

MINUTES
WALTON BOARD OF ZONING APPEALS
WEDNESDAY, June 22, 2011

President Patti Raderstorf called the meeting to order at 7:00 PM in the Walton Town Hall.

ROLL CALL:

Members present: Patti Raderstorf, Mike Sailors, Aaron Deeter and Mac Martin.

Staff present: Arin Shaver and Chris Gaumer.

Public in attendance: See sign in sheet.

ACTION ON MINUTES:

Minutes of November 17, 2010 were approved as presented.

ELECTION OF OFFICERS: Mike Sailors made a motion to retain the present slate of officers. Aaron Deeter seconded the motion and all were in favor of the slate of officers as follows: President, Patti Raderstorf; Mike Sailors, Vice President; Mac Martin, Secretary.

Staff informed the Board that proof of notification had been met.

All wishing to speak were sworn in.

PUBLIC HEARING:

WZA Case #11-01: A petition of Walton United Methodist church requesting the creation of a property line that would be closer to the side yard setback than is allowed by ordinance. The property is located at 501 & 503 N. Davis St., Walton, IN and is zoned NR, Neighborhood Residential.

Chris Gaumer reported that 2 new parcels are being created and noted the following variances are needed:

- North lot - width, 6.33' smaller than required; acreage, 578ft, .013 acres smaller than required and side yard setback, 2.8' smaller than required.
- South lot – area is conforming.
- South and North side yard setbacks varying from 2.82' – 1.62'.
- The accessory structure on the north side is requesting a variance from .8' – 1.2'.
- Will be receiving an easement of .001 acres over the portion of the sidewalk the church would utilize.

Patti Raderstorf asked for questions from the board and a brief discussion of the site plan followed.

Mrs. Shaver stated that basically land is being traded and visually there will be no difference.

Terry Collins explained that they are selling the parsonage and wishes the parcel to be split from the church property.

Mrs. Raderstorf asked for questions or comments from the public, there were none.

The conditions of approval were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.
4. That all conditions of approval be made commitments and be recorded in the office of the recorder by the petitioner and provided to the Zoning Administrator prior to receiving a change of occupancy.

Petitioner agreed to these conditions.

Mike Sailors made a motion to approve this petition, motion was seconded by Mac Martin and roll call vote was unanimous to approve WBZA #11-01. The board completed the findings of fact.

OLD BUSINESS;

Bylaws: Mac Martin made a motion to approve the Bylaws as presented. Motion was seconded and all were in favor.

NEW BUSINESS:

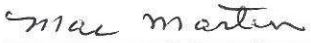
Mrs. Shaver conducted an educational session for the board that included:

- Duties of zoning board
- Appeals/Determinations
- Special Exceptions
- Variances
- Hardships
- Elements of Practical Difficulty

There being no further business to be brought before the Board, the meeting was adjourned at 7:52M June 22, 2022.



Patti Raderstorf, President



Mac Martin, Secretary

Peggy Dillon, Recording Secretary