

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
September 12, 2016**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, September 12, 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: Lois Jones, Chip Long, Rex Maynard, Bob Monroe and Chairman Bill Johnson.

Members absent were: Craig Freeman and Teresa Mendoza.

Staff present was Executive Director Larry Strange and Recording Secretary Debbie Wallace.

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

Rex Maynard moved and Lois Jones seconded that the minutes from August 1, 2016 be approved; all members present, except Bob Monroe who abstained; voted yes. Vote was 4-0-1; motion carried.

Bill Johnson introduced Larry Strange, the new director of Area Plan. Mr. Strange is a certified planner and lives in Muncie.

Larry Strange went over the rules and procedures.

Docket: 14BZAV-16 (**Public Hearing**) **Name:** Frank & Nora Stimpson

Address: 10600 E 700 S, Upland

Zoning District: Residential Suburban

Legal Description: Being two (2) acres more or less located in the Northeast quarter of Section 14, Jefferson Township, Grant County, Indiana.

Request: to allow the placement of a second home and proposed home to be twelve (12) feet from west property line instead of the required twenty-five (25) feet

Larry Strange 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. The approval will not be injurious to the public health, safety, morals, and general welfare of the community? Yes. There are cultivated farm fields to the east, west, south and north of this. There is no anticipated evidence of community injury.
2. The use and value of the area subject to the property included in the variances will not be adversely affected? Yes, no evidence has been produced indicating that the proposed variance would adversely affect area uses and property values.
3. The need for the variance arise from some condition peculiar to the property involved and does not exist in similar property in the same district? Questionable, in 2006 this parcel was separated off from farm ground to the east. The general requirement to split the property for a second residence would require approval of a minor subdivision to comply, due to creating two (2) lots less than one (1) acre. Depending on the required location of the septic tank and leech field (permit obtained from County Health Dept.) moving the proposed home to a different location could be problematic.
4. The strict application of the terms of the Ordinance will constitute an unusual and unnecessary hardship as applied to the property for which a variance is sought? Yes, a minor subdivision would have to be approved in order to split this property. Therefore, the strict application of the terms of the Ordinance could constitute an unusual and unnecessary hardship.

Based upon the provided information in the application, public input to date, and the above criteria; staff recommends approval of the request as submitted. The Grant County Commissioners gave a favorable recommendation to this petition.

Frank Stimpson, Norma Stimpson and Naomi Friedrichsen were present representing this petition. Mr. and Mrs. Stimpson are the owners of the property and Ms. Friedrichsen is their granddaughter. The owners have health issues; their granddaughter will live in the existing home and a smaller easier maintained house will be built. This would give the Stimpson's the help they need and allow them to retain some independence. The location of the existing home and septic system does not allow for any additions to be made to expand the home.

No objectors were in the audience or on file.

Motion: Bob Monroe moved Bill Johnson seconded to approve Docket #14BZAV-16 as presented; subject to approval from the health department and obtaining all required building permits. All members present voted yes; except Lois Jones who voted no. Vote 4-1; motion carried.

There being no other business Lois Jones moved Rex Maynard seconded to adjourn; all members present voted yes; meeting adjourned at 6:20 PM.

William Johnson, Chairman