

Culver Board of Zoning Appeals

Minutes: August 15, 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, Dan Osborn and Building Commissioner Chuck DeWitt in attendance.

Mr. Adams moved to approve the minutes of 7/18/19. The minutes were approved and signed.

2019-015B: A petition filed by Patty Hankins for the property located at 303 Lakeshore Drive, Marshall County Parcel ID 502116303057000014, to request a development standard variance to allow for a side yard setback of 4 feet from the required 10 feet and a rear yard setback of 4 feet from the required 10 feet for the construction of a 12 x 18 accessory structure.

Patty Hankins and her husband were present before the board.

The petition was passed unanimously after amending the variance to allow a secondary structure on a lot without a primary structure and a six-foot setback off of the eastern boundary.

2019-016B: A petition filed by James E. Easterday, Attorney on behalf of Charles and Judith Lewis for the property located at 714 Peru Court, Culver, IN to request development standard variances to remove an existing structure and build a new residence with a north side yard setback of 2 feet 9 inches, a south side yard setback of 2 feet 10 inches, a front yard setback of 48 feet 8 inches, and a 65% lot coverage from the required 10 foot side yard setbacks, the average front yard setback and a lot coverage of 50%.

Mr. Easterday and Kizer Architects spoke on behalf of Charles and Judith Lewis. Two neighbors to the north and south of the property also spoke; Mr. Scott Waddell and Ms. Toni Gannon. Mr. Chad Leap from Skyline Builders also spoke.

After consideration of the public input, the petition was passed unanimously amending the variance to add that the front portion of the new deck, as designed, would be removed and the impervious surface of the new residence would remain at 58%.

2019-017B: A petition filed by Jim Esposito for the property located at 521 Forest Place, Culver, IN, 46511, Marshall County Parcel ID 502116302361000014 to request a development standard variance to allow for a side yard setback of 4 feet

from the required 10 feet setback and a rear yard setback of 5 feet from the required 10 feet for the construction of a 10 x 8 accessory structure (storage shed).

Mr. Esposito spoke on his own behalf.

The petition was passed unanimously.

2019-018B: A petition filed by Dale Green for the property located at 515 S. Main St., Culver, IN, 46511, Marshall County Parcel ID 502121101017000014 to request a development standard variance to allow for a side yard setback of 3 feet from the required 10 feet and a rear yard setback of 8 feet from the required 10 feet for the construction of an accessory structure (car port).

Mr. Green spoke on his own behalf. His neighbor, Ms. Mahler, offered some objections and asked for clarifications. Mr. DeWitt offered to confirm the existing surveyor stake in Mr. Green's front yard.

Petition was passed unanimously amending the variance to a side yard setback of 3 feet and a requirement that the carport remain an open carport only.

2109-019B: A petition filed by Rob Schmit on behalf of Port Plaza LLC for the property located at 1010 West Shore Drive, Culver, IN, 46511, Marshall County Parcel ID 5021213023844001014 to request a development standard variance from the required line of sight setback to allow for the addition of a roof and two structural posts to create a covered deck over the footprint of an existing 12 x 18 deck in the front yard of the L1 district (lake side).

Mr. Schmit spoke on his own behalf.

The variance was passed unanimously.

Old Business:

Mr. DeWitt shared that 709 Obispo has been transferred by quitclaim deed from the previous heirs and the new owner has 30 days to sell it.

New Business:

Mr. Jensen shared he would not be present at the September 19, 2019 meeting.

Meeting adjourned at 9:30PM.

Submitted by Leigh Marshall

Dan Adams

Patrick Jensen

Leigh Marshall

Barry McManaway

Dan Osborn