

Culver Board of Zoning Appeals

Minutes: April 18, 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, and Dan Osborn. Building Commissioner Chuck DeWitt was also present. Barry McManaway was not in attendance.

Mr. Adams moved to approve the minutes of 3/21/19. 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 2'7" to allow for an elevator shaft to go from the first floor to the second floor.

This petition had been tabled from the March 21, 2019 session. Mr. Adams informed the board members the petition had been withdrawn.

2019-007B: A petition filed by James E. Easterday, Attorney, on behalf of The Eagle has landed I, LLC to approve a Development Standard Variance for the property located at 2710 East Shore Drive, Culver, Indiana, 46511 to allow for the construction of an outdoor cooking unit/pizza oven as an accessory structure from the ordinance requirement of one accessory structure per lot.

The petition was passed unanimously.

2019-008B: A petition filed by Thomas Burnworth on behalf of Jarrod Hirschfeld for the property located at 1022 Academy Road, Culver, Indiana, 46511 to request a Development Standard Variance for a 5 foot side yard setback from the required 15 feet to allow for the demolition and reconstruction of an existing 12 x 20 garage to be reconstructed approximately 5 feet to the west of its current location on the property.

Mr. Kevin Buccellato of Buccellato Design, LLC, 526 East LaSalle Avenue, South Bend, Indiana, 46617 appeared with Mr. Jarrod Hirschfeld, 5145 River Ridge Circle, Sylvania, Ohio, 43560. Both spoke on behalf of the petition.

The petition was passed unanimously.

Old Business:

Mr. DeWitt shared the following:

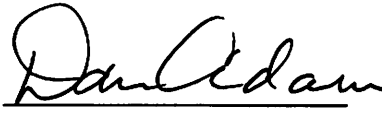
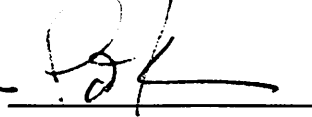
- 1) Several town representatives met with George Hopple on his property at 17th and Tamarack Road. Mr. Hopple has made little to no progress to clean the property. There is a meeting scheduled at the Plymouth offices of Mr. Clevenger, town attorney. Mr. DeWitt said he will be recommending to the town management that a court date be set to force the remediation of the property.
- 2) The continued litigation over the demolition of 415 Lake Shore Drive has a court date of May 14, 2019.

New Business:

- 1) Mr. DeWitt shared a list of Building Permits requested and/or issued in Culver for the first quarter of 2019. The permits have generated \$4527.00 in fees for the first quarter with \$3290.00 of that amount going to Marshall County. Mr. DeWitt commented that Culver looks for an \$11,000.00 minimum each year to pay for Mr. DeWitt's time and use of equipment.

Meeting adjourned at 7:45PM

Submitted by Leigh Marshall

Dan Adams

Patrick Jensen



Leigh Marshall

Barry McManaway

Dan Osborn