

## Greensburg Board of Zoning Appeals Meeting

04/18/2017 7:00 PM

Called to order by Vice President Bruce.

The Pledge of Allegiance was recited

Voice Roll taken-members Richard Richardson, Steve Ramer, Christian Rust and Bruce Bockover all present. Roy Middendorf was absent

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

Bruce asked that those in attendance fill in a voluntary anonymous survey to comply with the Title VI of the Civil Rights Act of 1964.

Richard moved and Steve seconded to approve minutes submitted from the 3/21/2017 BZA meeting. It was approved.

1-Old Business-Public Hearing for a petition for a permanent variance by Tim and Angie Stapp at 1410 West Weatherby Court, Greensburg, Indiana, as allowed by the City of Greensburg Code of Ordinances Section 155.242(B)(2). The permanent variance involves the construction of an accessory building with an area up to 1500 square feet, which would be in excess of the 600 square feet maximum area of an accessory building as permitted by City of Greensburg Code of ordinance Sections 155.016(A)(1). Issue was presented at 2/21/2017 BZA meeting with no representation from petitioner.

According to Ron this is in an R1 district and there would be no residence on the top floor. Approval would be conditional on combining two lots. Two letters were submitted from adjoining property owners with regard to marketability of area homes that may be realized if request approved. Petitioner Tim Stapp explained that there would be additional cars due to the ages of their children and felt it would look better if multiple cars would be under roof.

Richard noted that the dimensions submitted add to an excess of the 1500 SF in petition and Stapp said he would scale down to 1500 SF.

Bruce indicated that he felt the request should be withdrawn until it was approved to combine the lots.

Tim offered to withdraw the request.

Steve moved and Christian seconded to approve the request. It was defeated 4-0.

2-New Business-Public Hearing for a petition variance by Oris Reece at 814 East Washington Street, Greensburg, Indiana, as allowed by City of Greensburg Code of Ordinances Section 155.242(B)(2). The permanent variance involves the construction of an accessory building with a side yard setback of five (5) feet and a rear yard setback of five (5) feet, which would be less than the ten (10) feet wide rear yard as required by City of Greensburg Code of Ordinances Section 155.020(C).

According to Ron this is zoned R2 and the setback is to reduce the danger of accidents due to the limited visibilities in alleyways.

Oris explained the present corner shed was burned and that while he was replacing it he wished to expand its storage area. It would match the exterior of the adjacent house.

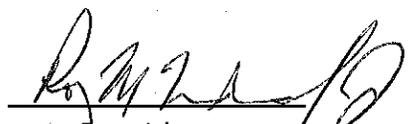
Bruce asked if visibility would be a problem if shed was built according to Ordinance. Ron indicated it should be okay.

Rick moved and Steve seconded to approve the request and recommended building according to the ordinance. It was defeated 4-0.

3-Nothing was pending according to Zoning Administrator.

Meeting was adjourned by Vice-President Bruce at 7:36 PM.

  
Secretary

  
President