

## Greensburg Board of Zoning Appeals Meeting

09/20/16 7:00 P.M. – Called to Order by President Roy

The Pledge of Allegiance was recited

Voice Roll taken- members Roy Middendorf, Richard Richardson, David Leas, Steve Ramer, and Bruce Bockover all present.

Also present was attorney Chris Tebbe and City Engineer Ron May.

Secretary John Nieman was absent. Attorney Chris Tebbe recorded the minutes.

Rich moved and Bruce seconded to approve August 16, 2016 minutes. As amended by Ron May. It passed 5-0.

1. Shelley Knoll requested a permanent variance at 211 W. First Street, Greensburg, Indiana as allowed by the City of Greensburg Code of Ordinances Section 155.242 (B) (2). The permanent variance involves the addition of up to a 500 square feet car port on to an existing accessory building (garage) which has an area of 432 square feet, resulting in a total area of up to 932 square feet which is in excess of the maximum area of 720 square feet permitted by the City of Greensburg Zoning Ordinance Sections 155.017 (A) (1) and 155.020 (C). Also included is a variance to permit the encroachment of the addition of the carport into the required ten feet wide side yard and required ten feet wide rear yard required by the City of Greensburg Zoning Ordinance Sections 155.020 (C). The resultant side yard for the accessory building would have a side yard width of one foot and a rear yard setback of zero feet. The carport be located on rear of property next to the alley and a sight plan was provided by the Petitioner.

Larry Hadler, the west side neighbor, spoke regarding the hedge row that is on the property line and concerned with the closeness of the carport to the property line and maintaining the hedge row on the property line and possible encroachment to the alley.

Gary Warfield, who also lives at the 211 W. First Street with Shelly Knoll stated the carport has an open design with a 10 foot clearance and the overhang from the post would be an estimated 2 feet with an asphalt roof and gabled ends.

Rich stated concern about the setbacks were necessary for needed emergency personnel and wants to keep the setbacks per the Ordinance in most circumstances. Bruce moved to approve with contingency that the carport not be closed and Steve seconded it. The motion failed. 5-0

2. Michael Wessel is requesting a permanent variance at 406 North Broadway Street, Greensburg, Indiana, as allowed by the City of Greensburg Code of Ordinances Section 155.242 (B) (2). The permanent variance involves erecting a privacy fence in a front yard with a height of up to 72 inches, which is in excess

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of the maximum height of forty-eight inches permitted in a front yard by the City of Greensburg Code of Ordinances Section 155.100. Michael Wessel appeared and stated he and his family recently purchased and moved into the home and request the fence for privacy for his family and the fence would be vinyl or stained wood fence and that dog will also be kept inside the fenced area.

Roy stated concern with pedestrian traffic in that area with kids frequently traveling on the sidewalks.

Rich stated concern with the elevation of the yard making the variance for the fence even higher.

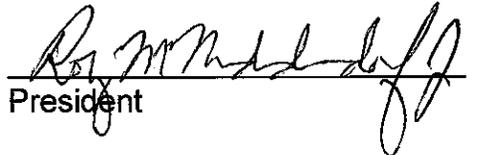
Bruce questioned who maintained the fence on the north side of property. Bruce moved to approve with condition that the fence be placed 10 feet away from the sidewalk and Steve seconded. The motion passed. 3-2

3. Ron reported that it was not certain whether or not the October meeting would be held yet.

Meeting was adjourned at 7:38 P.M.



Secretary



President