

**MINUTES of the GRANT COUNTY
AREA BOARD OF ZONING APPEALS
January 4, 2016**

A PUBLIC HEARING OF THE GRANT COUNTY BOARD OF ZONING APPEALS was held on Monday, January 4, 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, 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.

Lois Jones moved Bob Monroe seconded that the minutes from November 2, 2015 be approved; all members present voted yes. Vote was 6-0; motion carried.

Steve Niblick went over the rules and procedures.

Docket: 01BZAV-16 **Public Hearing** **Name:** Larry & Vicki Nelson

Address: 5298 E 200 S, Marion, Indiana

Zoning District: Residential-S (Residential Suburban)

Legal Description: being thirty-nine (39) acres more or less and located in the Northeast Quarter of Section 24, Center Township, Grant County.

Request: To allow the placement of a third (3rd) home

Steve Niblick – this is the first time this request has been heard; it is a one development standard variance. The existing home and trailer have been on the property many years. Visually you won't be able to tell that all three homes are on the same parcel. Due to family circumstances they are unable to separate the property. Staff recommends approval of this variance.

Michael Nelson, 5298 E 200 S, was present – he recently divorced and wants to place a trailer back by the pond to live in. It is a fourteen foot by seventy foot mobile home; his parents (Larry and Vicki Nelson, own the thirty-nine acres. When Michael Nelson came to apply for the permit it was recommended that the property be split; their attorney advised them that the property could not be sold off until after his father passes; so his only option is to request a variance.

Bob Monroe questioned if the board was approving a trailer or a permanent structure, possibly a new stick structured home in the future without requiring another variance.

Steve stated that the variance request is for a permanent home, so a new stick constructed home could be a possibility in the future and would not require another variance.

No objectors were in the audience and none on file.

Motion: Bob Monroe moved Craig Freeman seconded to approve Docket #01BZAV-16. All members present voted yes; except Lois Jones who voted no. Vote 5-1; motion carried.

Docket: 02BZAV-16 (**Public Hearing**) **Name:** Thomas Phillips

Address: 0632 N 900 W – 27, Converse, Indiana 46919

Zoning District: Agriculture (AG)

Legal Description: being three (3) acres more or less and located in the Northwest Quarter of Section 3, Sims Township, Grant County.

Request: To separate an existing three (3) acre parcel and allow existing house to be fifteen (15) feet from the new south property line instead of the required eighteen (18) feet and existing barn to be fifteen (15) feet from the new north property line instead of the required eighteen (18) feet

Steve reviewed the criteria for this variance request; and based on information received, the staff recommends approval.

Tom Phillips was present – he is trying to get a reverse mortgage and they do not allow any income buildings to be located on the property that the mortgage will be on. The house was built in 1874 and in 1970 it was modernized. He has been slowly upgrading since then and needs the reverse mortgage to generate enough money to complete renovation.

Don Wimmer, surveyor of the property – he tried to split the distance between the barns; cannot meet the setbacks from the new property lines; all other setbacks will be met.

No objectors were in the audience and none on file.

Motion: Lois Jones moved Karen Owen seconded to approve Docket #02BZAV-16. All members present voted yes. Vote 6-0; motion carried.

Other Business:

Election of Officers:

Motion: Bob Monroe moved Chip Long seconded to retain the same officers (Bill Johnson, Chairman and Lois Jones, Vice-Chairman). All members present voted yes; vote 6-0; motion carried.

There being no other business Bob Monroe moved Chip Long seconded to adjourn, vote 6-0; meeting adjourned at 6:25 PM.

William Johnson, Chairman