

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
June 6, 2016**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, June 6, 2016 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, Lois Jones, Chip Long, Rex Maynard, Bob Monroe, and Chairman Bill Johnson.

Members absent were: Teresa Mendoza.

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.

Craig Freeman moved Rex Maynard seconded that the minutes from May 2, 2016 be approved; all members present voted yes; except Bill Johnson who abstained. Vote was 5-0-1; motion carried.

Steve Niblick went over the rules and procedures.

Docket: 11BZAV-16 **Public Hearing** **Name:** **Kenneth & Jane Rockwell**

Address: 470 S Second Street, Upland, Indiana

Zoning District: Residential-1 (R1)

Legal Description: being Lots #244, 245, & 246 in Upland Land Cos 1st Add and located in the Southwest Quarter of Section 03, Jefferson Township, Upland Corp, Grant County.

Request: To allow construction of an accessory building to be sixteen (16) feet from the east property line (2nd St.) instead of the required twenty-five (25) feet

Steve Niblick went over the criteria; this is the first time this variance request has been in front of the board. This is a one development standard variance that has four (4) criteria that the board should look at.

- 1) Approval will not be injurious to the public – yes; no anticipated evidence of community injury
- 2) Use and value of the neighborhood will not be adversely affected –yes –no concerns about any adverse effects of the use and value of neighboring properties.
- 3) The need for the variance arises from some condition peculiar to property – questionable – there is other available land on the parcel that could locate the accessory building. However, this is logical and efficient.
- 4) The strict application of terms will constitute an unusual and unnecessary hardship as applied to the property – questionable – the property owner could have located the accessory building on another area of the parcel without need for a variance.

Based on the provided information, public input to date and the above criterial staff recommends approval of the request as presented. Upland Town Council gave a favorable recommendation to this petition.

Ken Rockwell was present; he needs the building for additional storage. His mother-in-law lives with him and his wife, and his mother is in a nursing home; they do not have enough room to store everyone's possessions. The building will be twelve (12) feet by twenty-four (24) feet with a nine (9) foot door at the end. The proposed location is graveled and other areas on his property are lower and stay wet after it rains.

No objectors were in the audience or on file.

Motion: Lois Jones moved Bob Monroe seconded to approve Docket #11BZAV-16 as presented. All members present voted yes; vote 6-0; motion carried.

Steve Niblick announced this would be his last Board of Zoning Appeals meeting because he has accepted a new job offer. His last day in the office will be June 17, 2016.

There being no other business meeting adjourned at 6:15 PM.

William Johnson, Chairman