

**MINUTES of the GRANT COUNTY  
AREA BOARD OF ZONING APPEALS  
September 14, 2015**

**A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS** was held on Monday, September 14, 2015 at 6:00 P.M. on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana.

The following members were present: Craig Freeman, Chip Long, Bob Monroe, Karen Owen, and Vice-Chairman Lois Jones.

Absent were: Bill Johnson, and Teresa Mendoza

Staff present was Executive Director Steve Niblick and Recording Secretary Debbie Wallace.

Lois Jones brought the meeting to order with the Pledge of Allegiance and a moment of silence.

Craig Freeman replaced Doug Kingseed on the board.

After some discussion Karen Owen moved Craig Freeman seconded that the minutes from August 3, 2015 be approved; all members present voted yes; except Bob Monroe who voted no. Vote was 4-1; motion carried.

Steve Niblick went over the rules and procedures.

**Docket:** 05BZAV-15 **Public Hearing**

**Name:** Joshua Kilgore

**Address:** 8649 E 600 S, Upland

**Zoning District:** Residential Suburban (RS)

**Legal Description:** Being three point zero one (3.01) acres more or less and located in the Southeast Quarter of Section 04, Jefferson Township, Upland Corp Grant County.

**Request:** To allow construction of an accessory building to be twelve (12) feet from the West property line instead of the required twenty-five (25) feet;

Steve Niblick stated this is the first time this variance has been in front of the board. Steve read a letter from the person that owns the property to the north and south stating they have no objections to the variance and it will not impact them. The Upland Town Council gave a favorable recommendation. Based on the information submitted by the petitioner did not see anything that would cause any concerns. The APC office gave the petition a favorable recommendation.

Josh Kilgore – he is currently considering a 36’ x 58’ building; he wanted to get approval to build before he finalized any building plans. Because of the topography of his land and leech field, if he shifts it to the east to comply with setbacks it would be in a natural drainage way for his property. The building would be used for personal storage it would not be used as a business.

No objectors were in the audience and none on file.

**Motion:** Chip Long moved Karen Owen seconded to approve a 36’ x 58’ building for Docket #06BZAV-15. All members present voted yes; vote 5-0; motion carried.

**Docket:** 06BZAV-15 **Public Hearing**                      **Name:** Ryan Smith

**Address:** 2330 S 550 W, Marion Grant County, Indiana

**Zoning District:** Agriculture (AG)

**Legal Description:** Being one point four five (1.45) acres more or less and located in the Northwest Quarter of Section 19, Franklin Township, Grant County.

**Request:** allow the construction of a room addition (attached garage) to be 17' feet from the north property line instead of the required 25'

Steve Niblick stated this petitioner came in front of the board in June for a Special Exception for a one chair beauty salon and indicated at that time they wanted to build another attached garage. Grant County Commissioners gave a favorable recommendation; staff also recommends approval of the variance.

Ryan Smith was present; he has discussed the variance with his neighbor to the north and they have no problems with it.

No objectors were in the audience or on file.

**Motion:** Bob Monroe moved Karen Owen seconded to approve a 26 ½' x 38' addition for Docket #06SP-15. All members present voted yes; vote 5-0; motion carried.

Karen Owen requested that Steve give more guidance during the meetings to the board members; if there are two variance requests for the same petitioner remind the board that two separate motions need to be made.

There being no other business Karen Owen moved Bob Monroe seconded to adjourn, vote 5-0; meeting adjourned at 6:35 PM.

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Lois Jones, Vice-Chairman