

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
June 1, 2015**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, June 2, 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: Lois Jones, Doug Kingseed, Chip Long, Teresa Mendoza, Bob Monroe, Karen Owen, William Johnson, Chairman.
Staff present was Executive Director Steve Niblick and Recording Secretary Debbie Wallace.

Bill Johnson brought the meeting to order with the Pledge of Allegiance and a moment of silence.

Minutes: Chip Long moved Bob Monroe seconded that the minutes from May 4, 2015 be approved; all members present voted yes; except Teresa Mendoza who abstained. Vote was 6-0-1, motion carried.

Steve Niblick went over the rules and procedures.

Docket: 01BZAV-15 **Public Hearing** **Name:** Daniel Hawkins/Joel & Julie Cooper
Address: 4220 E 350 N, Marion, Indiana
Zoning District: Agriculture (AG)
Legal Description: Being 2 acres more or less and located in the Southwest Quarter of Section 23 in Washington Township, Grant County, Indiana.
Request: To convert an existing accessory building into a residence with four hundred eighty (480) square feet of living area instead of the required seven hundred twenty (720)

This petition was continued from the February 2, 2015 meeting. Steve Niblick received an email from Brandy Swanner, Grant County Health Department, that stated the Cooper's applied in December and the soil borings were done in February. There are only a couple of things needed; she should be able to issue the permit for the septic by the end of the week.

Julie Cooper was present; she met with Brandy Swanner today regarding the septic permit. They have been working on the property daily, cleaning up, mowing etc. Because of the weather they have not been able to do a lot on the septic. They are there from early morning until late at night but they are not spending the night. There is no current running water; they are working on the wells. They are still planning on expanding just not sure of exact time frame. Wants to live there while the addition is being built; would prefer that a time frame not be placed on when the addition has to be built and completed.

Steve Niblick – a remodel permit will have to be issued prior to them living there, it would require a permit from the health department. A Certificate of Occupancy would not be issued until final septic approval is received from the health department. A set of plans detailing the remodel would have to be furnished to issue the permit.

No objectors were in the audience and none on file.

Motion: Bob Monroe moved Karen Owen seconded to approve Docket #01BZAV-15 with the stipulation that an addition must be built and completed within two (2) years to bring the square footage into compliance with the requirements of the zoning ordinance. All members present voted yes; except for Lois Jones, Teresa Mendoza and Bill Johnson who voted no; vote 4-3, motion carried.

Docket: 02BZAV-15 **Public Hearing** **Name:** Katrina Jefferies Auld

Address: 522 Circle Drive, Fairmount Indiana

Zoning District: Residential-1 (R1)

Legal Description: Being the North one-half (1/2) of lot twenty-one (21) and lot twenty two (22) in Felton Place Section II and located in the Southeast Quarter of Section 30, Fairmount Township, Fairmount Corp, Grant County.

Request: allow an existing accessory building to remain three and one half (3½) feet from the West property line instead of the required five (5) feet

Steve Niblick stated this is the first time this variance has been in front of the board. This is an existing building that was built in 2007 without a permit; when the office discovered the building the owner was contacted to get a permit. The building is too large to move, only options to tear it down or request a variance. Fairmount Town Council gave the request a favorable recommendation. Mrs. Auld also submitted letters from two (2) neighbors who have no objections to the variance.

Katrina Auld was present; she stated she hired a contractor to move the building to comply with the setbacks, however due to the number of years it has set on the property the building settled. Because of the construction of the building and the way it settled the building could not be moved without taking it apart and rebuilding.

No objectors were in the audience or on file.

Motion: Doug Kingseed moved Bob Monroe seconded to approve Docket #02BZAV-15. All members present voted yes; except for Lois Jones who voted no; vote 6-1; motion carried.

Other Business:

There being no other business Doug Kingseed moved and Lois Jones seconded to adjourn, vote 7-0; meeting adjourned at 6:37 PM.

William Johnson, Chairman