

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
February 3, 2014**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, February 3, 2014 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, William Johnson, Teresa Mendoza, Karen Owen and Chip Long, Vice-Chairman.

Members absent were: Bob Monroe and Doug Kingseed, Chairman.

Staff present was Executive Director Steve Niblick and Brenda Harrison.

Chip Long brought the meeting to order with the Pledge of Allegiance.

William Johnson moved and Lois Jones seconded that the minutes from December 2, 2013 be approved as submitted; vote was 5-0; motion carried.

Steve Niblick went over the rules and procedures.

Docket: 01BZAV-14 (cont) Public **Hearing Name:** Steven & Rita Lyons

Address: 2939 W 300 S, Marion

Zoning District: Agriculture

Legal Description: Being 1 acre more or less, located in the Northwest quarter of Section 27, Franklin Township, Grant County

Request: to allow construction of an accessory building to be two (2) feet from the West property line instead of the required twenty (20) feet.

Steve Lyons, 2939 W 300 S, Marion represented this petition. Mr. Lyons stated that a tornado destroyed the shed on the property, and that he wants to replace it with a 24' x 30' pole barn. He stated that he wants the new building to be 2 feet from the property line instead of the required 20', because he doesn't want to waste space on his property.

Teresa Mendoza asked how far another existing pole barn was from the property line. Mr. Lyons stated that it was 10 feet from the property line. It was mentioned that 10 feet was due to a variance granted several years ago.

William Johnson asked if the neighbor whose home is 35 feet from the property line is okay with the 2 feet. Mr. Lyons stated that the neighbor was.

Lois Jones asked if he owned the fields around him; what size the destroyed building was; and if the building was for commercial use. Mr. Lyons stated that he didn't own the fields around him; the destroyed building was 12' x 16'; and that the new building was for personal storage.

Teresa Mendoza stated that she kept coming back to the fact there was no hardship. Mr. Lyons stated that he wanted to create a green space in his yard between the pool and the pole barn and not have it broken up.

Chip Long asked if he would be okay with the new building being 10 feet from the property line. Mr. Lyons stated he would compromise with 5 feet.

Several members agreed that the building should be 10 feet from the property line. They asked Mr. Lyons again if he would agree to the building being 10 feet from the property line. He stated that he would.

No objectors in the audience and none on file.

Motion: William Johnson moved Lois Jones seconded to approve Docket #01BZAV-14 to allow the accessory building to be 10 feet from the property line instead of the requested 2 feet. All members present voted yes. Vote 5-0; motion carried.

OTHER BUSINESS:

There being no other business; William Johnson moved and Lois Jones seconded to adjourn, vote 5-0; meeting adjourned at 6:31 PM.

Chip Long, Vice-Chairman