

BOARD OF ZONING MEETINGS MINUTES

APRIL 13TH, 2021

6:00 P.M.

President Sandra Jackson calls the meeting to order at 6:00 P.M.

**ROLL CALL:** Kenny Aulbach, Virgil Bremmer, Vice President, Denny Corn, Dohn Green, Sandra Jackson, President. Also present were Attorney, Geoff Wesling, Director, Greg Duke, and Secretary, Linda Ashwill.

**APPROVAL OF MINUTES:** for March 9th, 2021. Denny makes the motion to approve the minutes as written. Seconded by Virgil. All were in favor. Minutes were approved.

**NEW BUSINESS:**

**1. BZA2021-3 Coon Farms LLC** and agent Andy Scholle are requesting a variance to 7.10.2.c to allow a subdivision with a reduced lot frontage in the 4000 block of East 300 North, Rushville. This variance is to create a one-lot subdivision with a front property width of 131.5 feet. The development standard 7.10.2 c requires the front lot width of two hundred fifty feet. This variance would not be injurious to public health, safety, morals or welfare of the community. Further, the variance should not be damaging to surrounding property values. After discussion Dohn made a motion to approve this partition. Seconded by Kenny. All member were in favor. This Variance for the 131.5 foot lot width was approved.

**2. BZA-2021-4 Cheryl and Melvin Clark, Jr.** are requesting a variance to 7.7.3 (d1) to allow a front yard setback of 35 feet in an A-1 district at 6874 West State Road 44 in Homer, IN. The Clark's are requesting a variance from development standard 7.7.3(d1) to allow the construction of a front porch to the dwelling with a reduced front setback of 35 feet. This is non-conforming and will require a variance. The development standard requires a front yard setback of 50 feet in the A-1, Rural residential, District. Although it is not offensive to surrounding properties, no reason for the variance has been given other than that the property owner's wants. Cheryl said she would like to have a front porch to give the property a finished look. They are talking about a ten by twenty-five porch attachment. Mr. Clark this was not going to obstruct the view from the highway or entrance. Utility companies would still have access. Dohn stated there is no way this could be hazardous to the morals or welfare of the community and makes a motion for this variance yard setback of thirty-five foot. Seconded by Kenny. All were in favor. Variance approved.

**OLD BUSINESS:**

**REPORTS:**

**Attorney:** Geoff stated he had nothing,

**Director:** Gregg said he had nothing further.

**ADJOURNMENT:** Virgil makes the motion to adjourn. Seconded by Dohn. All were in favor. Meeting adjourned 6:25 P.M.

