

**Minutes of Meeting
Board of Zoning Appeals
December 11, 2019**

The Board of Zoning Appeals of the City of Washington met on December 11, 2019, at 7:00 pm in the City Council Chambers. Vice-Chairman Dan Gress called the meeting to order with the following members present were Bill Summers, Larry Mullen, Greg Haag, David Gray. Members absent were Don Spillman, Michael Allen and Attorney Tim Dant. After the rollcall, the Vice-Chairman stated a quorum was present.

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

Minutes from the Board of Zoning Appeals meetings held on November 26, 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 Vice-Chairman Dan Gress.

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

Cases V-23-19: Shawn Stoll is requesting a Variance. A Variance from the requirement to build a 1920 total square foot detached garage with 14 ft side walls and 20 ft peak. This property is zoned Suburban Residential S-1. The property is located at 4374 Hacienda Drive. Property size is 1 acre. Parcel number for the property is 14-09-28-304-001.001-001. Mr. Stoll was present to answer any and all questions. He explained to the board exactly what he was building and how it would match his home. Vice-Chairman Dan Gress asked where the septic system is located. Mr. Stoll said on the west side of his home and the new building is going to be built on the East side of his home. The Board discussed it for a brief time. Vice-Chairman Dan Gress put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 5-0 with Don Spillman and Michael Allen being absent.

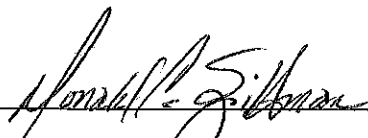
The Board made the following findings of fact in support of the conditional-use exception.

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

In other business Building Commissioner Don Williams informed the Board that there will be a meeting in January 2020. He also brought up that there are several places around the city where residents are scraping metal, appliances and other items. The Board might want to start thinking about how to address this from a zoning standard versus just a code enforcement issue.

With no other business, the meeting was adjourned.



Donald C. Spillman, Chairman or Active Chairman



Maria Sergesketter, Secretary