

Culver Board of Zoning Appeals

Minutes: September 19, 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; Leigh Marshall, Secretary; Barry McManaway, and Building Commissioner Chuck DeWitt. Pat Jensen, Vice President and Dan Osborn were absent.

Mr. Adams moved to approve the minutes of 8/15/19. The minutes were approved and signed.

2019-020B: A petition filed by Gary Craig for the property located at 344 West Shore Drive, Culver, IN, 46511. Marshall County Parcel ID 502128000069000013 to request a development standard variance of front yard setback of 4'6" from the required 25', a rear yard setback of 4'6" from the required 25', a minimum lot area of 4,245 square feet from the required 5,000 square feet, and a minimum required dwelling size of 950 square feet from the required 1600 square feet to allow for the demolition of the existing property and the construction of a new home.

Mr. Craig, owner, spoke to the board.

The variances were approved unanimously.

2019-021B: A petition filed by Burke Richeson on behalf of Miami Farms, Inc. for the property located at 115 West Marmont St., Culver, IN, 46511 Marshall County Parcel ID 5021202014000014 to request a development standard variance of front yard setback from the required 25 feet to a setback of 16' 6" inches on Marmont Street and 16' 6" inches on Ohio Street from the required 25' to allow for the construction of a new home on a corner lot.

Mr. Richeson, Attorney, 550 E Jefferson St, Plymouth, IN 46563 spoke to the board.

The variances were approved unanimously.

2019-022B: A petition filed by Regan Mangun for the property located at 414 North Liberty Street Marshall County Parcel ID 502116302485000014 to request a development standard variance of maximum impervious surface coverage to 52% total impervious surface from the standard maximum of 50% to allow for the construction of a new golf cart access path on the north side of the property entering from Liberty Street.

Ms. Mangun spoke to the board.

The petition was tabled until Ms. Mangun can obtain a survey of the property and explore drainage need on the north side of the property.

2019-023B: A petition filed by Mr. James E. Easterday, Attorney on behalf of Robert C. Paul for the property located at 439 North Lake Street, Culver, IN, 46511 to approve variances of development standards to remove an existing structure and build a new residence with north yard setback of 6' (existing setback of 2') from the required 10', south side yard setback of 6' (existing 0') from the required 10', and front yard setback of 20' (in line with adjoining residences) from the required 25'.

Mr. Easterday spoke to the Board.

The variances were approved as written with the exception of the front yard setback at 12.5' instead of 20'.

Old Business:

Mr. DeWitt shared that Mr. Cooper had not sold 709 Obispo and was headed back to court on September 27, 2019.

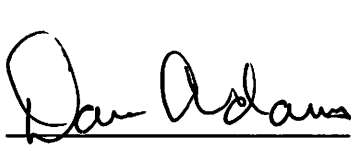
Also, the old City Tavern, 415 Lakeshore Dr. was awaiting a judge's ruling on its appeal.

New Business:

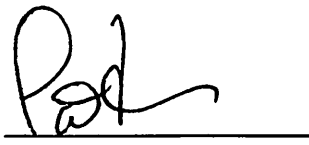
Mr. DeWitt shared that the next focus of derelict properties would likely be Ohio Street.

Meeting adjourned at 8:54 PM.

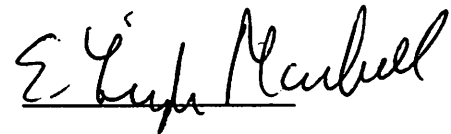
Submitted by Leigh Marshall



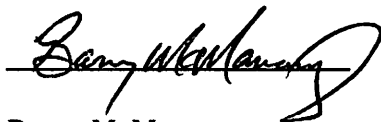
Dan Adams



Patrick Jensen



Leigh Marshall



Barry McManaway



Dan Osborn