

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
November 2, 2015**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, November 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: Craig Freeman, Lois Jones, Chip Long, Bob Monroe, Karen Owen, and Chairman Bill Johnson.

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 Karen Owen seconded that the minutes from September 14, 2015 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: 07BZAV-15 **Public Hearing** **Name:** Michael & Sharon Edwards
Address: 1120 N Elm, Fairmount
Zoning District: Residential-3 (R3)
Legal Description: Being lots #39, 48 & St Vac
Request: To allow construction of an accessory building without a principal building on the same lot

Steve Niblick stated that this request is for one development standard variance; the parcel is located behind 1120 N Elm; and it has no street access but just an open alley. This would create an unusual and unnecessary hardship if the variance is denied. Without road frontage the only way he could build a dwelling would be to request a variance to have no frontage and that would make the lot impracticable for a residence. The alley is used by surrounding neighbors so the alley should not be vacated. APC staff recommended approval of variance and Fairmount Town council gave a favorable recommendation.

Michael Edwards was present; he owns three lots along Elm Street and two lots behind. He tried to combine the lots but could not because of the open alley. The alley should not be vacated because neighbors use the alley. The building would be used for personal use.

No objectors were in the audience and none on file.

Motion: Bob Monroe moved Lois Jones seconded to approve Docket #07BZAV-15. All members present voted yes; vote 6-0; motion carried.

Other Business:

Karen Owen reported that Steve Niblick and Bob Highley met with the Jonesboro City Council in an Executive session to discuss pending litigation.

Chip Long asked what the status was on the chicken barn. Steve Niblick reported that it has been resolved. The structure will be moved to a new location.

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There being no other business Chip Long moved Karen Owen seconded to adjourn, vote 6-0; meeting adjourned at 6:20 PM.

William Johnson, Chairman