

ROLL CALL

Rose Ann Barrick
Jerry Petzel, President
Jerome Markley
James Schwarzkopf
Keith Masterson

Michael Lautzenheiser, Jr., Secretary

Vice President, Rose Ann Barrick, called the July 26, 2011 meeting for the Board of Zoning Appeals to order at 7:00 p.m. four members answered roll call. Jerry Petzel was absent.

James Schwarzkopf made a motion to approve the minutes from the June meeting. Jerome Markley seconded the motion and the minutes were approved by a 4-0 vote.

OLD ITEM:

B11-06-11 HARRISON TWP., NE/4 4-26N-11E David Pietz requesting a variance for a Porch that exceeds 8'ft into the required setback at 110 S. Union St. Bluffton , IN 46714. Property is zoned R-2.

David Pietz stated that he got the building permit of his house and that he was not aware that he needed a permit for the addition of a porch. He said that he was also not aware that there was a distance in the front of his property that he could not build in. He was informed that the porch extends 3 to 4 feet into the road right of way.

Conditions: Contingent on the City of Bluffton's acceptance of the encroachment of the road right of way.

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 4-0

NEW ITEMS:

B11-07-14 HARRISON TWP., NW/4 4-26N-12E Matthew L and Jamie A Halterman requesting a variance to reduce the east side yard setback for a proposed 36' X 24' garage from 8' to 3' at 509 W. South St. Bluffton, IN 46714. Property is zoned R-2.

Matthew Halterman stated that 24 foot wide garage is about a foot and a half shy of the setback without the eaves and gutters. The structure would be about 5 feet from the property line, but they are requesting the 3 feet setback for the eaves and gutters and just to have enough space between the buildings. He stated that the structure would be the same rear set back as the neighboring garage. He stated that the neighboring garage with the eaves and gutters encroach on his property

line. He stated that there was about a foot from the neighboring building's foundation to his property line.

Conditions: None

Motion to Approve: James Schwarzkopf

Second: Jerome Markley

Vote: 4-0

B11-07-15 LANCASTER TWP., SE/4 21-27N-12E RTT Investments LLC requesting a variance to reduce the front yard setback from 30' to 20', reduce the side yard setback from 10' to 1', increase the height of a sign from 20' to 22', and to increase the sign from 100 sq ft to 200 sq ft per face. Plus, allow for a second sign on the property at 2200 N. Main St. Bluffton, IN 46714. Property is zoned B-3.

There were no representatives from RTT Investments present at the meeting.

Conditions: None

Motion to Continue: Keith Masterson

Second: James Schwarzkopf

Vote: 4-0

B11-07-16 HARRISON TWP., SE/4 5-26N-12E David E Curran requesting a variance to reduce the side yard setback for a proposed 40' X 20' pole building from 8' to 19" at 1325 W. Cherry St. Bluffton, IN 46714. Property is zoned R-2.

David Curran stated that the existing 20' X 20' garage is actually closer to the property line than what the proposed building would be. He explained that the existing garage was built at an angle and the north end of the building is 5" away from the property line and that the south end is 19" from the property line. He stated that there are no buildings in the lot east of the location of where the proposed building would be and he does not own the lot. He explained that the existing garage is staying on the property and the proposed building will be to the south side of the garage, in between the garage and house. There is a semi-trailer truck bed at the current location that will be moved.

Conditions: None

Motion to Approve: James Schwarzkopf

Second: Jerome Markley

Vote: 4-0

Discussion:

It was discussed whether color aerial prints of the properties, being petitioned, should be included in the monthly BZA packets that are sent to the board members. The board stated that the color aerial prints were not needed in the packets, but a couple of copies to pass around at the meetings would be appreciated.

Michael advised that there would be a BZA meeting in August.

ADVISORY:

James Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 4-0. The July 26, 2011, meeting of the Board of Zoning Appeals adjourned at 7:20pm.

Rose Ann Barrick, Vice Pres.
~~Jerry Petzel, President~~
Rose Ann Barrick, Vice Pres.

ATTEST:

Michael W. Lautzenheiser, Jr.

Michael Lautzenheiser, Jr., Secretary