

**MINUTES**  
**CHURUBUSCO BOARD OF ZONING APPEALS**  
**REGULAR MEETING**  
**OCTOBER 17, 2024**  
**7:30 P.M.**

**CHURUBUSCO BOY SCOUT BUILDING**

**MEMBERS PRESENT**

Jason Bartl, Chairman  
Brandon Johnson  
Alan Malcolm  
Brenda Saggars, Vice Chair

**MEMBERS ABSENT**

Miles Wilson

**STAFF**

Nathan Bilger

**ATTORNEY**

*absent*

**AUDIENCE MEMBERS**

Three visitors signed the Guest List, which is included with the minutes of this meeting.

**CALL TO ORDER/ROLL CALL/INTRODUCTIONS**

Mr. Bartl called the meeting to order at 7:30 P.M. Mr. Bilger read the roll with members present and absent listed above.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

Mr. Bilger stated that the September minutes were still in progress since it had an extensive public hearing.

**ADMINISTRATION OF OATH**

Mr. Bilger administered the Oath to visitors planning to speak at the meeting.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**1. 24-CH-VAR-3**

Ronny Whittaker, owner of the subject property at 318 East Long Street and of the adjacent property at 408 N. Line Street, requested a front setback variance to permit the construction of a new residence.

Mr. Bilger summarized the Staff Report and stated the proposal was to construct a new residence on the east half of Lot 9 of Deck and Bennett's Addition, which was platted in 1875. The lot was split prior to the zoning code and had had a mobile home located on it at one time. He stated that because Long Street was a platted street, the 35' front setback applied to the north side of the property, the broad side, rather than the narrow side as normally would be applied. The proposed house would have a 19' front setback, requiring a 16' variance, but the other setbacks would be conforming.

He commented on the variance criteria, stating that the variance would not have substantial impacts on the surrounding area and noting that the application of R-1 setback standards to historic lots often create difficulties.

Having no questions for staff, Mr. Bartl asked the petitioner to speak. Ronny Whittaker stated that he wanted to build a house on the property. The setback was a surprise to him since it was his understanding from the Town utility manager that it was not a street, but he wanted to make sure to do the project right. If keeping to the required setback, it would only leave a 20' wide house, which would not be suitable.

Mr. Bartl asked for any comments from the audience.

Patrick Martin, Granite Ridge Builders, stated that they would be the builder. He said that they had worked to create a floor plan to fit as best as possible on the lot.

Kate Yanko, Granite Ridge Builders, stated she was a sales specialist and this was her first BZA meeting she had ever been to. The Board appreciated her attending.

Having no others in the audience, Mr. Bartl closed the public hearing and asked for discussion or a motion. Mr. Malcolm made a motion to approve the variance request as presented; Mr. Johnson seconded. Motion passed, 4-0.

### **OTHER BUSINESS**

Mr. Bilger mentioned that they were expecting another variance request to be filed for the November meeting.

### **ADJOURNMENT**

There being no further business, Mr. Malcolm made a motion to adjourn. Ms. Saggars gave the second, and by unanimous vote, the meeting was adjourned at 7:36 P.M.

### **GUEST LIST**

1. Patrick Martin .....Granite Ridge Builders
2. Ronny Whittaker .....408 N. Line Street, Churubusco
3. Kate Yanko .....Granite Ridge Builders