

**Minutes
Special Meeting
Board of Zoning Appeals
April 10, 2019**

The Board of Zoning Appeals of the City of Washington met on April 10, 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, David Gray, Don Spillman and Attorney Tim Dant. Dan Gress was absent. After the roll-call, the Chairman stated a quorum was present.

Also attending were Building Commissioner Don Williams, Code Enforcement Officer Brandt Powden, Plan Commission Secretary Maria Sergesketter and County Assistant to the Plan Director, Sarah Underhill.

All persons present who desired to speak during the hearings on cases before the Board were sworn in by Attorney Tim Dant.

The following case was heard by the Board of Zoning Appeals:

Case V-6-19: Kevin Stoll is requesting a Variance to allow a 2400 TSF Accessory Building on his property. Any Accessory structure larger than 1200 TSF must be reviewed by the BZA. This property is zoned Residential single-family R-1. The property is located at 708 S State Road 257. Property size is 5.18 acres. Parcel numbers for the property are 14-10-35-204-028.000-017. Mr. Stoll was present to answer any questions about the project. He also presented a picture of what the exterior of the building will look like. A letter was received from neighbor Kim Murray that stated that he was not opposed to the building being used for personal use but did not want the building to be used for business use. After a discussion about case V-6-19, Chairman Don Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Dan Gress being absent.

The Board made the following findings of fact in support of the variance condition 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-8-19: GP Hart LLC is requesting a Variance from the required 35-foot setback to line up home with adjoining houses. This property is zoned Residential two-family R-2. The property is located at 607 N.W. 6th Street. Property size is 6600 TSF. Parcel numbers for the property are 14-10-27-203-041.001-017.

Case V-9-19: GP Hart LLC is requesting a Variance from the required 35-foot setback to line up home with adjoining houses. This property is zoned Residential two-family R-2. The property is located at 609 N.W. 6th Street. Property size is 6600 TSF. Parcel numbers for the property are 14-10-27-203-041.000-017.

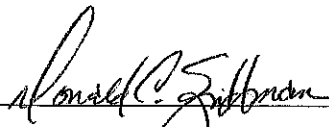
Chairman Don Spillman advised the Board that they would be discussing both cases concurrently. Gary Hart was present to answer any question regarding these cases. Larry Mullen made a motion to amend the variance requests from the required 7200 TSF to a 6600 TSF lot size. Bill Summers seconded. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Dan Gress being absent. Also, Greg Haag made a motion to have a progressive 2ft setback per lot starting at 22 ft on 609 N.W. 6th street and 24 ft setback at 607 N.W. 6th Street. This will be applied to future homes being built on the remaining lots in the block. Larry Mullen seconded. A voice vote was taken, and Motion passed 6-0 with all members present voting in favor. After a discussion about cases V-8-19 and V-9-19, Chairman Don Spillman put the cases before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Dan Gress being absent.

The Board made the following findings of fact in support of the variance condition exception.

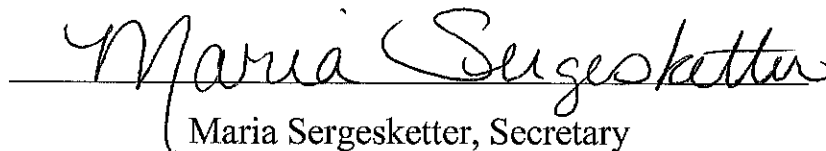
In IC 36-7-4-918.5 it has been determined that the following criteria exists.

- 1. The strict application of the zoning ordinance will result in practical difficulties in the use of the property.**

With no other business, the meeting was adjourned.



Donald C. Spillman, President



Maria Sergesketter, Secretary