

# STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

## MINUTES October 17, 2018

Chairperson Troike opened the meeting at 6:32 p.m.

**I Pledge of Allegiance-** led by Chairperson Troike.

**II Roll Call-** Bob Troike (Chairperson), Don White (Vice-Chairperson), Mark Allen(Executive Secretary)(Absent), Roger Chaffins (Member), Zac Binkley (Member), Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator), and Mary Beever (BZA Recording Secretary).

**III Review of the meeting minutes for September 19, 2018** – Member Chaffins made a motion to approve the minutes as written. Vice- Chairperson White seconded that motion. Motion carried 4-0.

**IV Public hearing** - to consider a conditional variance request by Lynn Vesely, to remodel an existing attached garage next to her home into a small apartment for her ill mother to live in, on property owned by Lynn Vesely & Jerry Stephens and described as follows: Pt Se Nw, 2.0 acres, Parcel number 75-11-17-100-013.000-008, located at 5295 S. 750 E. Knox, IN 46534.

- ◆ Chairperson Troike read the request listed above.
- ◆ All notifications were in order
- ◆ Secretary Beever explained to the board that the applicant is wanting to place a secondary residence on the same parcel due to an illness effecting her mother
- ◆ Chairperson Troike opened the public hearing.
- ◆ Plan Comm. Admin. Stephenson stated that the applicant needed to make sure that the septic system can handle the additional residence, or add another one.
- ◆ Attorney Bedrock read the conditional use variance ordinance and explained it.
- ◆ Applicant Lynn Vesely was present.
- ◆ Applicant Lynn Vesely explained her situation and intent.
- ◆ Board questions to the applicant.
- ◆ Attorney Bedrock questioned Ms. Vesely on her understanding of the conditional use that it would only be for her mother while she is living.
- ◆ No one in the audience was opposed to the request.
- ◆ Member Chaffins made a motion to close the public comment portion of the hearing. Vice Chairperson White seconded that motion. Motion carried 4-0.
- ◆ Board discussion.
- ◆ Member Chaffins made a motion to grant the request as presented. Vice-Chairperson White seconded that motion. Motion carried 4-0.

**V Public hearing** - to consider an area variance request by Denis White, to Increase and attach the size of the garage on the first floor to the home and to have rooms above for storage in an Local Business/R3 zoned area, on property owned by and described as

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follows: Shoups Lot 35 & N ½ of Lot 34, 0.18 acres, Parcel number 75-11-07-203-040.000-008, located at 3481 S. CR. 210 Knox, IN 46534.

- ◆ Chairperson Troike read the request listed above.
- ◆ All notifications were not in order.
  - Secretary Beever stated that the applicant sent a certified mailing to Ernest & Mary Silwa of 2605 W. 47<sup>th</sup> St. Chicago, IL 60632 but the green card has not been returned yet or the envelope. She went on to state that she believes that there has been a death with this particular property owner and that may be causing the delay.
- ◆ Chairperson Troike asked the applicants if they wanted to proceed with the hearing or wait, and advised them that the property owner of 2605 W. 47<sup>th</sup> St. Chicago, IL 60632 would have the right to appeal the decision in the future.
  - The applicant decided to proceed with the hearing.
- ◆ Secretary Beever explained that the applicant was before the board because they wish to demo the existing garage and build a larger two story one that is attached to the home. This would help them with a freezing pipe issue and also provide more storage for the home.
- ◆ Applicant Denis White was present.
- ◆ Denis White explained his intent to tear down the existing garage and to replace it.
- ◆ Plan Comm. Admin. Stephenson explained the drainage issue to the board and need of downspouts and tiles running toward the lake.
- ◆ Audience in favor of request:
  - Steve Tobey
- ◆ No one in the audience was opposed to the request.
- ◆ Board questions to the applicant.
- ◆ Attorney Bedrock read the area variance ordinance.
- ◆ Member Chaffins made a motion to close the public comment portion of the hearing. Vice-Chairperson White seconded that motion. Motion carried 4-0.
- ◆ Board discussion.
- ◆ Vice-Chairperson White made a motion to approve the variance with the stipulations that owner places adequate downspouts and tiles toward the lake. Member Chaffins seconded that motion. Motion carried 4-0.

## **VI Old/New Business-**

- ◆ Secretary Beever informed the board that no one else has applied for any variances so the next meeting will be on January 16, 2019.

**VII** With no further business to come before the board Member Chaffins made a motion to adjourn, seconded by Vice-Chairperson White. Motion carried 4-0. The October 17, 2018 meeting adjourned at 6:58 p.m. local time. This meeting was recorded and will be on file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for January 16, 2019 the latter of 6:30 p.m. or the conclusion of the Planning Commission Meeting, in the Starke County Government Building, located in Knox, IN.