

Culver Board of Zoning Appeals Meeting Minutes

September 21, 2017

Summary of Board Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve the August 17, 2017 minutes as presented.	Ms. Dehne	Mr. Jensen	3 - 0 - 0 Approved
Motion to approve variance 2017-007B contingent upon Mr. Dewitt confirming the West side parcel line location or requiring a new survey, and combining of all three lots into one.	Mr. Harris	Mr. Jensen	3 - 0 - 0 Approved

1) Call to Order

President Dan Adams called to order a scheduled meeting of the Culver Board of Zoning Appeals at 6:34 PM on September 21, 2017 at the Culver Town Hall.

2) Pledge of Allegiance

Led by President Dan Adams

3) Roll Call

Mr. Dan Adams, Ms. Margaret Dehne, Mr. Patrick Jensen, Mr. Bill Harris and Building Commissioner Chuck Dewitt were present.

4) Approval of August 17, 2017 Minutes

Ms. Dehne made a motion to approve the minutes as presented; seconded by Mr. Jensen. The minutes were approved 3 – 0 – 0

5) Public Hearing for Petition No. 2017-007B

Mr. Michael Stallings as contractor for the project was present and represented Anthony and Mary Vaccaro. The property is located at 423 East College Avenue, Culver Indiana. The request is for a Developmental Standard Variance to renovate an existing structure with a North front yard setback of 15 feet from the required 25 feet, and a West side yard setback of 6 feet 8 inches from the required 10 foot setback.

Mr. Stallings provided the Board with some background information on the ownership of the property and explained that the entire inside of the structure has already been renovated. He explained the project is to create an addition to the rear of the house that would be same width of 24 feet as the existing house, with a length of 28 feet, for a total of 627 ft². There will be a basement underneath this addition as well.

In the front of the house they would like to improve the looks by updating the entrance with new columns, roof, and remove the old bar and railing. The existing steps would be replaced, but porch would most likely remain. The house to the West has a stockade fence on its East side running all the way back. The fence appears to be on the property line.

Mr. Adams asked to confirm that there will be a basement and a first floor, along with two bedrooms in the basement. Mr. Stallings confirmed this and described the first floor as one large recreation room.

Mr. Harris asked about impervious surface requirements and Mr. Stallings provided detailed dimensions exceeding the minimum requirements

Mr. Dewitt provided photos of the property and GIS information which generated the main concern. Mr. Dewitt pointed out there are actually three parcels with this ownership: one with the house, one for the garage, and a third vacant sliver to the East. Additionally, the GIS property line to the West appears to go through the west side of the house. The last survey was done in 1999. Nevertheless, we are all aware that GIS information is not always accurate. Mr. Harris recommended a new survey. Mr. Dewitt recommended the lots be staked out, and all three be combined so we do not have this issue in the future.

Mr. Dewitt said he did not have an issue with extending the house along the same West side line without making it more nonconforming, but we need to confirm the actual property lines.

The discussion continued regarding: the actual location of parcel lines, legal descriptions, last survey, and how best to resolve the issues. Mr. Adams asked if we could approve this variance based upon confirming the lot lines and combining all three parcels. Mr. Dewitt confirmed that it could be approved with those caveats.

There being no additional questions the board moved to findings of fact. Mr. Harris made a motion to approve the variance contingent upon Mr. Dewitt confirming the West side parcel line location, or requiring a new survey, and combining of all three lots into one, seconded by Mr. Jensen. Approved 3 – 0 – 0

6) Old Business

Mr. Dewitt stated he found out we do not have a request for retention of dirt or soil erosion permit in the on-line system. The owners of the dirt located directly south of the cemetery have applied for a permit, and we are updating the on-line system.

7) New Business

Mr. Jensen said he would be applying for a variance next month for one of his clients, which will take him out of the vote. It is John Helphrey's brother-in-law, which will recuse him as well.


President Dan Adams adjourned the meeting at 7:49 PM.

Minutes submitted by: Mr. Harris

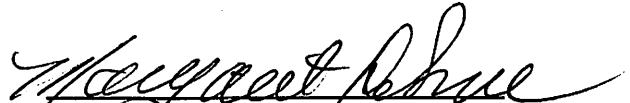
Minutes approved by:



Dan Adams



Patrick Jensen



Margaret Dehne



Bill Harris
