

**BEECH GROVE BOARD OF ZONING
MEETING MINUTES
WEDNESDAY, AUGUST 6th, 2014**

Julie Weaver called the meeting to order at 1:00 p. m.

ROLL CALL: Attending were, Board Members, Julie Weaver, Rick Greenfield, Kathy Arsenault, Joe Haag, Clerk Treasurer Dan McMillan, and City Attorney Craig Wiley.

RULES OF PROCEDURE: Clerk Treasurer Dan McMillan read the Rules of Procedure and City Attorney Wiley swore in those giving testimony at the meeting.

CONTINUED PETITIONS: N/A

NEW PETITIONS: 2014-DVB-003 – 238 South 6th Avenue, Beech Grove, Indiana

Petitioner Gary Hall requests a variance of development standards of the dwelling district zoning ordinance, to provide for a detached garage with a 15-foot setback from the right-of-way of Churchman Avenue (minimum 25-foot setback required). The petitioner lives at the corner of two front streets and stated that because Churchman Avenue is now wider than in years past, they need a little more room in order to accept a standard-size garage door. The petitioner believes that this structure will be too close to Churchman Avenue, but the prior structure had been at the same location and must have been grandfathered in to the ordinance. Mr. Hall stated that they have considered repositioning the structure, but that will likely result in alley access issues with his neighbors. There is existing curb access from Churchman Avenue that they plan to utilize.

REMONSTRATORS: NONE

STAFF:

Staff recommends approval of the petition. This is a classic example of practical difficulty as the petitioners have two front yards in an angled lot, so it would be difficult to locate a standard garage on the property without a variance. There were no clear-sight triangles or vision problems to cause safety issues. The garage to be built is of standard size and the findings have been met.

PETITIONER:

The petitioner stated that there are currently some weeds on the property that will be removed during the construction of the garage. They try to keep their yard nice and well-trimmed,

keeping the overgrowth cut down. After the garage is built, they do not plan on planting anything along the side of the structure facing the street. Rick Greenfield, made a Motion to recommend approval of petition 2014-DVB-003, Kathy Arsenault seconded the Motion; which was approved 4-0.

READING OF MINUTES:

Clerk Treasurer Dan McMillan read the meeting minutes from the February 5, 2014 Board of Zoning Appeals meeting. Julie Weaver made a Motion to approve the minutes, Kathy Arsenault seconded the Motion; which was approved by unanimous voice vote. Clerk Treasurer McMillan reported that the ordinance to increase zoning fees should be heard on third reading at the next Council meeting for approval, and the higher fees would go into effect 60 days after the approval date.

ADJOURNMENT:

Julie Weaver made a Motion to adjourn; Kathy Arsenault seconded the Motion, and the meeting was adjourned at 1:15 p. m.

Diana Hendricks

Joe Haag

Rick Greenfield

Julie Weaver

Kathy Arsenault

Dan McMillan, Secretary