

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

February 21st, 2013

Chairperson White opened the meeting at 6:30 pm.

I Pledge of Allegiance- led by Chairperson White.

II Roll Call- Don White (Chairperson), Denise Cultice (Vice-Chairperson), Bob Troike (Executive Secretary), EJ Rodgers (Member), Nathan Marcum (Member), Martin Bedrock (Attorney), and Savannah Simpson (BZA Recording Secretary)

III Review of the meeting minutes for January 17th, 2013- Vice-Chairperson Cultice made a motion to approve the minutes as written. Executive Secretary Troike seconded that motion. Motion carried 5-0.

IV Public hearing to consider an area variance request by Earl Horecky, to build an addition to existing house 3' from the side property line instead of the 5' specified on Chart #1 of the Ordinance, on property owned by Earl and Amy Horecky and described as follows Rices N 110 ft Lot 12, 0.11 acres, Parcel number 75-03-12-402-009.100-009 located at 11927 E. 750 N. Walkerton, IN 46574.

- ◆ Chairperson White read the request listed above.
- ◆ All notification were in order.
- ◆ Attorney Bedrock read the area variance ordinance.
- ◆ Applicant Earl Horecky was present.
- ◆ Mr. Horecky explained his intent.
 - He cannot fit a garage on his property without getting closer to the property line than allowed.
- ◆ Audience in favor of request:
 - Earl Horecky
- ◆ Audience opposed to request:
 - None
- ◆ Board questions to the applicant.
 - Executive Secretary Troike asked if the structure will be stick built.
 - The applicant replied that it will be.
 - Vice-Chairperson Cultice asked:
 - If the gravel driveway belongs to the applicant.
 - The applicant replied that it does.
 - If the garage will be built on the front or back side of the house.
 - The applicant replied that it will be on the back side.
 - If there is a tree line or anything marking the property line
 - The applicant replied that there were markers from a previous survey.
 - If the neighbor's house faces the same way as the applicant's.
 - The applicant replied that it faces north, as his does.

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- If the neighbor's have a separate driveway.
 - The applicant replied that they do.
- If the home is a full time residence.
 - The applicant stated that it is not at this time but that it will be.
- If the Moller residence is full time.
 - The applicant stated that it is not.
- If the Moller house is smaller or larger than applicants.
 - The applicant responded that it is smaller.
- Chairperson White asked:
 - How far the Moller house is from the property line.
 - The applicant replied that it is the specified 5'.
 - If the garage can be moved to the back of the house instead of on the side.
 - The applicant responded that he would not be able to make the turn.
- ◆ Chairperson White closed the public comment portion of the hearing.
- ◆ Board discussion.
- ◆ Member Marcum made a motion to grant the request. Vice-Chairperson Cultice seconded that motion. Motion carried 5-0.

V Old Business-

- ◆ None at this time.

VI New Business-

- ◆ Discussion of Court's decision in the Dotlich matter.
 - Executive Secretary Troike made a motion to adopt the Court's Findings and to order the Fords' to remove the structure from the property by June 1st, 2013. Vice-Chairperson Cultice seconded that motion. Motion carried 5-0.

VII With no further business to come before the board Vice-Chairperson Cultice made a motion to adjourn, seconded by Executive Secretary Troike. Motion carried 5-0. The February 21st, 2013 meeting adjourned at 6:54 pm local time. This meeting was recorded for file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for March 21st, 2013 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.