

**Minutes
Special Meeting
Board of Zoning Appeals
March 16, 2020**

The Board of Zoning Appeals of the City of Washington met on March 16, 2020, at 7:00 pm in the City Council Chambers. Chairman Don Spillman called the meeting to order with the following members present: Bill Summers, Larry Mullen, Greg Haag, Michael Allen, Dan Gress, Don Spillman and Attorney Tim Dant. David Gray was absent. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden and Plan Commission Secretary Maria Sergesketter.

Minutes from the Board of Zoning Appeals meeting held on February 26, 2020, were approved. Motion to approve the Minutes was made by Greg Haag and seconded by Larry Mullen. A voice vote was taken, Minutes were approved with all in favor.

All persons present who desired to speak during the hearings on cases before the Board were sworn in by Chairman Don Spillman.

The following cases were heard by the Board of Zoning Appeals:

Case V-6-20: Jeremy & Susan Tooley are requesting 2 variances for a Residence. Variance for side setback reduction of 18 inches (20 ft setback to 18.5 ft) and variance for garage front setback reduction for 40 inches (50 ft to 46.5) The property is located at 1264 W Greenbriar Drive. Property size is .36 of an acre. Parcel Number for the property is 14-10-21-401-012.000-016. Jeremy & Susan Tooley were present to explain why the variance is needed and answer any questions. The property was surveyed, and it was discovered that a variance was needed. A contractor, not Jeremy Tooley, moved the footprint of the house to help ease construction. Mr. Tooley explained that the bank wants a variance for the sale of this home. Building Commissioner Jon Casper stated that nothing is encroaching lines, fire hydrant etc. With no other questions or statements, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with David Gray being absent.

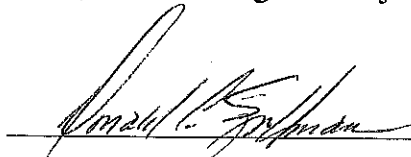
The Criteria for a Variance from Developmental Standards are set out in IC 36-7-4-918.5 in order to grant a Variance from the City's Developmental Standards the Board of Zoning Appeals must


determine that at least one of the following criteria exists:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance/conditional use will not be affected in a substantially adverse manner;
3. The strict application of the zoning ordinance will result in practical difficulties in the use of the property.

In other business Building Commissioner Jon Casper informed the Board that currently we have 4 cases on the schedule for March. He also informed the Board that on April 18th, 2020 we will be meeting with county officials to discuss the 2-mile extra territorial boundary and who has what responsibilities in this area. The Board also discussed the COVID-19 and the effects on meeting sizes.

With no other business, the meeting was adjourned.


Donald C. Spillman, Chairman or Acting Chairman


Maria Sergesketter, Secretary