

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel, called the November 22, 2011 meeting for the Board of Zoning Appeals to order at 7:00 p.m. five members answered roll call.

Rose Ann Barrick made a motion to approve the minutes from the September meeting. James Schwarzkopf seconded the motion and the minutes were approved by a 5-0 vote.

**NEW ITEMS:**

**B11-11-23 HARRISON TWP., NW/4 4-26N-12E Nannie B Quinones requesting a variance to reduce the rear yard setbacks to 25”inches on the north side of the property and 18”inches on the west side of the property located at 903 W. Washington St., Bluffton, IN 46714. Property is zoned R-2.**

Darlene M. Bergdoll represented the petitioner. She stated that the variance is being requested because there is not 5’ft from the shed they have put up to the property line.

Michael Lautzenheiser Jr. stated that the lot is a small corner lot and there is not enough room for a standard size shed. He advised that a shed would have to be 6’ft or smaller to fit without a variance. He stated that the when the permit was issued the petitioner thought that the property lines where at a different location. Upon inspection of the shed, the cornerstone was found and there are only a few feet from the shed to the property line.

Ms. Bergdoll said that there are only a few feet from the property line to an existing shed on a neighboring property. She stated that they maintain the lawn in between the neighboring shed and the property line and will continue to do so. Ms. Bergdoll advised that she is thinking about putting a fence up in the future. It would be placed in the rear yard of the property and be in between the utility shed on petitioned property and the shed on the neighboring property.

Mr. Lautzenheiser explained the fence regulations stated in the ordinance.

Conditions: None  
Motion to Approve: Rose Ann Barrick  
Second: James Schwarzkopf  
Vote: 5-0

These two petitions were heard together.

**B11-11-24 UNION TWP., NW/4 11-28N-11E Doug & Leah Steinacker requesting a special exception to place a mobile home on their property for a family member with special health needs. The property is located at 1820 W 1100 N, Ossian, IN 46777. Property is zoned A-1.**

**B11-11-25 UNION TWP., NW/4 11-28N-11E Doug & Leah Steinacker requesting a variance to place a mobile home on their property that is older than 15 years. The property is located at 1820 W 1100 N, Ossian, IN 46777. Property is zoned A-1.**

Leah Steinacker represented the petition. She stated that the mobile home was going to be used by her sister, who has health problems. Mrs. Steinacker provided the Board with photos of where the mobile home is located.

Michael Lautzenheiser Jr. stated that the mobile home was already on the property and that it was being housed in a newly constructed barn. He stated that the Area Plan office was advised of the situation by Heath Butz from the Health Department about a septic violation.

Mrs. Steinacker stated that the reason the mobile home was placed in the barn was that she did not want to see it and it was be easier to heat and maintain. She advised that it has some remodeling to be done in order to make it wheel chair accessible. She also stated that the axles were still on it so that it could be disposed of when it was no longer needed.

Mr. Lautzenheiser stated that before any permit could be issued for the mobile home that the Health Department would have to approve the septic for the addition. In talking with Heath Butz, there would need to be an upgrade done before hooking the mobile home up to the septic.

Doug Steinacker stated that Heath Butz had said two fingers would need to be added in the septic field and they were planning on doing that in the spring.

For the special exception:

Conditions: Must meet the Health Department's standards for septic approval. Also the Mobile Home will be removed in a timely manner after it is no longer needed.

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 5-0

For the variance:

Conditions: Must meet the Health Department's standards for septic approval. Also the Mobile Home will be removed in a timely manner after it is no longer needed.

Motion to Approve: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

**Discussion:**

**ADVISORY:**

Keith Masterson made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 5-0. The November 22, 2011, meeting of the Board of Zoning Appeals adjourned at 7:45pm.

*Rose Ann Barrick, Vice Pres*  
~~Jerry Petzel, President~~ *ROSE ANN BARRICK*

ATTEST: *Michael W. Lautzenheiser Jr*  
Michael Lautzenheiser, Jr., Secretary