

Beech Grove Board of Zoning Appeals
March 7th, 2012
Meeting Minutes

Julie called the meeting to order at 1:10 p.m.

ROLL CALL: Attending was Board members, Robert Maloof, Diana Hendricks, Julie Weaver, Rick Greenfield, City Attorney Craig Wiley, and Clerk Treasurer Dan McMillan. Absent Jennifer Henry.

READING OF MINUTES: The February minutes were approved as read. Motion to accept was made by Julie seconded by Diana. Motion carried by voice vote.

RULES OF PROCEDURE: Dan read the rules of procedure and Julie swore in those giving testimony at the meeting.

UNFINISHED BUSINESS: 5336 Elmwood 2012 DVB 001 Dr. Michael O'Brien petitioner, David Retherford Attorney, Requested a variance of use.

Linda Ahlbrand Indianapolis Division of Planning gave the staff report and recommended denial. She stated the property encroaches the right of way. She also noted she was happy to see the property go from C-5 to C-1.

Petitioner stated they would provide for gravel parking and drive aisles (paving required), They stated they would go from C-5 use to C-1 use. Mr. Griffin wants retaining wall fixed, and the fence either repaired or taken out. Petitioner has agreed to these terms and Mr. Griffin is happy with these terms. Mr. Fitzgerald building commissioner for city of Beech Grove testified in favor of this variance. Diana Hendricks board member stated a former neighbor spoke to her about this property. She just wanted the board to be aware of this; she said this would not influence her decision in any way. Diana had questions on the right of way encroachment. She wanted make sure petitioner was aware if something had to be done where he might lose part of his parking lot .The petitioner and his attorney are aware of these issues. There were no remonstrators present. Julie made motion to approve the variance subject to the four commitments, Diana seconded the motion. The vote was 4-0 in favor of granting the variance subject to commitments. The Commitments are (1) With in six months of granting of variance the property owner shall repair or replace the existing retaining wall on the east side of parking area. (2) With in one year property owner shall remove, repair or replace the existing fence. (3) This variance only applies for so long as the primary structure on the property is used as authorized under C-1 section of the Commercial Zoning Ordinance. (4) The variance granted hereby shall expire upon the demolition of the existing primary structure on this property.

SPECIAL REQUESTS: None

CONTINUED PETITIONS: None

NEW PETITIONS: 2012 UVB-003 4540 S. Emerson Lillian Trieu
Petitioner. Requested a variance to provide for a salon, spa and massage
establishment. (not permitted)

Linda Ahlbrand Indianapolis Division of Planning recommended approval.
There were no remonstrators present.
Julie made a motion for approval, Diana seconded. Variance was approved 4-0

MISC: None

The next meeting will be on April 2nd, at 1p.m.

ADJOURNMENT: Julie Weaver adjourned the meeting at 1:45 p.m.

Jennifer Henry

Diana Hendricks

Rick Greenfield

Julie Weaver

Robert Maloof

Dan McMillan, Secretary