

BOARD OF ZONING MEETING MINUTES

AUGUST 10TH, 2021

6:00 P.M.

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

APPROVAL OF MINUTES: for May 11th, 2021. Hearing no corrections or additions, Denny made the motion to approve the minutes as read. Seconded by Virgil. All were in favor. Minutes were approved.

NEW BUSINESS:

1. BZA 2021-7 Gary Harrison is requesting a variance to 6.2.6 to allow an accessory building three feet from the West side property line at 7933 East 600 North, Falmouth, IN. Gregg gave the **Findings of Fact** as follows: Mr. Harrison in wanting a development standard 6.2.6 to allow a garage to be built closer than ten feet from the West side of property line. **General development standard 6.2.6** requires all structures to be at least ten feet from all property lines.

RECOMMENDATION:

Staff recommends the Board to deny this request. Although the parcel has some peculiarities, another spot within the lot could be utilized.

Gregg shows via visual the parcel lot line and the County right of way location. This was odd that a tow or city would be platted out like this. The right of way usually follows the property line. In this case, the blue line is the property line. The yellow line is the County right-of-way. Gregg pointed out where Mr. Harrison is wanting the structure to be placed on the property line, which is ten feet over into the right of way. Mr. Harrison was doing this to avoid his septic system.

Mr. Harrison stated he couldn't move it in two or three feet to the East or he would be on top of his septic. Gregg points out where he could move the location. Gary asked if it was possible to get a variance for two foot off the property line on the southeast location. Sandra asked if all the green cards came back. Gregg stated yes.. Denny asked if that would satisfy him to moving back this way. Gary stated he just wanted to build a 20x20 garage. Sandra asked if there were any more questions from the Board. Any questions from the audience. Linda asked if there was a drive there where he could get into the garage at this location. Gary said he would just have to come into from the road the way he was originally going to. He couldn't come in from the south since that wasn't his property. Hearing no further questions Dohn makes the motion to grant the variance as discussed openly on the back or south side of Mr. Harrison's property line by two foot to avoid the finger system. Virgil seconds this motion. All were in favor. Motion passes.

OLD BUSINESS:

Attorney: Geoff stated he had none.

Director: Gregg stated he had nothing else.

Meeting adjournment 6:12 P.M.

