

BZA MINUTES**OCTOBER 17, 2005**

Members present: Mike Blankley, Charles Addington, Christy Starbuck, James Trautman, Bill Davis, Gary Moore.

Members absent: Dale Clevenger.

Staff present: Cathy Flatter, Executive Director, Jamie Stump, Recording Secretary.

Legal representation: Robert C. Oliver.

Others present: Jeff & Lana Clevenger.

The meeting was called to order by Chairman, Charles Addington at 7:00 PM.

Chr. Addington: I would ask that we get approval of the minutes from the September 26th meeting.

J. Trautman: So moved.

M. Blankley: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Those minutes have been approved as written.

BZA 2005-17-V (Jeff & Lana Clevenger, Parker City)

Chr. Addington: Jeff and Lana Clevenger would you please come forward to the mike. This meeting is recorded so we need you to identify yourselves.

L. Clevenger: I am Lana Clevenger.

J. Clevenger: I am Jeff Clevenger.

Chr. Addington: Okay. Did you folks receive a Conduct of Hearing, Article V when you applied for the hearing?

L. Clevenger: Yes we did.

Chr. Addington: Did you notify all the surrounding property owners?

L. Clevenger: Yes we did.

Chr. Addington: Did we get all the receipts back on that Jamie, okay?

J. Stump: Yes.

Chr. Addington: It was published in a timely manner?

J. Stump: Yes it was.

Chr. Addington: This will be Jeff and Lana Clevenger, 12473 W. Windsor Rd., Parker City, Indiana. It is a variance. The number is 2005-17-V. The premise affected is Lot 3 in block 3, Town of Windsor. You can tell us what you would like to do.

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L. Clevenger: Well we really don't have a lot of room on our property so what we are wanting to do is attach the house onto the garage so it would be like a 5 foot hallway area. The only problem, the reason we are trying to do this is because we have no room around our house and we are within 5 feet of the property line.

Chr. Addington: The property line on the east side?

L. Clevenger: Yes.

C. Flatter: The garage was on the property when you bought it I believe, right?

L. Clevenger: Yes.

C. Flatter: And a few years ago they set a new double-wide on the property. There was a single wide when you bought it.....

L. Clevenger: Yes, a very old one.

C. Flatter: So the garage was already there and they met the setback requirements for the new home, but by connecting the two, that leaves them without the required side yard setback. That is why I couldn't issue the permit.

Chr. Addington: Because they are going to build this? That is the reason?

C. Flatter: It becomes a part of the principle building when the two are connected and the setback on the east side would actually be 6.6 feet because it is 10 feet or 10% of the lot width, so that would require the garage to be 6 ½ feet from the east property line once it is attached to the house.

Chr. Addington: It all becomes one building then, is that right?

C. Flatter: Yes.

Chr. Addington: Tell us one more time because we have a new member that came. If you could just tell us one more time.

L. Clevenger: She said it better than I did.

Chr. Addington: Well maybe I'll ask her to too.

L. Clevenger: The reason why we are here is we are asking for a variance because where we live at, we have a modular home and a garage to the east of us and we are wanting to connect the two and we don't have the setback on the east side of the property. We have 5 feet and as Cathy said, we are supposed to have like 6.5 feet. So that is why we are here tonight.

Chr. Addington: Cathy you might tell him just a little bit....

G. Moore: I apologize for being late. We had a fire run just as I was walking out the door.

C. Flatter: Gary what they are doing is they put a double wide on their property a few years ago. When they bought it there was a single wide on there so they have improved the property with that and the garage was already on the property when they bought it which was almost right up to the property line and now they are connecting the two, the double wide with the existing garage so the east setback would be required to be 6 ½ feet once the two of them are attached and they don't have that. That is what the variance request is.

Chr. Addington: Do you have anything else to add? Board members do you have any questions? How big is that going to be? Between the home and the garage?

J. Clevenger: What about 4 feet in between the garage

C. Flatter: How wide is it because I didn't have the width on here?

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Chr. Addington: We didn't have any width.

L. Clevenger: I have a picture here actually that shows the house and the garage and that is right where we are wanting to add on.

C. Flatter: How wide is the addition going to be; do you know at this point? 5' x what?

L. Clevenger: Well it is 5 feet across this way and then probably 5 feet.....

C. Flatter: So about 5' x 5'?

J. Clevenger: Enough to walk in there to get to the garage.

Chr. Addington: then you have a utility building on there don't you?

J. Clevenger: Yes.

C. Flatter: They did get the permit for the storage building that they added on to the back.

Chr. Addington: Of course they have more room there then I see.

C. Flatter: They met the setbacks.

Chr. Addington: Is there anyone in the audience that wants to speak about this, that received a notice?

L. Clevenger: I talked to them all and they are fine with this.

Chr. Addington: Board members we are ready to take action on BZA 2005-17-V, do I hear a motion?

B. Davis: So moved.

C. Starbuck: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Now I need a motion for a roll call vote.

G. Moore: So moved.

M. Blankley: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Mike Blankley, yes; Dale Clevenger, absent; Charles Addington, yes; Bill Davis, yes; Gary Moore, yes; Christy Starbuck, yes; James Trautman, yes. The petition was approved.

C. Flatter: All you have to do now is come back in and get your permits.

L. Clevenger: Okay, thank you. Did you want this to put in there to keep for your records or whatever?

C. Flatter: Yes, we will.

L. Clevenger: Right there is a picture of the area where we will be building in between the house and the garage.

C. Flatter: Yes we will keep this.

Chr. Addington: I stopped by one day to see if I could find out what was going on but there was nobody there. I think it was last Thursday, I believe.

L. Clevenger: We were probably in Indianapolis weren't we?

J. Clevenger: I had to go to the doctor.

Chr. Addington: The Volkswagen was there.


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L. Clevenger: If the jeep wasn't there we were gone. He just drives the Volkswagen back and forth to work.

Chr. Addington: Thanks for coming. Is there anything else to come before the board this evening? If not, this meeting is adjourned.

The meeting adjourned at 7:12 PM.

THE NEXT REGULARLY SCHEDULED MEETING IS NOVEMBER 21, 2005 AT 7:00 PM IN THE COMMISSIONERS CONFERENCE ROOM OF THE RANDOLPH CENTER FOR FAMILY OPPORTUNITY, WINCHESTER, INDIANA.



Charles Addington, Chairman

Mike Blankley, Vice Chairman



Jamie Stump, Recording Secretary