

MINUTES
SOUTH WHITLEY BOARD OF ZONING APPEALS
REGULAR MEETING
MONDAY, DECEMBER 18, 2017
6:15 P.M.
SOUTH WHITLEY TOWN HALL
118 E. FRONT STREET, SOUTH WHITLEY

MEMBERS PRESENT

Tom Dome
Rod Hardesty
Doug Morrissey

STAFF

Nathan Bilger

MEMBERS ABSENT

Frank Baldridge
Wayne Swender

VISITORS

There was one visitor in attendance, as indicated in the attached Guest List.

CALL TO ORDER

Mr. Dome called the meeting to order at 6:25 p.m.

ROLL CALL

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

CONSIDERATION AND ADOPTION OF THE NOVEMBER 20, 2017 MEETING MINUTES

Mr. Hardesty motioned to approve the November 20, 2017, meeting minutes as presented. Mr. Dome seconded the motion. The members voted unanimously to carry the motion.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the oath to those wishing to speak.

NEW BUSINESS

17-SW-VAR-5

David and Sherri Ayres requested a development standards variance and building line encroachment to allow for a carport within the front building setback at 7171 W. River Road. The property is located on the south side of W. River Road, about 500' west of State Road 105.

Mr. Bilger summarized the Staff Report and described that the petitioners had already erected the carport not realizing that it required a permit nor that it was encroaching. He explained that the location of the structure was approximately in line with the existing compliant garage, but due to the angle of River Road, the carport would encroach by approximately 4'. The structure was sited on an existing driveway that was installed at the time of construction of the house more than 20 years ago. He stated that staff felt the variance was minimal, that there would not be any reasonable other location for the carport on the property, and that it likely would not have adverse effects on the surrounding area.

Sherri Ayres, 7171 W. River Road, South Whitley, was present to represent the petition and stated she wanted to do what was necessary to make the carport compliant.

Mr. Morrissey asked about whether the A-1 zoning contributed to the need for the variance. Mr. Bilger replied that the A-1 zoning district did have a larger front setback requirement than the residential districts.

Mr. Bilger opened the public hearing for anyone wishing to speak. No one was present to speak and the public hearing was closed.

The Board briefly discussed the case. Mr. Morrissey motioned to approve the variance. Mr. Hardesty seconded the motion. The members voted unanimously to pass the motion.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

Mr. Hardesty motioned to adjourn, Mr. Dome gave the second, and the members voted unanimously to adjourn the meeting at 6:33 p.m.

GUEST LIST SOUTH WHITLEY BOARD OF ZONING APPEALS DECEMBER 18, 2017

1. Sherri Ayres -----7171 W. River Rd., South Whitley