

## MINUTES OF REGULAR MEETING

### BARTHOLOMEW COUNTY BOARD OF ZONING APPEALS

The regular monthly meeting of the Bartholomew County Board of Zoning Appeals was held on August 26, 2013 at 7:00 p.m., on the fourth floor of the Bartholomew County Governmental Office Building, 440 Third Street, Columbus, Indiana.

**Members Present:** Chair, DeWayne Hines, Roger Glick and Jason Newton

**Staff Present:** Melissa Begley, Assistant Planning Director, Allie Keen, Associate Planner, Bill Klakamp, Asst. Code Enforcement Officer and Nancy Whipker, Dept. of Code Enforcement

**County Plan  
Commission  
Attorney:** Cynthia Boll

The meeting was called to order by Chair Hines. The Board and Staff introduced themselves.

Ms. Boll administered the oath to all in attendance who would be speaking.

**DOCKET NO. B/DS 13-04 Charles Moore**

**This is a request for a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure to be built before a primary structure. The property is located north of Gambold Street, approximately 50 feet west of 2<sup>nd</sup> Street, in the St. Louis Crossing area, in Flatrock Township.**

Petitioner, Charles Moore attended the meeting.

Allie Keen gave the Staff Report, consisting of Background Summary, Preliminary Staff Recommendation of Denial, stating Criteria #3 had not been met. In addition, the report contained Zoning and Planning considerations and Provisional Findings of Fact/Decision Criteria. Ms. Keen gave a power point presentation of the subject property.

Mr. Moore said the property is for personal use only for a garden and the portable building would store tools for said garden.

Chair Hines opened the meeting to the Public and there being no one present to speak, he then closed the meeting to the Public.

Upon a motion made by Roger Glick and seconded by Jason Newton, this request was unanimously approved, stating that Criteria #3 was met due to the lot size, required setbacks and difficulty of a suitable location for a septic system.

**DOCKET NO. B/DS 13-05 JAMES E. LONG**

**This is a request for a development standards variance from Zoning Ordinance Section 6.1(D)(3) to allow an accessory structure to be located in a front yard. The property is located at 7710 West 450 North, in German Township.**

Petitioner, James Long attended the meeting

Ms. Keen gave the Staff Report which included background summary, Preliminary Staff Recommendation of Denial (Criteria #3 was not met), Zoning and Planning Considerations and Provisional Findings of Fact/Decision Criteria. A power point presentation of the property was shown by Ms. Keen.

Mr. Long told the Board that the site proposed for the structure was the only appropriate dry, flat portion of the property suitable to build said structure.

Chair Hines opened the meeting to the Public and there being no one present to speak, he then closed the meeting to the Public.

DeWayne Hines made a motion to approve this request, stating that Criteria #3 being met due to the topography of the lot. The motion was seconded by Roger Glick and approved 3-0.

**DOCKET NO. B/CU 13-06 COLLEEN DUNCAN**

**This is a request for conditional use approval per Zoning Ordinance Section 3.6(B) to allow a kennel in an AG (Agriculture: General) zoning district. The property is located at 8620 South 875 West, in Ohio Township.**

Petitioner's husband, Don Duncan attended the meeting.

The Staff Report was given by Melissa Begley, Assistant Planning Director. The report consisted of background summary, Preliminary Staff Recommendation of approval stipulating if fees are charged (such as in a commercial operation), petitioner would return to the Board for approval of such an operation. The Report also contained zoning and planning considerations and Provisional Findings of Fact/Decision Criteria. Ms. Begley gave a power point presentation of the property.

Mr. Duncan said they have seventeen small dogs that are family pets. He said someone had complained to the animal control staff, who advised them they needed to apply for a conditional use for a kennel.

Connie Schooler and her sister, Carol Cummings, attended the meeting. They voiced their objection to the approval of this request. Mrs. Cummings owns property in the area which was purchased from her family.

DeWayne Hines made a motion to approve this request restricting the number of dogs to 17, stipulating if the property was rented, such tenant would have to appear before the Board in order to use the kennel. The motion was seconded by Roger Glick and passed 3-0.

### FINDINGS OF FACT

The following Findings of Fact were presented for consideration:

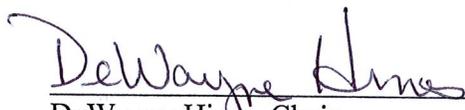
**B/CU 13-08 Richard & Teresa Barbercheck**

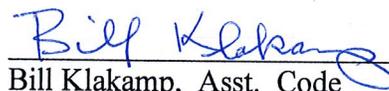
Upon a motion made by Roger Glick and seconded by Jason Newton, the findings were approved unanimously as presented.

### MINUTES

The minutes of the May 29, 2013 meeting were unanimously approved upon a motion made by Jason Newton and seconded by Roger Glick

There being no further business, the meeting was adjourned.

  
DeWayne Hines, Chair

  
Bill Klakamp, Asst. Code  
Enforcement Officer

