

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES July 19th, 2012

Chairperson Bartoli opened the meeting at 6:30 pm.

I Pledge of Allegiance- led by Chairperson Bartoli.

II Roll Call- Sheri Bartoli (Chairperson), Don White (Vice-Chairperson), Denise Marks (Executive Secretary), Bob Troike (Member), EJ Rodgers (Member), Steve Dodge (Attorney), Bruce Williams (Planning Commission Administrator) **absent**, and Savannah Simpson (BZA Recording Secretary)

III Review of the meeting minutes for June 21st, 2012- Executive Secretary Marks made a motion to approve the minutes as written. Member Troike seconded that motion. Motion carried 5-0.

IV Public hearing to consider an area variance request by Richard Vlaming and Russel Blais, to reconfigure parcels 75-11-18-104-023.000-008 and 75-11-18-104-026.000-008 so that each parcel is 40' wide, on property owned by Diane Blais; Russell Blais, Michael Blais, Kristin Blais, Peter Blais, Richard Vlaming, Mary Vlaming, and Jessica Vlaming and described as follows: G W Tanners N 50ft Lot 13 and G W Tanners N 30ft of S 50Ft Lot 13, located at 5339 SR 10, Knox, In 46534.

- ◆ Chairperson Bartoli read the request listed above.
- ◆ All notification were in order.
- ◆ Attorney Dodge explained why the applicants were before the board.
 - The applicants want to change the existing lots, one conforming and one nonconforming, into two nonconforming, 40' wide, lots.
- ◆ Attorney Dodge read the area variance ordinance.
- ◆ Applicants Richard Vlaming and Russel Blais were present.
- ◆ Mr. Blais explained their intent.
 - They would like to remove the existing shared home and build two separate homes.
- ◆ Audience in favor of request:
 - Diane Blais
- ◆ No one in the audience opposed the request:
- ◆ Board questions to the applicant.
 - Executive Secretary Marks asked how long the family has had the property.
 - Mrs. Blais stated that their parents bought it in 1959.
 - Vice-Chairperson White asked the applicants about white areas on the aerial of the property.
 - The applicants explained that the white areas are concrete and gravel.
 - Vice-Chairperson White also informed the applicants that the 5' setback from side property lines is from the eave of the house not the foundation.

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- Chairperson Bartoli asked if there will be two separate driveways or if the two homes will share a driveway.
 - The applicants replied that there will be one shared driveway.
- Attorney Dodge asked what the practical difficulty is.
 - Mr. Vlaming replied that the families have grown and the house is old. Mr. and Mrs. Blais are planning to move here permanently while Mr. Vlaming will still just be using it as a summer home.
- ◆ Vice-Chairperson White made a motion to close the public comment portion of the hearing. Executive Secretary Marks seconded that motion. Motion carried 5-0.
- ◆ Board discussion.
- ◆ Vice-Chairperson White made a motion to grant the request. Member Rodgers seconded that motion. Motion carried 5-0.

V Old Business-

- ◆ None at this time.

VI New Business-

- ◆ 2013 Budget.
 - Board members reviewed the proposed budget.
 - Executive Secretary Marks made a motion to approve the budget as proposed. Member Troike seconded that motion. Motion carried 5-0.

VII With no further business to come before the board Vice-Chairperson White made a motion to adjourn, seconded by Executive Secretary Marks. Motion carried 5-0. The July 19th, 2012 meeting adjourned at 6:48 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 August 16th, 2012 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.