

WHITELAND BOARD OF ZONING & APPEALS

May 2, 2024

Board Members

Other Town Officials Present

Gary Howard, President	<u>X</u>	Melissa Fraser, Clerk Treasurer	<u>X</u>
Derek Westfall, Vice President	<u>X</u>	Billy Patrick, Building Commissioner	<u>X</u>
Kimberly Blackburn, Member	<u>X</u>	Carmen Young Director of Administration	<u> </u>
Juanita Emery, Member	<u>X</u>	Shaun Young, Director of Operations	<u> </u>
Byron Temple, Member	<u>X</u>	Stephen Watson, Town Attorney	<u>X</u>

Call to Order:

- G. Howard called the meeting to order at 7:00 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the 4-4-24 minutes as presented. D. Westfall seconded the motion.
PASSED 5 – 0

Swearing in for Public Hearing:

- Completed by S. Watson at 7:02 pm

Communications/Reports of Committee:

- NA

Old Business:

- NA

New Business:

- **Case 24-V-06 Variance – Variance – 294 Briar Creek Ln**
 - B. Patrick discusses details of the staff report.
 - Petitioner: Amy Johnson
 - Request: The petitioner is requesting a variance from the development standards to encroach the front building line to install a 4' black aluminum fence.
 - The resident will sign an easement encroachment release stating that if the Town needs to access the easement, it will be at the owners' expense.
 - Staff recommends **approval** of the petition, based on the findings of fact.
 - G. Howard asked about side yard fencing on a corner lot
 - G. Howard opens and closed public hearing.
 - D. Westfall made a motion to approve 2024-V-06 and adopt the staff report and findings of fact. B. Temple seconded the motion.

Passed 5-0

- **Case 2024-V-07 Variance – 10 Maple St.**
 - B. Patrick discussed staff report.
 - Petitioner: David Gibson

- Request: The petitioner is requesting a variance from the development standards to encroach the front building line to install a 6' wooden privacy fence.
- The resident will sign an easement encroachment release stating that if the Town needs to access the easement, it will be at the owners' expense. Resident will also remove the tree closest to Whiteland Rd.
- Staff recommends **approval** of the petition, based on the findings of fact.
- G. Howard opens and closes public hearing.
- G. Howard made a motion to approve 2024-V-07 with removal of tree that has been discussed and adopt staff report and findings of fact. B. Temple seconded the motion.

Passed 5-0

- **Case 24-V-08 Variance – Variance – 320 Parkway St.**

- Petitioner: Angela Alejos
- Request: The petitioner is requesting a variance from the development standards to encroach the side yard setback ordinance and 7.5' drainage and utility easement to allow for a building expansion.
- B. Patrick asks for continuance due to lack of notice given to homeowner.
- G. Howard made a motion to continue Case 2024-V-08 until next month. D. Westfall seconded the motion.

PASSED 5-0

Other Business:

- NA

Adjournment:

- G. Howard makes motion to adjourn meeting. B. Temple seconded the motion. Meeting adjourned at 7:25pm

Passed by the Board of Zoning and Appeals on this day 16th of JUNE, 2024

Aye

Nay

Kimberly Blackburn
Kimberly Blackburn

Kimberly Blackburn

Gary Howard
Gary Howard, President

Gary Howard, President

Byron Temple
Byron Temple, Vice President

Byron Temple, Vice President

Derek Westfall

Derek Westfall

Juanita Emery
Juanita Emery

Juanita Emery
Juanita Emery

Attest:

Melissa Fraser

Melissa Fraser, Clerk Treasurer