

WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



April 21, 2010

WELLS COUNTY BOARD OF ZONING APPEALS MEETING

TUESDAY, APRIL 27, 2010, AT 7:00 P.M.

ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEM:

B10-04-02 HARRISON TWP., SW/4 4-26N-12E Richard D. and Laura L. Miller request variance approval for reduction of front yard setback for a porch at 1111 S. Jersey St., Bluffton; property is zoned R-2.

B10-04-03 JEFFERSON TWP., SE/4 16-28N-12E Philip R. and Mary K. Shafer request approval of a non-conforming use change for property with a mobile home. Property is zoned R-1 and located at 309 W. Lafever, Ossian.

ADVISORY:

DIRECTOR COMMENTS:

ROLL CALL

Rose Ann Barrick
Jerome Markley
Jerry Petzel, President
James Schwarzkopf
Mark Shaffer

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 27, 2010, was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

Mark Shaffer offered a motion to approve minutes from the March meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 5-0.

NEW ITEMS:

B10-04-02 HARRISON TWP., SW/4 4-26N-12E Richard D. and Laura L. Miller request variance approval for reduction of front yard setback for a porch at 1111 S. Jersey St., Bluffton; property is zoned R-2.

Herb Reinhard, contractor presented the request for the reduction to allow an 8' x 20' ft. front porch addition. Mrs. Miller was also in attendance.

The proposed addition will be back 56' ft. from the center of the street, this measurement was found to be within 2' or 3' ft. of the average setback for this block. There is an existing 7' X 24' concrete slab there that will be made into the porch with an 8' ft. roof addition.

Conditions: None

Motion to approve: Mark Shaffer

Second: Jim Schwarzkopf

Vote: 5-0

B10-04-03 JEFFERSON TWP., SE/4 16-28N-12E Philip R. and Mary K. Shafer request approval of a non-conforming use change for property with a mobile home. Property is zoned R-1 and located at 309 W. Lafever, Ossian.

Mr. and Mrs. Philip Shafer appeared with Mary Shafer speaking for the petition. Mrs. Shafer explained they are requesting to take a portion of their property and add it to their adjacent lot. Shafer's own both what is legally described as Outlot #5 and #6; lot #5 has their primary residence and a mobile home on it that is considered a "grandfathered" status, as it has been there more than the 26-years that they have owned the property. Rose Ann Barrick stated she knew the

mobile homes have been there since the late 60's. Their desire is to add the portion of lot #5 that would encompass the mobile home to the adjacent lot #6.

Mrs. Shafer explained they only are making this request due to finding they cannot re-mortgage their home with the mobile home on the property and for that reason only they are asking to separate a portion of the lot with the mobile home from the remainder of the lot with their residence. Mrs. Shafer also submitted letters from all the surrounding neighbors stating they do not have any objections the petition.

Michael stated there is 50' ft. plus between the residence and mobile home and there will not be an issue with setbacks being met by creating a property line between the two.

Conditions: None

Motion to approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 5-0

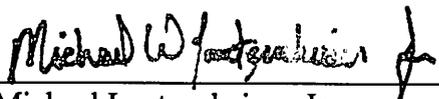
DISCUSSION:

Michael presented the board with examples of the signs that will be posted for advertisement of petitions to be heard at both the Area Plan Commission or Board of Zoning Appeals public hearings.

Mark Shaffer made a motion to adjourn the meeting; Jim Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The April 27, 2010, meeting of the Board of Zoning Appeals adjourned at 7:25 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.