

STARKE COUNTY BOARD OF ZONING APPEALS
COUNTY GOVERNMENT BUILDING
KNOX, IN 46534
PHONE: 574-772-9176

MINUTES
June 16, 2011

Chairman Bartoli opened the meeting at 6:30 p.m.

I. Pledge of Allegiance was lead by Chairman Bartoli

II. ROLL CALL –Sheri Bartoli(Chairman), Don White(Vice-Chairman), Bob Troike(Executive Secretary), Denise Marks(Member), EJ Rodgers(Member) Steve Dodge(Attorney), Bruce Williams(Planning Commission Administrator), and Savannah Simpson(BZA Recording Secretary)

III. Review of the meeting minutes for April 21, 2011– Member Troike made a motion to approve the minutes as written, seconded by Member Marks.
Motion carried 5-0.

IV. Public hearing to consider an area variance request by **MIRKO HODAL to build an attached garage closer to property lines than allowed on property owned by **MIRKO HODAL** and described as follows: Section: 34, Township: 33-3, PT: SW NE 1 Acre Parcel: 75-05-34-200-011.100-007, and located at 2456 W. 250 S. North Judson, IN 46366.**

- Chairman Bartoli read the request listed above.
- All notifications were in order
- Applicant Hodal was present
- Planning Commission Administrator Williams stated why the applicant was before the board.
 - According to Chart 1 in the zoning ordinance a 5’ setback from property lines should be maintained.
- Attorney Steve Dodge read the area variance ordinance.
- Applicant presented pictures to the board and explained his intent.
 - He wants to build an attached garage 28 inches from the property line.
- Audience members in favor of this request included:
 - James Agardy
 - Geri Agardy
- No one in the audience opposed this request.
- Board members questions to applicant:
 - Member Rodgers asked who owns the house adjacent to the property in question.
 - The applicant informed him that it is a foreclosure.
 - Member Marks stated her concern about the closeness to the adjacent property if it were to ever sell
 - Vice-Chairman White asked the applicant if he built the garage bigger than what he got the permit for.

- The applicant stated that he did not
- Vice-Chairman White questioned the applicant about the original sketch he submitted that showed a 5' setback
 - At first the applicant denied that the sketch was his then said that he may have made a mistake.
- Chairman Bartoli asked the applicant why he could not build the garage in another area on his property.
 - The applicant stated that there were things located in the other area that prevented him from doing so.
- Chairman Bartoli then asked the applicant why he could not build a smaller garage (1 car) and a shed for storage in another area on his property.
 - The applicant explained that in the winter it would be too hard to get to a shed in another area.
- Vice-Chairman White asked the applicant how much of the garage he completed.
 - The applicant confirmed that all that is done so far is what the picture he presented shows.
- Member Marks asked the applicant how much property he owns.
 - He replied one acre.
- Chairman Bartoli closed the public comment portion of the hearing.
- Board discussion
- Executive Secretary Troike made a motion to approve this request
- Member Rodgers seconded that motion. Motion carried 3-1.
- Member White abstained from the matter.

V. . Public hearing to consider a use variance request by **DOROTHY PATRICK** to place an undersized MH on property owned by **DENISE MADSEN** and described as follows: Oak Grove Trlr Sub #1 Lot-2 Blk-C Parcel: 75-09-15-101-023.000-013, and located at 5118 S. Driftwood Lane North Judson, IN 46366.

- Chairman Bartoli read the request listed above.
- All notifications were in order
- Applicant Patrick was present
- Planning Commission Administrator Williams explained why the applicant was before the board.
 - According to zoning ordinance 6-12-3-2 a Type 2 MH has to be at least 14'x70'.
- Attorney Steve Dodge read the use variance ordinance.
- Applicant explained her intent to the board.
 - There was a house fire and her MH was burnt so she wants to replace it with a 14'x60' MH.
- Audience members in favor of the request included:
 - Chayenne Allen
- No one in the audience opposed the request.
- Board questions to the applicant:
 - Member Marks asked what year the MH is.
 - The applicant replied that it is a 1984.
 - Vice-Chairman White asked Planning Commission Administrator Williams if he had looked at the MH and what condition it was in.

- Mr. Williams replied that yes he did look at it and that it was in decent condition.
- Vice Chairman White asked the applicant what size the MH that burnt was.
 - The applicant replied that it was a 14'x70'
- Chairman Bartoli asked Mr. Williams if the MH met the specs when he looked at it.
 - Mr. Williams explained the situation leading up to the applicant being required to appear before the board.
- Chairman Bartoli asked the applicant if she removed the old MH.
 - The applicant replied that yes she did.
- Chairman Bartoli closed the public comment portion to discussion by board and staff only.
- Board discussion
- Vice-Chairman White made a motion to approve this request.
- Motion was seconded by Member Marks. Motion carried 5-0.

VI. Old Business – None at this time

VII. New Business

- Required Documentation for Variances
 - Members agreed this will be helpful.
 - Members suggested putting a contact number on the form in case anyone has questions regarding it.
- Authorization for Property Access
 - Members agreed this will be helpful.
 - Members requested some form of identification.
 - Members suggested adding a list of board members to the form.
- 2012 Budget
 - Secretary Simpson explained the proposed budget for 2012
 - Member Marks made a motion to approve the budget as is for the 2012 calendar year.
 - Motion was seconded by Member Rodgers. Motion carried 5-0

VIII. With no further business to come before the board Member Troike made a motion to adjourn, seconded by Member Marks. Motion carried 5-0. The June 16, 2011 meeting adjourned at 7:10 p.m. 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 July 21, 2011 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.