

Minutes
Board of Zoning Appeals
August 24, 2022

The Board of Zoning Appeals of the City of Washington met on August 24, 2022, at 6:30 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, Jon Pierce, David Gray, Don Spillman and City Attorney Tim Dant. Jim Pfoff was absent. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Jon Casper, Daviess County Assistant Plan Director Jazmin Murfee, and BZA Secretary Maria Sergesketter.

Minutes from the Board of Zoning Appeals meetings held on July 27, 2022, was approved. Motion to approve the Minutes was made by Larry Mullen and seconded by Jon Pierce. A voice vote was taken, Minutes were approved with all in favor.

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

C-4-22: Tammy Stamper is requesting a Conditional Use to operate a boutique/gift shop from my residence. This property is zoned Residential Two-Family R-2. The property is located at 1006 Center Street. Property size is .18 acre. Parcel number for the property is 14-10-35-202-057.000-017. Tammy Stamper was present at the meeting. She stated that she would like to use the front 3 rooms as a showroom and the back of the home as a workshop for producing her inventory. Chairman Don Spillman asked if she had adequate off-street parking? She stated that she had a driveway on the west side of the house and parking area in the rear of the home. Building Commissioner Jon Casper said he would like to keep her parking area as a gravel lot as this house could easily become a residence again. The Board

agreed. Chairman Don Spillman asked about a state design release. Building Commissioner Jon Casper spoke about some of the requirements the state would look for and he would double check to make sure she follows through with the necessary required paperwork from the state. With no questions, Chairman Donald Spillman put the case before the board. Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Jim Pfoff being absent.

C-5-22: Kaylee Ramsey is requesting a Conditional Use to operate a pet boarding & pet daycare business from my residence. This property is zoned Residential Single-Family R-1. The property is located at 1011 Biddinger Lane. Property size is 2.6 acres. Parcel number for the property is 14-10-27-008-057.000-017. Kaylee Ramsey was present. She said that she currently has a dog grooming business that was previously approved by the Board of Zoning Appeals. She stated that she feels as if there is a big need for boarding/pet daycare in Washington. She said that she would use the accessory structure that is currently on her property to operate all the businesses. With no questions, Chairman Donald Spillman put the case before the board. Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Jim Pfoff being absent.

SE-24-22: Randall Chestnut is requesting 3 Special Exceptions. He is requesting to live in an area zoned I-1, place a trailer older than 10 years old and use R-3 standards on this parcel. This property is zoned Industrial I-1. The property is located at 1700 Cosby Road. Property size is .55 acre. Parcel number for the property is 14-10-33-201-006.000-017. Randall Chestnut was present. He explained that he purchased this used trailer with the hopes of placing this residence on his property. He said that the trailer he purchased has been partially remodeled already. There were several concerns from the Board regarding this case. Another residence on a parcel that is zoned I-1, the age of the trailer and would this be violating the City Ordinance just to name a few. After much discussion, Mr. Chestnut decided not to proceed

with the current request, but requested to place the trailer on the adjoining parcel in order to replace an even older trailer that is in need of a lot of work. Board Member Greg Haag made a motion to strike #1 To live in an area zoned I-1 by using R-3 standards and #3 using R-3 standards, I will need a 5-foot rear setback reduction and to amend #2 To place a trailer (older than 10 years old) on this property to #2 To place a trailer (older than 10 years old) on 1706 Cosby Road to replace the one currently there from Mr. Chestnut's application. Larry Mullen seconded. With no questions, Chairman Donald Spillman put the case before the board. Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Jim Pfoff being absent.

Board of Zoning Appeals members were informed that we will have 1-2 cases for next month.

With no other business, the meeting was adjourned at 7:30 p.m.



Donald C. Spillman, Chairman or Acting Chairman



Maria Sergesketter, Secretary