

# **Culver Board of Zoning Appeals**

## **Culver Town Hall**

**July 19, 2018 6:30pm**

1. Pledge of Allegiance
2. Roll Call
3. Approval of June 21, 2018 minutes
4. Petitions:

**2018-007B:** A petition filed by Robert Pereira of 324 West Shore Drive, Culver, Indiana. A Continuance from the June 21, 2018 meeting.

**2018-008B:** A petition filed by Lauritz C. Olson of 450 Forest Place, Culver, Indiana. A Continuance from the June 21, 2018 meeting.

5. Old Business
6. New Business
7. Building Commissioner's Report
8. Next meeting if necessary - August 16, 2018
9. Adjourn

Culver Board of Zoning Appeals

Minutes: July 19, 2018

Dan Adams called the meeting to order and led in the Pledge of Allegiance to our Flag.

The Culver Board of Zoning Appeals met in a called session with the following in attendance; Dan Adams President, Bill Harris Vice-President, John Helphrey Secretary, Margaret Dehne, Patrick Jensen and Chuck Dewitt Building Commissioner.

Mr. Adams requested a motion to approve the June 21<sup>st</sup> minutes. Ms. Dehne motioned to approve with the stipulation that the subject minutes would be amended to reflect the corrected petition number from 2018-995B to 2018-005B. The motion passed unanimously 5-0.

**2018-007B:** A petition filed by Robert Pereira of 324 West Shore Drive and continued from the June 21, 2018 meeting. His Attorney, Mr. Easterday addressed the Board to request another continuance. He believes the stated lot dimensions are not correct. He has requested proof of the lot size which may be less than previously stated. Since he is new to the case Mr. Helphrey provided some insight on what was discussed relating to this petition at the last meeting and advised that the Board did not believe the property owners Hardship explanation was valid. Mr. Easterday provided an updated drawing of this project and asked the Board to table the petition until the August meeting on the 15<sup>th</sup>. The Board agreed. There was also discussion on why Certified Boundary Surveys are so important and the new extended time it takes to get them.

**2018-008B:** A petition filed by Lauritz C. Olson of 450 Forest Place and continued from the June 21, 2018 meeting. Mr. Jensen advised the Board that he had spoke with Mr. Olson who requested another continuance due to his extremely busy schedule over the last month. The Board agreed.

**Old Business:** Garry Warren of 1412 East Shore Drive and Jim Smith of 1380 East Shore Drive came to tonight's meeting to find out from the Board why petition 2018-003B was approved at the May 17<sup>th</sup> meeting. They had written letters objecting to the project and felt that the Board should have upheld the 10 foot side yard setback ordinance. Mr. Helphrey read the minutes detailing the issues and Mr. Adams explained the reasoning for the decision. Both parties appeared to be satisfied and left the meeting without further commentary.

**New Business:** Mr. Dewitt had received a call from a potential lake front property purchaser regarding rebuilding the current structure on the same footprint while adding a deck, lake side and possible Lake Access Easement situations. Mr. Easterday joined in on this discussion and explained why "Funneling" is no longer allowed in the area. Mr. Harris advised that the Planning Commission Committee has yet to meet regarding the current language in Chapter 8 relating to non-conforming structures and lots. Mr. Helphrey suggested that the Board consider waiting for the committee to provide the requested clarity before hearing more petitions that are specifically connected to that issue.

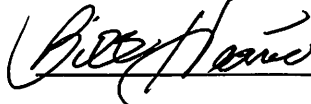
**Building Commissioner Report:** Mr. Dewitt provided the Board with the current update for permits and revenue.

Meeting Adjourned 7:40 P.M.

Submitted by John Helphrey, Secretary



Dan Adams



Bill Harris



John Helphrey



Margaret Dehne



Patrick Jensen