

MINUTES
CHURUBUSCO BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, FEBRUARY 15, 2018
7:30 P.M.

CHURUBUSCO TOWN HALL

MEMBERS PRESENT

Jason Bartl
Paula Grawcock
Miles Wilson

STAFF

Nathan Bilger

MEMBER ABSENT

David Crabill
Alan Malcolm

VISITORS

There were two visitors who signed the guest list at the February 15, 2018, regular meeting of the Churubusco Board of Zoning Appeals. A guest list is included with the minutes of this meeting.

CALL TO ORDER

Mr. Bartl called the meeting to order at 7:30 p.m.

ROLL CALL

Mr. Bilger read the roll with those members present and absent listed above.

ELECTION OF 2018 BOARD OF ZONING APPEALS OFFICERS

Mr. Bilger requested nominations for the 2018 officers. Mr. Wilson motioned to continue the officer positions from 2017 with Mr. Bartl as Chairman and Ms. Grawcock as Vice Chairman. Mr. Bartl seconded the motion, and the members present voted unanimously in approval.

CONSIDERATION AND ADOPTION OF THE DECEMBER 21, 2017, REGULAR MEETING MINUTES

Mr. Bilger asked if there were any corrections or additions to the December 21, 2017, Churubusco Board of Zoning Appeals minutes. Mr. Wilson motioned to adopt the minutes, Ms.

Grawcock seconded the motion, and the Board voted unanimously to approve the minutes as presented.

ADMINISTRATION OF THE OATH TO WITNESS

Witnesses who wished to speak were sworn in by Mr. Bilger.

OLD BUSINESS

There was no old business.

NEW BUSINESS

18-CH-VAR-2

Steven Schaefer requested a Side Yard Setback Variance to allow for the construction of an attached garage at 333 W. Whitley Street, Churubusco. Mr. Bilger summarized the Staff Report and stated that the petitioner wished to encroach within the side setback on the south side of the lot and maintain a 2' setback. The required setback is 8' so a 6' variance was requested. Mr. Bilger noted that many of the houses in the neighborhood are also built very close to the property lines, so Mr. Schaefer's request would not be unusual to the surrounding properties or cause adverse effect. Mr. Wilson asked if the Department had received any comments regarding the petition. Mr. Bilger replied that there were none.

Steven Schaefer was present to describe his plans to the Board. He explained that the southern portion of the home contained a kitchen window, and the garage layout was designed to avoid blocking the window. The location of the gas and sewer lines also prevent the garage from being located elsewhere. Mr. Schaefer told the Board that he wanted to store his camper inside the building, and this was the cause for the size of the structure.

There was no one else who wished to speak, so the public portion of the meeting was closed. The Board discussed briefly, and Mr. Wilson motioned to approve the petition as presented. Ms. Grawcock seconded the motion. The members present voted unanimously in approval. Mr. Bilger informed the Schaeferes that they could obtain their building permit at their convenience. He also mentioned that due to the closeness of the home to the property line, fire rated materials would be required via the building code standards. Mr. Schaefer stated the building would be steel. He and Mr. Bilger agreed that should meet the code requirement.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further discussion, Mr. Wilson motioned to adjourn, Ms. Grawcock seconded the motion, and with a unanimous vote, the meeting was adjourned at 7:37 p.m.

GUEST LIST

1. Steven Schaefer ----- 333 W. Whitley Street, Churubusco, IN 46723
2. Gretchen Schaefer ----- 333 W. Whitley Street, Churubusco, IN 46723