

ROLL CALL

Rose Ann Barrick
Harry Baumgartner Jr.

Jerry Petzel, President
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, October 25, 2016 was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by four members. Todd Fiechter was absent.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the September 27, 2016 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 4-0.

OLD ITEMS:

NEW ITEM:

B16-10-15 HARRISON TWP., SW/4 2-26N-12E Chad & Jami Gerber request a variance to reduce the side yard setback from 20' to 15' for a garage. The property is located at 515 S SR 201, Bluffton, IN 46714. The property is zoned A-1.

Chad Gerber asked for a variance to reduce the side yard setback from 20' to 15' for an existing garage. Rose Ann Barrick asked to confirm that the garage was already built. Mr. Gerber explained why he built without a permit. Mr. Gerber also said that the neighbors were present tonight. Jerry Petzel asked if it was completely built or partially built. Mr. Gerber said that it was finished and that he had received the letter from the Area Plan Office when garage was about 90% built. Mrs. Barrick asked if it was a contractor build or if they built it themselves. She asked if the office had heard anything in regards to the project. Michael Lautzenheiser, Jr. said that the office hadn't received any calls regarding this petition. Mrs. Barrick asked how much ground there was. Mr. Gerber said that it was just over 2 acres. Mr. Petzel asked if there were any additional board or public questions. There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 4-0

B16-10-16 HARRISON TWP., SE/4 4-26N-12E Howard Vaughn Jr. request a variance to reduce the front yard setback from 30' to 11'7" for a porch. The property is located at 533 S Main St., Bluffton, IN 46714. The property is zoned R-2.

Howard Vaughn, Jr. explained the variance he was requesting and how it was consistent with his neighbor's front porch. Michael Lautzenheiser, Jr. said that there were multiple homes in the area with reduced setbacks. Rose Ann Barrick asked if majority of homes were grandfathered in. Mr. Lautzenheiser, Jr. said that there was a mixture of grandfathered structures and variances.

Mrs. Barrick asked if there were any calls regarding this petition. Mr. Lautzenheiser, Jr. said there were none. Mr. Vaughn, Jr. explained the building timeline he was looking at.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Harry Baumgartner, Jr.

Vote: 4-0

OTHER BUSINESS:

Michael Lautzenheiser, Jr. gave an update on the Ordinance Amendments.

The November meeting was confirmed for November 22, 2016.

ADVISORY:

DIRECTOR COMMENTS:

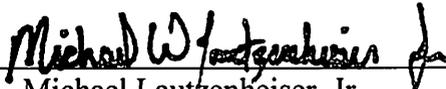
Rose Ann Barrick made a motion to adjourn the meeting. Jim Schwarzkopf seconded the motion and the motion passed with a vote of 4-0. The October 25, 2016, meeting of the Board of Zoning Appeals adjourned at 7:10 pm.



~~Jerry Petzel, President~~

Rose Ann Barrick, Vice - President

ATTEST:



Michael Lautzenheiser, Jr.