

**MINUTES of the GRANT COUNTY  
AREA BOARD OF ZONING APPEALS**

**September 9, 2019**

**A PUBLIC HEARING & A PUBLIC MEETING OF THE GRANT COUNTY BOARD OF ZONING APPEALS** were held on Monday, September 9, 2019, 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: Ed Hartman, Bill Johnson, Rex Maynard, Bob Monroe, Ron Howe and Lois Jones, Chairperson. Member not present was Chip Long.

Staff present: Larry Strange, Executive Director; Bruce Elliott, Attorney; and Brenda Harrison.

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

Bill Johnson motioned to accept the June 3, 2019 minutes as submitted, Rex Maynard seconded. All voting members voted yes; motion carried. Rex Maynard motioned to accept the June 25, 2019 minutes as submitted, Bill Johnson seconded. All voting members voted yes; motion carried.

Larry Strange went over the rules and procedures.

**PUBLIC HEARING**

**Docket:** 07SP-19 (Public Hearing)                      **Name:** Gary & Connie Atchison

**Address:** 3188 E 200 N, Marion

**Zoning District:** Residential Suburban (RS)

**Legal Description:** Being 2.20 acres, more or less and located in the Northwest Quarter of Section 34 in Washington Township.

**Request:** To allow a customary home occupation being a winery.

Larry Strange introduced the request for petition and provided an overview.

Gary & Connie Atchison represented the petition and answered questions from the board.

No one spoke in opposition.

The public hearing was closed.

**Motion:** Bob Monroe moved to approve Docket #07SP-19 to allow a customary home occupation being a winery with the stipulation that he return in 5 years for review and that all permits and certificates had been received, and Ron Howe seconded. All voting members voted yes; motion carried.

**Docket:** 09BZAV-19 (Public Hearing)

**Name:** AMB Investments, LLC

**Address:** 815 S Factory Avenue, Fairmount

**Zoning District:** Residential-3 (R3)

**Legal Description:** Being Lots 510 & 511 Fairmount Land Gas & Improvement Company's 4<sup>th</sup> Addition and located in the Southeast Quarter of Section 29 in Fairmount Township.

**Request:** to allow (1) four two-story duplexes (8 dwelling units) per lot in an Residential-3 (R3) zone district instead of the required one two story duplex per lot, (2) on a site of 13,305 SF (square feet) instead of the required 48,000 SF; (3) duplexes to be 5 feet from the side property line instead of the required 10 feet; (4) duplexes to be 10 feet from the rear property line instead of the required 15 feet; (5) and to have 10 feet between the buildings instead of the required 20 feet.

Larry Strange introduced the request for petition and provided an overview.

Corey Lee represented the petition and answered questions from the board.

Richard Treon spoke in opposition representing several neighbors. Per instructions from Attorney Bruce Elliott, the neighbors represented by Mr. Treon, signed a sheet to that effect for the public meeting.

The public hearing was closed.

**Motion:** Ed Hartman moved to approve Docket #09BZAV-19 be continued until the next meeting with a new site plan specifying one duplex unit per lot (or two duplex units on the site), and Bob Monroe seconded. All voting members voted yes; motion carried.

#### OTHER BUSINESS

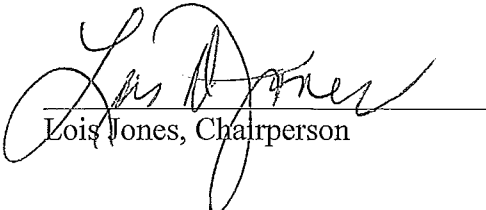
A motion about adding the objectors' comments to Jr. Stone Special Exception to the court records was brought before the board by Ed Hartman. Bob Monroe seconded. Three voting members voted yes and 2 abstained; motion did not pass.

#### OPEN PUBLIC FORUM

There were no members of the public to speak on general issues.

#### ADJOURNMENT

There being no other business, meeting adjourned at 7:50 PM.

  
Lois Jones, Chairperson