### WHITELAND BOARD OF ZONING & APPEALS

# October 3, 2024

#### 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 continued approval of minutes to next month.

### Swearing in

Completed by S. Watson 7:01pm

Communications/Reports of Committee: N/A

Old Business: N/A

#### **New Business:**

- Case 24-V-11 Variance Early Learning Center (430 N US 31)
  - o B. Patrick discusses details of the staff report.
  - o Petitioner: Early Learning Center of Johnson County/Dawn Underwood
  - o Request: The petitioner is requesting a variance from the development standards to allow the use of vinyl siding for the new addition to match with the existing structure.
  - Staff recommend approval of the petition, based on findings of fact.
  - G. Howard opened the public hearing at 7:12pm.
  - G. Howard asked about siding thickness and if it would match to avoid any warping issues. B. Patrick stated
    it would mirror the current building.
  - o G. Howard closed the public hearing at 7:14pm.
  - o G. Howard made a motion to approve 24-V-11 based on findings of fact. D. Westfall seconded the motion.

### PASSED 5-0

#### Case 2024-V-13 Variance – 910 Barnum Dr. – Saddlebrook Lot 16

- o B. Patrick discusses details of the staff report.
- o Petitioner: Jatinder Grover
- o Request: The petitioner is requesting a variance from the development standards to encroach the front building line to install a 6' wooden privacy fence. Variance from Zoning Code (156.068(B)(2) &150.08(E))
- Staff recommends approval of the petition, based on findings of fact.
- o G. Howard opened the public hearing at 7:21 pm.

- Jatinder Grover at 910 Barnum Dr. asked if they changed the material would it be an issue. B. Patrick stated HOA may not allow it, but the Town would approve either wood or vinyl.
- G. Howard closed the public hearing at 7:24 pm.
- D. Westfall made a motion to approve 24-V-13 based on petitioners' findings of fact. G. Howard seconded the motion.

#### PASSED 5-0

- Case 2024-V-14 Variance Springhill South Lot 92 (590 Greensprings Ct.)
  - B. Patrick discusses details of the staff report.
  - o Petitioner: Kayla & Zach Wilson
  - Request: The petitioner is requesting a variance from the development standards to encroach the front building line to install a 6' wooden privacy fence. Variance from Zoning Code (156.084(B)(2))
  - Staff recommend approval of the petition, based on findings of fact.
  - o G. Howard asked about any easement issues. B. Patrick stated there are no current problems. He stated that easement encroachment is allowed, for fencing only, with a signed agreement from the resident.
  - o G. Howard opened the public hearing at 7:30pm.
  - Zachary Wilson at 590 Greensprings Ct stated reasons for requesting variance.
  - Shirley Cox at 239 Forum discussed a similar issue at her residence and a fence that was moved. She explained it might be easier if the Town does have to come into easement, to come through her yard instead, to access the manhole. She stated that she is FOR the variance.
  - G. Howard closed the public hearing at 7:35pm.
  - o G. Howard made a motion to approve 24-V-14 based on findings of fact. B. Temple seconded the motion.

#### PASSED 5-0

#### Other Business:

NA

# Adjournment:

G. Howard makes motion to adjourn meeting at 7:37pm

Passed by the Board of Zoning and Appeals on this day	of
Aye	Nay
Kimberly Blackburn Kimberly Blackburn	Kimberly Blackburn
Gary Howard, President	Gary Howard, President
Ryun Tingle	
Byron Temple, Vice President	Byron Temple, Vice President
Derek Westfall	Derek Westfall
Juanita Emery	Juanita Emery
Attest:	