

**PULASKI COUNTY BOARD OF ZONING APPEALS MEETING:**

**JULY 28, 2014:**

**COMMISSIONERS' MEETING ROOM:**

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**Present:** Jim Kuiper, Bud Krohn, Rick Stone: David Dare, Building Inspector, Nate Origer, Director, CDC: David Weber, Building Department

**Absent:** Matt Rausch

**Visitors:** Attached

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**Call To Order:** President Kuiper called the meeting to order at 6:31 PM.

**Approval of Agenda::** Upon a motion by Mr. Stone, with a second from Mr. Krohn, Board members voted 3 – 0 to approve the agenda.

**Approval of Minutes:** Upon a motion by Mr. Krohn with a second from Mr. Stone, Board members voted 3 – 0 to approve the June 2014 minutes.

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**Old Business:** None

New Business:

**Public Hearing: Docket #: 072814-01:** Jon Chapman: Variance of Development Standards:

Petitioner Jon Chapman requests a variance of the setback requirements in an R-1 zone, specifically, a variance of the minimum fifteen foot side lot requirement. Mr. Chapman requests to build a 24' X 30' garage on the north side of his property and a 15' X 20' storage unit on the south side of his property located at 7961 S. 450 W. These buildings would then be on either side of his house. Some discussion ensued and President Kuiper asked for public comment regarding this request. Representing his father who owns the adjacent property to the south, Ron Roth objected to this construction of the storage unit which would border his property to the south. Specifically, he objected to the obstruction of the river view from his property. Because of this objection, Mr. Chapman was willing to withdraw his request for the Variance of Development Standards for this 15' X 20' accessory structure on the south side of his property.

Upon a motion by Mr. Stone with a second from Mr. Krohn, Board members voted 3-0 to deny Mr. Chapman's request for a Variance of Development Standards to construct his 15' X 20' accessory structure on the south side of his property, adjacent to the land owned by Mr. Roth.

Upon a motion by Mr. Krohn with a second from Mr. Stone, Board members voted 3 – 0 to approve Mr. Chapman’s request for a Variance of Development Standards in order to construct a 24’ X 30’ garage on the north side of his property.

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**Public Hearing Docket #:** 072814-02: Becky Flory: Variance of Development Standards:

Note: Denise Willer appeared on behalf of Ms. Flory and the other two petitioners. The petitioners request a Variance of Development Standards in order to re-build a garage on their property located at 8030 S. 475 W. The garage was by destroyed by fire this Spring. They wish to do so on the exact spot where the burned out garage stands measuring 28’ X 21’. They request a Variance of the setback requirement of at least fifteen feet from the side lot line in an R-1 zone.

Board members were assured that the Notice of Public Hearing was sent to all neighbors as specified in the Indiana Code. There was no public comment on the matter. Upon a motion by Mr. Stone with a second from Mr. Krohn, Board members voted 3- 0 to approve the request for a Variance of Development Standards as specified.

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**Other Business:** Mr. Krohn addressed the commissioners in attendance that the vacancy on the BZA needs to be filled quickly. He stated that tonight’s meeting, delayed thirty minutes due to lack of a quorum, was a result of having this vacancy. Mr. Weber responded that he is addressing the issue and has identified a person interested in filling this vacancy.

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**Motion To Adjourn:** Upon a motion by Mr. Stone with a second from Mr. Krohn, Board members voted 3 – 0 to adjourn. The meeting was adjourned at 6:55 PM.

Next Meeting: Monday August 25, 2014 @ 6:00 PM: Commissioners Meeting Room

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Minutes respectfully submitted by David Weber, Secretary, Board of Zoning Appeals