

**Beech Grove Board of Zoning Appeals**  
**Meeting Minutes**  
**Wednesday, September 3<sup>rd</sup>, 2014**

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

**ROLL CALL:** Attending were, Board Members, Julie Weaver, Joe Haag, Diana Hendricks, 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-004 – 5705 Churchman Avenue (approximate address), Beech Grove, Indiana**

Legal counsel for Petitioners Eric C. and Jacki S. Brown request a variance of use and development standards of the dwelling district zoning ordinance, for an electrical contracting business (not permitted) with the storage of up to eight commercial and employee vehicles and to provide for a 2,400-square foot, 26-foot tall accessory building resulting in 142% of accessory building area and 200% of total accessory use area (maximum 75% accessory building are permitted, maximum 99% of accessory use area permitted, maximum 20-foot tall accessory building permitted). The main reason for the variance is because of the wish to build the desired building. Counsel stated that the petitioners will continue to live at the property and operate their business as they always have in the past without any complaints from their neighbors. A very detailed letter was sent to the neighbors and no one contacted legal counsel with any issues. Because the property backs up to an industrial area, legal counsel does not feel that this usage would be out of character for that area.

**REMONSTRATORS:** NONE

**STAFF:**

Staff recommends approval of the use variance. This is a use variance because it goes a minor deviation above and beyond what they are permitted to do by right on the property. Office use for a business is permitted within the home. We don't think the amount of office space they are using goes above what is permitted. The parking and the accessory structure are outside normal limits. Since this property is adjacent to a fairly large industrial park to the north and east, their requests would not change the look or appearance of the area.

**PETITIONER:**

There were no further comments from the petitioners' legal counsel.

Diana Hendricks, made a Motion to recommend approval of petition 2014-DVB-004. Joe Haag seconded the Motion; which was approved 3-0.

It was noted that 2014-UVB-002 filed earlier this year for 419 Main Street for purposes of a tattoo parlor, the petitioner never picked up nor mailed legal notice after several months of contacting him. Legal notice was provided to the newspaper. Since this case had been officially docketed with this Board, Staff recommends that this case be dismissed. Julie Weaver made a Motion to dismiss 2014-UVB-002. Diana Hendricks seconded the Motion; which was approved 3-0.

**READING OF MINUTES:**

The reading of the minutes will be postponed until the next meeting.

Clerk Treasurer McMillan reported that General Ordinance #10, 2014, amending the ordinance pursuant to Zoning fees, was passed at the September 2<sup>nd</sup>, 2014 City Council meeting. The new rates will go into effect on November 1<sup>st</sup>, 2014.

**ADJOURNMENT:**

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

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Diana Hendricks

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Joe Haag

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Rick Greenfield

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Julie Weaver

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Kathy Arsenault

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Dan McMillan, Secretary