

**Minutes  
Special Meeting  
Board of Zoning Appeals  
April 14, 2021**

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The Board of Zoning Appeals of the City of Washington met on April 14, 2021, at 6:00 pm in the City Council Chambers. Chairman Don Spillman called the special meeting to order with the following members present: Bill Summers, Larry Mullen, Greg Haag, Michael Allen, David Gray, and Don Spillman. Dan Gress and Attorney Tim Dant were 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.

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:

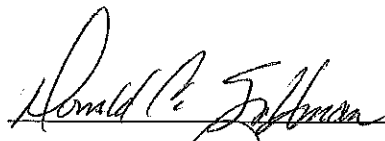
**Case SE-15-21:** Gary Hart is requesting a special exception to build a duplex on a lot that is zoned R-1. This parcel would be split, and special exception would apply to both parcels after it is split if approved. The property is located at 1118 Everett Lane. Property size is .484 of an acre. Parcel Number for the property is 14-10-35-204-011.001-017. Gary Hart was present to answer any and all questions. Bill Summers asked if the duplexes would face Everett Lane. Mr. Hart said yes, they would face the road. Mr. Hart also explained that each unit would be rented for \$1200 per month. They would be similar to the duplexes on SW 5<sup>th</sup> Street. Chairman Don Spillman asked if he thought there were any safety issues with this project. Mr. Hart said no. Board Member Greg Haag said that after the building would be completed it would increase the number of homes by 36%. Remonstrator Dennis Helms was present and respectfully asked the Board to deny this request. He said that by adding duplexes it would be out of character for this long-established neighborhood. He stated that all the neighbors would not be opposed for Mr. Hart to split the lot and build 2 single family residences. His safety concern is how fast people turn off Hwy 257 and with an additional 4 residents it might cause more traffic issues. Board Member Michael Allen asked Mr. Hart if he would be willing to split the lot and build 2 single family residences or just build 1 duplex? Mr.

Hart said No. He would rather sell the lot. Mr. Hart also asked if anyone had been up to Campbell Hill. He said that there are duplexes and single-family homes there and it does not look out of character. Mr. Helms stated that it was a newer neighborhood, not a long-established neighborhood. Code Enforcement Officer Brandt Powden added that he never has any issues with grass or trash with any of Mr. Harts rental properties. Mr. Helms added that he realizes that there is a need for more housing in Washington, but the City needs to look for more potential R-2 & R-3 zoned areas. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion denied 0-6 with Dan Gress being absent.

Board Member David Gray brought up again that Stryker's still have not moved that dump truck on 180 E 150 S. City Attorney Tim Dant advised that the Peels retain an attorney and go to court with a Civil Suit. The Board of Zoning has their hands tied when it comes to enforcing issues within the 2-mile jurisdiction. He felt that they may get more satisfaction going that route. Building Commissioner Jon Casper also said he would reach out to them to let them know that this issue will be escalating if the truck is not moved.

In other business, Building Commissioner Jon Casper informed the Board that currently we have two cases for April's regular meeting.

With no other business, the meeting was adjourned at 6:30 p.m.

  
Donald C. Spillman, Chairman or Acting Chairman

  
Maria Sergesketter, Secretary