

**Minutes**  
**Board of Zoning Appeals**  
**October 23, 2019**

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The Board of Zoning Appeals of the City of Washington met on October 23, 2019, at 7:00 pm in the City Council Chambers. Chairman Don Spillman called the meeting to order with the following members present were Bill Summers, Larry Mullen, Greg Haag, Michael Allen, Dan Gress, David Gray, Don Spillman and Attorney Tim Dant. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Don Williams and Plan Commission Secretary Maria Sergesketter.

Minutes from the Board of Zoning Appeals meetings held on September 25, 2019 were approved. Motion to approve the Minutes was made by Greg Haag and second 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 case was heard by the Board of Zoning Appeals:

**Cases C-6-19 & V-19-19:** TK Contractors is requesting a conditional use and variance. A conditional use to construct a 3224 home to be used as an office/model home in a residential area. This property is zoned Residential Two-Family R-2. The property is an empty lot located at 1695 S 75 E. Property size is .94 acre. Parcel number for the property is 14-13-02-400-023.000-016. Tim Eakins of TK Contractors was present to answer questions. Mr. Eakins spoke about their past and present work. BZA Member Greg Haag had questioned the lot size in relationship to the septic tank. BZA Member Dan Gress, who has experience in setting septic tanks, explained to the Board that if the soil test is good for 2 spots a septic system can be installed. If the soil test came back bad a septic system would not be installed. Building Commissioner Don Williams said that a building permit would not be issued until we have a copy of a septic permit. The Board discussed it for a brief time. Chairman Don Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0. On Case C-6-19 & V-19-19.

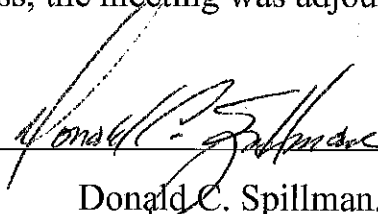
**The Board made the following findings of fact in support of the conditional-use exception.**  
**In IC 36-7-4-918.5 it has been determined that the following criteria exists.**

- 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 will not be affected in a substantially adverse manner.**

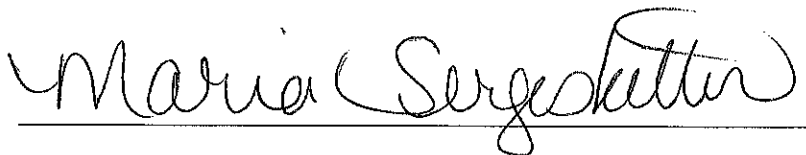
**Case V-20-19:** Paramount Estates, LLC is requesting a front set back variance. This property is zoned Residential multi-Family R-3. The property is an empty lot located at 624 W Main Street. Property size is .47 acre. Parcel number for the property is 14-10-27-303-086.000-017 & 14-10-27-303-087.000-017. No one showed up to represent this case. Board Member Bill Summers made a motion to table the case until next month. Board Member Dan Gress seconded. There was a voice vote taken. The motion passed 7-0.

In other business Building Commissioner Don Williams informed the Board that Ray Lengacher would like to re-zone a section of land near Park Road. This would allow him to build a couple of duplexes and a few more single-family homes. He will present a formal plan in the near future.

With no other business, the meeting was adjourned.



Donald C. Spillman, President



Maria Sergesketter, Secretary