, President

Dan Csikos

Dan Csikos

Dan Csikos

Juanita C. Emery

Juanita Emery

Juanita Emery

Gary Howard

Gary Howard

Gary Howard

Byron Temple

Byron Temple, Vice President

Byron Temple, Vice President

Attest:

Melissa Fraser

Melissa Fraser, Deputy Clerk, Secretary