

STARKE COUNTY BOARD OF ZONING APPEALS

COUNTY GOVERNMENT BUILDING

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

August 18, 2011

Chairman Bartoli opened the meeting at 6:35 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)**absent**, EJ Rodgers(Member) Steve Dodge(Attorney)**arrived at 6:50pm**, Bruce Williams(Planning Commission Administrator), and Savanah Simpson(BZA Recording Secretary)

III. Review of the meeting minutes for June 16, 2011– Vice-Chairman White noted that a correction needed to be made on page 2 of the minutes. Vice-Chairman White abstained from the Hodal hearing so the motion was carried 3-1 not 4-1 as it was written. Vice-Chairman White made a motion to approve the minutes with the aforementioned correction, seconded by Executive Secretary Troike. Motion carried 4-0.

IV. Public hearing to consider an area variance request by **JUNE BINKLEY**, transferable to future owners, to build a residence with only 18.7' of road frontage on property owned by **HOSKINS, DEANNA-DUNCAN, KAREN-CHISHOLM, ELIZABETH** and described as follows: Gullpoint N Pt Lot 22 0.64 Acre Parcel: 75-10-13-404-031.000-002, and located at 6091 S St. Rd. 10, Knox, Indiana 46534

- Chairman Bartoli read the request listed above.
- All notifications were in order
- Planning Commission Administrator Williams stated why the applicant was before the board.
 - According to Chart 1 in the Starke County Code 50' of road frontage is required.
- Planning Commission Administrator Williams read the area variance ordinance.
- Applicant Binkley and property owners were present.
- Applicant Binkley explained her intent.
 - She asked that the property owners be allowed to eventually build one house on the property, and that possible future owners also be allowed to build one house on the property if current owners were to sell it, despite there being only 18.7' of road frontage.
- Property owner Karen Duncan presented pictures and intent to the board.
 - She stated that they are asking for a transferable variance so that they may sell the property as a buildable lot.
- Audience members in favor of this request included:
 - Elizabeth Chisholm

- Deanna Hoskins
- June Binkley
- No one in the audience opposed this request.
- Board members had no questions to the applicant:
- Chairman Bartoli closed the public comment portion of the hearing.
- Board discussion
- Vice-Chairman White made a motion to **approve** the request for a transferable variance with the stipulation that the property be deeded separately.
- Executive Secretary Troike seconded that motion. Motion carried 3-1.

V. Public hearing to consider an area variance request by NICK BRAHOS, to build a pole barn, more than twice the size of the dwelling, only 5' from back property line on property owned by NICK BRAHOS and described as follows: Pt Nw Cor of Se Ne 21-32-3 .671a Parcel number 75-09-21-204-001.100-013, located at 3195 W 625 S North Judson, IN 46366.

- Chairman Bartoli read the request listed above.
- All notifications were in order
- Planning Commission Administrator Williams explained why the applicant was before the board.
 - According Chart 1 in the Starke County Code in area zoned R-2 building should be 15' from rear lot line.
 - On property less than two acres an accessory building can be no more than twice the size of the dwelling.
- Attorney Steve Dodge read the area variance ordinance.
- Applicant Brahohs was present.
- Applicant explained his intent to the board.
- Audience members in favor of the request included:
 - Lynn Brahohs
- No one in the audience opposed the request.
- Board questions to the applicant:
 - Executive Secretary Troike asked what is on the property behind the applicant's.
 - The applicant replied that it is vacant.
 - Vice-Chairman White asked the applicant why he wants to build so close to the property line.
 - The applicant replied that it is a short lot so he would like to have the extra 10 feet of visual aspect in his yard.
 - Vice-Chairman White asked the applicant how far from his house the structure will be.
 - The applicant replied that will be approximately 70'.
 - Board discussed the size of the lot and determined it is a little over ½ acre.
 - Chairman Bartoli stated that the proposed structure is almost 2 ½ times larger than the dwelling.
 - Chairman Bartoli asked the applicant why he needs to build so tall.
 - The applicant replied that he plans to purchase a motor home and will need the height to accommodate it.
 - Board discusses and determines that the request is for two separate variances.
 - Applicant states that he does not want to leave stuff strewn all over his yard.
 - Chairman Bartoli asked the applicant how many vehicles he owns.

- The applicant stated that he owns 10 vehicles
- Chairman Bartoli asked the applicant how many utility trailers he owns.
 - The applicant stated that he owns two enclosed and two open.
- Chairman Bartoli asked the applicant how many feet from side property lines the pole barn will be.
 - The applicant stated that it will be a minimum of 50' on each side.
- Member Rodgers asked the applicant if there are trees or something else that makes him want to build so close to the property line.
 - The applicant stated that he just wants the extra 10'.
- Chairman Bartoli closed the public comment portion of the hearing.
- Board discussion
- Vice-Chairman White made a motion to **deny** the request for the 5' setback.
- Motion was seconded by Member Rodgers. Motion carried 4-0.
- Vice-Chairman White made a motion to **approve** the request for building to be 46'x96'.
- Motion was seconded by Executive Secretary Troike. Motion carried 3-1.

VI. Old Business – None at this time

VII. New Business – Chairman Bartoli noted that her name was spelled wrong on the Authorization for Property Access form. It will be corrected.

VIII. With no further business to come before the board Vice-Chairman White made a motion to adjourn, seconded by Executive Secretary Troike. Motion carried 4-0. The August 18, 2011 meeting adjourned at 7:17 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 September 15, 2011 at 6:30 p.m. local time, in the Starke County Government Building, located in Knox, IN.