

**BZA MINUTES****AUGUST 18, 2003**

Members present: Charles Addington, Bill Davis, Dale Clevenger, Mike Blankley, Mike Thurston, Jeff Prescott, James Trautman.

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

Legal representation: Bob Oliver.

Others present: Thomas A. Norton, Mrs. Norton, Bob & Denise Stewart, Dustin Hatzell.

The meeting was called to order by Chairman Charles Addington at 7:00 P.M.

Chr. Addington: The first thing tonight is we need to approve the minutes of the July 21<sup>st</sup> meeting.

M. Thurston: So moved.

D. Clevenger: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). The minutes of the July 21<sup>st</sup> meeting have been approved as written. Next, I will read this for the benefit of the people here. The petitioner will be allowed to present the facts and arguments in support of his/her case without interruption by any other person. The board members will then be allowed to ask questions of the petitioner. Any interested person or party sent a notice shall then be allowed to speak and present their facts and arguments uninterrupted. The board members may then ask questions of these interested parties.

**BZA 2003-22-V (Thomas Norton, Ridgeville, IN)**

Chr. Addington: The first petition on the agenda tonight is Thomas Norton, 307 E. First Street, Ridgeville, IN 47380. That is BZA 2003-22-V. This will be a recorded meeting so if you would speak your name into the microphone.

T. Norton: Are you ready to hear from me?

Chr. Addington: Yes. Tell us your name first.

T. Norton: My name is Thomas Norton, I live at 307 E. First Street, Ridgeville.

Chr. Addington: I need to ask you if you received the Conduct of Hearing, Article V, when you applied for the hearing?

T. Norton: Yes I did.

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

T. Norton: Yes.

Chr. Addington: Did we get the notices back Jamie?

J. Stump: Yes.

Chr. Addington: Was it published in the News Gazette in a timely manner?

J. Stump: Yes it was.

Chr. Addington: Okay Thomas you can tell us what you want to do.

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T. Norton: I would like to add to the front of my house. I would like to enlarge my porch to the front of my house. Actually it would be me within approximately 20 feet of the street right-of-way. I would like permission to do that.

C. Flatter: The setback requirement in a residential zone from a street right-of-way is 25 feet. He is wanting to build an 8 foot porch. It looks like his house is currently just a little over 25 feet from the street right-of-way.

Chr. Addington: When were you going to do this?

T. Norton: As soon as possible.

Chr. Addington: Board members do you have any questions?

J. Prescott: So it will be 17 feet from the street then?

T. Norton: Yes.

C. Flatter: You can tell by looking at your aerial picture there that there is a property that is on the other side of Sheridan Street, on the east side of Sheridan Street that is closer to the street right-of-way than Mr. Norton's house is. There is one across the street, you can see the Methodist Church sits right on the right-of-way. There are other homes that are sitting closer than what his is.

J. Prescott: The neighbor's driveway comes off of Sheridan Street?

T. Norton: Yes.

J. Prescott: It won't affect that driveway at all.

T. Norton: No not at all.

Chr. Addington: Any more questions from the board members? Is there anybody here that is a surrounding property owner that would like to speak? Hearing none, we are ready to take action on BZA 2003-22-V.

J. Prescott: So moved.

M. Thurston: Second.

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

M. Blankley: So moved.

D. Clevenger: 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; Charles Addington, yes; Dale Clevenger, yes; Bill Davis, yes; Jeff Prescott, yes; Mike Thurston, yes; James Trautman, yes. The petition was granted.

Chr. Addington: Your application has been approved Mr. Norton.

T. Norton: Thank you. Now do I need a permit of such?

C. Flatter: Yes you will need to come in and file for your permits. Has he been given any paperwork that you can remember Jamie?

J. Stump: I don't think so.

C. Flatter: There will be two applications for you to fill out, one for the Improvement Location Permit that deals with the variance and then one for the Building Permit. You just need to come back into the office.

T. Norton: Okay.

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## BZA 2003-23-V (Dustin Hatzell, Ridgeville, IN 47380)

Chr. Addington: Next on the agenda is BZA 2003-23-V, Dustin Hatzell. You can come forward please. Dustin lives at 8143 N. Old St. Rd. 28, Ridgeville, Indiana. Speak your name for the record please.

D. Hatzell: Dustin Hatzell.

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

D. Hatzell: Yes.

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

D. Hatzell: Yes I did.

Chr. Addington: Did we get the receipts back?

J. Stump: Yes.

Chr. Addington: Was it published on time?

J. Stump: Yes.

Chr. Addington: Dustin you can tell us what you would like to do.

D. Hatzell: I would like to build a garage off of my driveway. That would make the garage closer than 15 feet from the property line. It would actually be within 5 – 6 feet of the property line. The size of the garage would be 18' x 26'. I am just requesting permission to do so.

Chr. Addington: When would you like to do this?

D. Hatzell: Probably by September. That is when I would start on it.

Chr. Addington: Any questions from the board?

J. Prescott: What would the height be?

D. Hatzell: I would have 8 foot walls.

J. Prescott: Are you going to have an 8 foot door?

D. Hatzell: Yes.

J. Prescott: So you will have to be 9 feet.

D. Hatzell: It would be 7 by 9.

Chr. Addington: Is there anyone here that is a surrounding property owner that would like to speak? Please come up and state your name.

B. Stewart: Bob Stewart.

Chr. Addington: Go ahead and tell us.

B. Stewart: I guess I was just curious to know what type of construction as far as the finish of the building would be to that matter.

D. Hatzell: I will put vinyl siding on the exterior and then standing seam on the roof.

B. Stewart: So it is not going to be basically like a pole barn?

D. Hatzell: No. It is going to be a garage. It is going to be stud walls.

B. Stewart: That was my only question. So approximately then how high will the roof line be?

D. Hatzell: It will be, probably to the peak of the roof it will be about 14 feet.

B. Stewart: Okay. That was my only question. Thank you.

B. Oliver: Bob you are the neighbor North, right?

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B. Stewart: Yes.

B. Oliver: Okay, just for the record.

Chr. Addington: South.

B. Oliver: Next door.

Chr. Addington: The garage will be closer to you than anyone else there wouldn't it?

B. Stewart: That is correct.

C. Flatter: Dustin you can come back up here.

Chr. Addington: Any other questions? Did you have any questions to ask Mr. Stewart?

M. Thurston: So you are not opposed to the garage, you are just wanting to know what it is going to look like?

B. Stewart: I just wanted to make sure it wasn't going to be a pole barn or something like that.

Chr. Addington: So it is going to be according to this, about 6 or 7 foot from his property line is that right?

D. Hatzell: Yes. It will be right in line with my driveway.

B. Stewart: Is it going to go straight back east?

D. Hatzell: Yes, east about 26 feet.

Chr. Addington: If there are no more questions, we are ready to take action on BZA 2003-23-V.

J. Prescott: So moved.

M. Thurston: Second.

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

M. Blankley: So moved.

D. Clevenger: 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 Thurston, yes; James Trautman, yes; Jeff Prescott, yes; Bill Davis, yes; Dale Clevenger, yes; Mike Blankley, yes; Charles Addington, yes.

Chr. Addington: The petition has been approved.

C. Flatter: You need to come in and get your permits.

D. Hatzell: Thank you.

Chr. Addington: Is there anything else to come before the board this evening?


C. Flatter: I don't have anything, other than we are having a Planning Commission meeting tomorrow night at 7:00 P.M. if any of you want to come and it is concerning discussing amending the zoning ordinance for Confined Feeding Operations.

B. Oliver: It will probably be longer than this one.

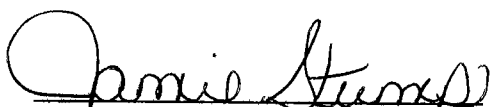
The meeting adjourned at 7:15 P.M.

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THE NEXT REGULARLY SCHEDULED MEETING IS SEPTEMBER 15, 2003 AT 7:00 P.M. IN THE CONFERENCE ROOM (IN THE BASEMENT) OF THE RANDOLPH COUNTY COURTHOUSE, WINCHESTER, INDIANA.

  
Charles Addington, Chairman

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Mike Blankley, Vice Chairman

  
Jamie Stump, Recording Secretary