

**BEECH GROVE BOARD OF ZONING APPEALS
MEETING MINUTES
WEDNESDAY, AUGUST 2nd, 2017**

Diana Hendricks called the meeting to order at 1:00 p.m.

ROLL CALL: Attending were Board Members, Dawn Whalen, Rick Greenfield, Diana Hendricks, Kathy Arsenault, and Clerk Treasurer Dan McMillan, City Attorney Craig Wiley. Absent, Julie Weaver.

RULES OF PROCEDURE: Diana Hendricks read the Rules of Procedure. City Attorney Craig Wiley swore in those giving testimony.

CONTINUED PETITIONS: NONE

NEW PETITIONS:

2017-DVB-002 Mike Beach, 58 North 13th Avenue, Beech Grove, Indiana: Mike Beach request a variance of development standards of the consolidated Zoning and Subdivision Ordinance to provide for a 720-square foot detached accessory structure creating a lot open space of 46% (minimum 60% open space required).

Remonstrators: NONE

Staff: Linda Ahlbrand

Staff recommends Approval of the variance petition subject to the site plan, file dated June 27, 2017 and the following condition: This request would provide for a 720 square foot detached garage. An existing concrete block shed would be removed and replaced with the proposed structure. The proposed open space for the lot would be 46% when 60% is required in the D-5 classification. Staff believes this is a minor deviation as reduced open space is characteristic of other residential lots in this neighborhood. Additionally, the existing deck at the rear of the dwelling is creating some of the practical difficulty in meeting the open space requirement. It counts towards the open space of the lot (because it is over 18 inches in height), even though it does not appear as a dominant feature on the property.

Kathy Arsenault moved to approve 2017- DVB- 002. Rick Greenfield seconded the Motion; which was approved by unanimous voice vote.

READING OF MINUTES: Clerk – Treasurer Dan McMillan

Dan read the minutes from the December 7th, 2016 BZA meeting. Rick Greenfield made a motion to approve the minutes as presented. Diana Hendricks seconded the motion; which was approved by unanimous voice vote.

ADJOURNMENT: Diana Hendricks made a Motion to adjourn, Rick Greenfield seconded the Motion; which was approved by unanimous voice vote. The meeting was adjourned at 1:17 pm.

Diana Hendricks

Dawn Whalen

Rick Greenfield

Julie Weaver

Kathy Arsenault

Dan McMillan, Secretary