

## **Culver Board of Zoning Appeals**

**Minutes: February 21, 2019**

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

The Culver Board of Zoning Appeals met in session with the following in attendance; Dan Adams, President; Pat Jensen, Vice President, Leigh Marshall, Secretary, Barry McManaway and Dan Osborn. Building Commissioner Chuck DeWitt was also present.

Mr. Adams introduced the board members and moved to approve the minutes of 1/17/19. The minutes were approved and signed.

**2019-002B:** A petition filed by William Lambert for the property located at 234 South Shore Drive, Culver, IN, 46511, Marshall County Parcel ID 502128000139000013, to request a Development Standard Variance for the West side yard setback from the required ten feet down to one foot to allow for an elevator shaft to go from the first floor to the second floor. Jeff Johnston of Artifax Design and Construction, 20216 Muckshaw Road, Argos, IN, 46501 represented the Lamberts.

Mr. James Easterday, Esq., represented Don Kent, a neighbor to the west of the Lambert property.

The petition was tabled until the March 21, 2019 BZA meeting.

**2019-003B:** A petition filed by Richard Schulte, on behalf of the James S. Schulte Personal Residence Trust, for the property located at 874 East Shore Drive, Culver, IN, 46511, Marshall County Parcel ID 50212200045000013, to request a Development Standard Variance for the required line of site from the adjoining structures front yard setback down to 32 feet to allow for the construction of a 10 x 15 room addition and a new deck on the existing home.

The petition was unanimously approved for a deck no further than 8 feet beyond the existing patio.

### **Old Business:**

Mr. DeWitt shared the following:

- 1) The Plan Commission is moving forward with the demolition of 415 Lake Shore Drive and is in the process of obtaining bids.
- 2) There is a court date for the potential demolition of 709 Obispo in mid March. The property has the same owner as 808 Obispo which was also torn down.

3) The town's receivership to clean up the Hopple property at 17<sup>th</sup> and Tamarack Road was stalled to grant the owner time to personally address the issue. Owner is in process of asking Marshall County to have his Burr Oak property rezoned to be able to move possessions there.

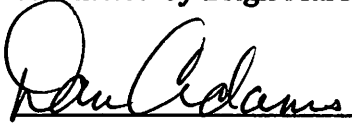
4) A Marshall County task force has been formed to investigate regional sewer districts. There are thousands of properties within zoning boundaries without adequate room for septic systems. There is the possibility of grants or loans to create collection facilities and then pump waste from these areas to an existing treatment center.

**New Business:**

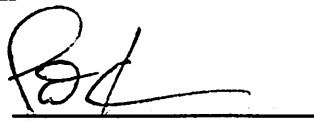
Mr. Easterday informed the Board he would be returning to the March BZA meeting to ask for a variance on an accessory structure.

Meeting adjourned at 7:50PM

Submitted by Leigh Marshall



Dan Adams



Patrick Jensen



Leigh Marshall



Barry McManaway



Dan Osborn