

**Minutes
Special Meeting
Board of Zoning Appeals
February 10, 2021**

The Board of Zoning Appeals of the City of Washington met on February 10, 2021, at 7:00 pm in the City Council Chambers. Chairman Don Spillman called the special meeting to order with the following members present: Bill Summers, Greg Haag, Michael Allen via phone, Dan Gress, David Gray, and Don Spillman. Larry Mullen and Attorney Tim Dant were absent. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Jon Casper 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 DV-7-21: Laura Hassfurther & Charles Bennett are requesting a developmental variance for an Accessory Building. The Acc Building will be 1536 TSF this exceeds the 1200 TSF max standard. The property is located at 3562 W Old US Hwy 50. Property size is .89 of an acre. Parcel Number for the property is 14-10-31-301-002.000-016. Laura Hassfurther was available via phone. She explained that the detached Accessory building would be used for personal storage space. Building Commissioner Jon Casper explained where the property was and that The City of Washington owns the ground on the backside of her property. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0 with Larry Mullen being absent.

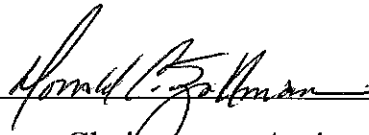
In order to grant a Conditional Use exception or a Variance the Board of Zoning Appeals must determine that one or more of the following criteria exists:

- 1. The Board determined that it will not be injurious to the public health, safety, morals, and general welfare of the community.**
- 2. The Board determined that the use and value of the area adjacent to the property included in the variance/conditional use will not be affected in a substantially adverse manner.**

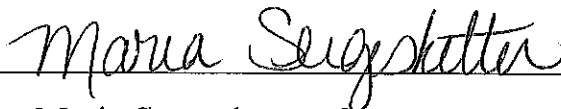
- 3. The Board determined that the strict application of the Zoning Ordinance will result in practical difficulties in the use of the property without the developmental variance in question the accessory building would not be able to be constructed.**

In other business, Building Commissioner Jon Casper informed the Board that currently we have several cases for February's regular meeting. He also updated the Board on several matters including Stryker Excavating, Parr's salvage and the city's Flood Plain Ordinance.

With no other business, the meeting was adjourned at 7:20 p.m.



Donald C. Spillman, Chairman or Acting Chairman



Maria Sergesketter, Secretary