

BEECH GROVE BOARD OF ZONING APPEALS  
MEETING MINUTES  
WEDNESDAY, September 1, 2021

Secretary James Coffman called the meeting to order at 1:09 p.m.

**Roll Call**

Present: Board of Zoning members Marsha Dorsey, Mike Garrett, Rick Greenfield and Jeff Yeager were present. Attorney Beth Copeland and Secretary James Coffman were also present. Member Julie Weaver was absent.

**Rules of Procedure**

Secretary James Coffman read the Rules of Procedure and swore in those giving testimony.

**Reading of the Minutes**

Minutes from August 4th, 2021 were read into the record. Rick Greenfield made a motion to approve the minutes as written, Mike Garrett seconded the motion, which was approved by unanimous voice vote.

**Continued Petitions**

**2021-DVB-002 1982 Alton Street (approximate address)-** By Jacob and Brandi Lesshafft. The Petition is being heard for the second time, due to a non-majority vote at last month's meeting. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a six-foot tall fence in the front yard along Alton Street (maximum 3.5-foot-tall fence permitted in the front yard). Property owners, Jacob and Brandi Lesshafft, have big dogs and a 3.5-foot-tall fence would not be big enough to keep them in. Petitioners feel the current fence is not blocking any view and provides a safe place for their dogs inside, safely from neighbors and passersby. Since the last hearing, a quote to move the fence was received and would cost about \$1,500.

**Remonstrators- None**

**Staff-** This was a violation case, meaning that someone called in in and reported it. Staff recommends denial of the variance petition due to public safety concerns. Staff also suggested a compromise of moving the fence adjacent with the evergreen tree. This would be a compromise from the required 25 feet.

**Petitioner Rebuttal-** The petitioners say if the fence was 3.5 feet, the dogs would be seen by passersby. When asked if a compromise would be okay, the petitioner said no and that they would just sell their house and move. The cost would be prohibitive, and the dogs would lose too much space to run around.

Member Rick Greenfield, noting the lack of remonstrators, made a motion to approve a temporary variance as long as the Petitioners owned the home; upon listing the property for sale, the fence would have to be removed or brought into compliance. Mike Garrett seconded the motion, which was approved by unanimous voice vote of four to zero.

**New Petitions**

**2021-UVB-003 337 Main Street-** Due to lack of advertising, the petition is continued to the October hearing.

**2021-UVB-004 220 North 16<sup>th</sup> Avenue-** Petitioner has requested a continuance until the November 3<sup>rd</sup> hearing.

**2021-DVB-005- 5457 Elmwood Avenue-** Due to lack of advertising, the petition is continued to the October hearing.

**ADJOURNMENT**

The meeting was adjourned at 1:48 pm.

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Julie Weaver, President

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Jeff Yeager

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Marsha Dorsey

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Mike Garrett

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Rick Greenfield

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James W. Coffman, Secretary