

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
June 5, 2017**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, June 5, 2017 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: Rex Maynard, Teresa Mendoza, Bob Monroe and Vice-Chairman Lois Jones.

Members absent were: Craig Freeman, Chip Long and Bill Johnson.

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

Lois Jones brought the meeting to order with the Pledge of Allegiance.

Rex Maynard moved Bob Monroe seconded that the minutes from April 3, 2017 be approved; all members present voted yes; except Teresa Mendoza who abstained. Vote was 3-0-01; motion did not carry.

Larry Strange went over the rules and procedures.

Docket: 03BZAV-17 (**Public Hearing**) **Name:** Jason & Crystal Robbins

Address: 738 W Indiana Avenue, Upland, IN 46989

Zoning District: Residential-1 (R1)

Legal Description: Being lots # 60 & 61 in Upland Land Co's 1st Add located in the Southwest quarter of Section 03, Jefferson Township, Upland Corp, Grant County, Indiana.

Request: to allow construction of a detached garage to be one (1) foot from the east property line instead of the required ten (10) feet

Jason Robbins was present; he would like to build a twenty-eight by thirty-two accessory building. The electric comes into the property from the northeast corner; if the building is moved to comply it would be on top of the buried line.

The Area Plan office recommended approval; Upland Town Council also gave a favorable recommendation.

No objectors were in the audience or on file.

Motion: Bob Monroe moved Rex Maynard seconded to approve Docket #03BZAV-17 as presented. All members present voted yes; motion carried.

Docket: 04BZAV-17 (**Public Hearing**) **Name:** Carl & Amelia Moorman

Address: 0036 N 600 W, Swayzee, IN 4698

Zoning District: Agricultural (AG)

Legal Description: Being two and fifty-five hundredths (2.55) acres more or less and located in the Southwest Quarter section 06, Franklin Township, Grant County, Indiana.

Request: to allow construction of a room addition to be twenty-one (21) feet from the west (600W) property line instead of the required thirty (30) feet

David Compton and Amelia Moorman were present to represent the petition. The house was purchased at a sheriff's sale as a three bedroom; it was only a two bedroom. The owners have a growing family and need the third bedroom. The septic is to the north; there is an attached garage to the east and another bedroom to the south; so the only possible direction to expand is to the west. They are working with the grant county health department on the septic permit (a building permit will not be issued without written approval from the health department.)

No objectors in the audience or on file.

Motion: Rex Maynard moved Teresa Mendoza seconded to approve Docket #04BZAV-17 as presented. All members present voted yes; motion carried.

Docket: 05BZAV-17 (**Public Hearing**) **Name:** Von & Joanna Moore/Dee & Kathy Gibson

Address: DeVoe Drive, Sweetser, IN 46987

Zoning District: Residential-1 (R1)

Legal Description: Being lot # 47, Eagle Estates Subdivision to the Town of Sweetser located in the Northwest quarter of Section 05, Franklin Township, Sweetser Corp, Grant County, Indiana.

Request: to allow construction of new home to be twenty-eight (28) feet from the west (DeVoe Dr) property line instead of the required forty (40) feet

Due to a mix-up in the publication the notice did not run; this petition is continued until the August 7, 2017 meeting.

Docket: 06BZAV-17 (**Public Hearing**) **Name:** Gary & Suzanne Barkdull

Address: 808 S Walnut Street, Fairmount, IN

Zoning District: Residential-3 (R3)

Legal Description: Being lots #350 & 351 in FLG & IMP COS 3rd Add and located in the Southwest quarter of Section 29, Fairmount Township, Fairmount Corp, Grant County, Indiana.

Request: to allow construction of a detached garage to be five (5) feet from the south property line instead of the required ten (10) feet

Gary Barkdull was present, he is proposing to build a twenty by twenty-four feet accessory building to use for personal storage, has three motorcycles he wants to store. The location is where a garden used to be. Fairmount Town Council gave a favorable recommendation and the office recommendation was to approve.

No objectors were in the audience or on file.

Motion: Rex Maynard moved Teresa Mendoza seconded to approve Docket #04BZAV-17 as presented. All members present voted yes; motion carried.

Other business:

Larry Strange updated the board on the amendment to the Areawide Zoning Ordinance that will help manage recreational events in the county. With the ordinance being passed it will put these events in front of the board for a special exception

There being no other business Teresa Mendoza moved Bob Monroe seconded to adjourn the meeting.

Meeting adjourned at 6:55 PM.