

**Town of Georgetown
Board of Zoning Appeals
November 6, 2024 5:00 PM
9111 St Rd 64
Georgetown, IN 47112**

Pledge of Allegiance.

Roll call - Members present: Michael Mercer, Mike Davenport, Jeff McCaffrey, and Harris Douglas.

Also in attendance were Haley James and Reny Keener.

Members not present: Kristi Fox and Bob Woosley

Approval of Minutes

Mike Davenport made a motion to approve the minutes from August 6, 2024, seconded by Jeff McCaffrey and approved 4-0.

New Business

Conflict of Interest – Chris Loop

Chris Loop and his wife Jenna Loop are residents of Georgetown and are applying for a development standards variance. Chris Loop is the Town Council president and has submitted this form just to be safe. Chris Loop will take this to Floyd County to be recorded after signed. The Town Council approved/accepted this form at the TC meeting on 10-21-2024.

Jeff McCaffrey made a motion to approve and accept Chris Loops conflict of Interest form. Seconded by Mike Davenport and approved 4-0.

Public Hearing 9045 Walnut St – Monocle Investments LLC.

Chris and Jenna Loop are the owners of Monocle Investments. They own the three parcels to the right of this property. They would like to combine 4 contiguous parcels into three to allow them to build a duplex in the future on one or two of the parcels . As of right now the way our zoning code is set up, they do not have enough lot size to build on some of the parcels. They plan to build one or two duplexes on the lots just like the neighboring properties have.

Public Comments:

In Favor:

In Opposition: Katie Carter at 9055 Walnut Street is in the audience. She has concerns with how close the proposed duplex will sit next to her property line and that a board member is asking another board he has connections with for a variance on his own property.

Michael Mercer informs Katie Carter Chris Loop is not on this board and has no control of this board.

Mike Davenport prepares the ballot. Seconded by Jeff McCaffrey and approved 4-0.

The Ballot will be attached to the minutes.

Misc Business

The next BZA meeting will be Tuesday, December 3, 2024 if needed.

Adjournment

Jeff McCaffrey made a motion to adjourn. Seconded by Mike Davenport and approved 4-0.

Minutes Approved By:



Michael Mercer



Mike Davenport

Jeff McCaffrey



Harris Douglas

Vacant

Attest:



Haley James , Secretary

NOV - 7 2024

Danita Burks
Clerk



UNIFORM CONFLICT OF INTEREST DISCLOSURE STATEMENT

State Form 54266 (R2 / 9-24) / Form 236
STATE BOARD OF ACCOUNTS

"A public servant who knowingly or intentionally (1) has a pecuniary interest in; or (2) derives a profit from; a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Level 6 Felony." Ind. Code 35-44.1-1-4(b).

As defined by IC 35-31.5-2-261, "public servant" means a person who:

- (1) is authorized to perform an official function on behalf of, and is paid by, a governmental entity;
- (2) is elected or appointed to office to discharge a public duty for a governmental entity; or
- (3) with or without compensation, is appointed in writing by a public official to act in an advisory capacity to a governmental entity concerning a contract or purchase to be made by the entity.

A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant. IC 35-44.1-1-4(a)(3).

A "dependent" means the spouse of a public servant; a child, stepchild, or adoptee of a public servant who is unemancipated and less than eighteen (18) years of age; or an individual more than one-half of whose support is provided during a year by the public servant. IC 35-44.1-1-4(a)(1).

Complete this form in its entirety. Legal counsel should be consulted.

1. Full name and address of public servant submitting this form: Christopher Michael Loop
9060 Walnut St Georgetown IN 47122
2. a. Job title: Town Council Member
- b. Governmental entity: Town of Georgetown Indiana
- c. County: Floyd

FOR CONTRACTS, PLEASE COMPLETE SECTION 3.

FOR PURCHASES OF GOODS OR SERVICES (WITHOUT A CONTRACT), COMPLETE SECTION 4.

3. Identify and describe the contract involved (complete a separate Disclosure Form for each contract):
 - a. Full legal name and address of contractor: _____
 - b. Full name and address of "dependent" (if applicable): _____
 - c. Identify the governmental entity that is a party to the contract: _____
 - d. Relationship of public servant to contractor: _____

- e. Specific ownership interest (and/or job title) of the public servant (or the public servant's dependent) in contractor: _____
- f. Start date and end date of contract: _____
- g. Total dollar amount of contract: _____
- h. Specific financial interest (and/or dollar amount) derived by the public servant (or the public servant's dependent) as a result of the contract: _____
- i. Date of the public meeting and the name of the governmental entity that accepted the contract (Note: this date MUST be prior to any final action on the contract or purchase): _____
4. Identify and describe each purchase of goods or services (which does not involve a contract) in which the public servant has a pecuniary interest:
- a. Describe the good or service purchased:
Monocle Investments LLC, a real estate holding company that I, and Jenna Loop are each 50% owner, is going before the Town of Georgetown Board of Zoning Appeals to ask for a property variance. Monocle Investments LLC is also paying all costs associated with the request. No funds are being exchanged but I want to extra cautious to make sure my ownership is noted.
- b. State the total dollar amount of each purchase: N/A
- c. Full legal name of vendor: Monocle Investments LLC
- d. Name of governmental entity making the purchase of goods or services:
Town of Georgetown Board of Zoning Appeals will be making a variance decision, no purchase.
- e. Specific ownership interest (and/or job title) of the public servant (or the public servant's dependent) in vendor: I am a member and 50% owner of Monocle Investments LLC, and my wife Jenna Loop is also a member and 50% owner of Monocle Investments LLC.
- f. Full name and address of "dependent" (if applicable): Jenna Marie Loop, wife, 9060 Walnut ST Georgetown IN 47122
- g. Purchase date: N/A
- h. Specific financial interest (and/or dollar amount) derived by the public servant (or the public servant's dependent) as a result of the purchase: If the BZA approves the variance request, there is no money gained. The action would allow for future real estate development.
- i. Date of the public meeting and the name of the governmental entity that accepted the purchase of goods or services (Note: this date MUST be prior to any final action on the contract or purchase): Wednesday November 6th 2024 at 5pm, Town of Georgetown Board of Zoning Appeals.

IF PUBLIC SERVANT IS APPOINTED, COMPLETE SECTION 5

ALL OTHER PUBLIC SERVANTS, COMPLETE SECTION 6

5. Approval of elected public servant or board of trustees of a state supported college or university that appointed the public servant:

I / WE hereby approve this Conflict of Interest Form concerning the public servant for the contract or purchase described herein on this day:

Date of Appointment: _____

Date of Approval of Conflict of Interest: _____

Signature

Printed Name, Job Title

Signature

Printed Name, Job Title

6. Approval by governmental entity at public meeting

- a. Date this Conflict of Interest was submitted to the governmental entity: 10-21-24 | TOWN COUNCIL | BZA
11-06-24
- b. Date of the public meeting this Conflict of Interest Form was accepted by the public entity (Note: this date MUST be prior to any final action on the contract or purchase): 10-21-24 | 11-06-24

7. Affirmation of Public Servant:

This disclosure was submitted to and accepted by the governmental entity in a public meeting (identified above) prior to final action on the contract or purchase.

I affirm, under penalty of perjury, the truth and completeness of the statements made above.

Signed: [Signature]

Printed Name: Chris Loop

Date: 11-07-2024

Email Address: chris.loop@georgetown.in.gov

8. Filing Requirement

Within fifteen (15) days after final action on the contract or purchase, copies of this statement must be filed with both:

1. The Indiana State Board of Accounts by uploading at https://gateway.ifionline.org/sboa_coi/; and
2. The Clerk of the Circuit Court of the county where the governmental entity took final action on the contract or purchase.

DEVELOPMENTAL STANDARD VARIANCE BALLOT

GEORGETOWN BOARD OF ZONING APPEALS

Docket G 24-01-9469

Petitioner's Name: Monacle Investments

ORDINANCE AUTHORITY: Georgetown Zoning Ordinance

The variance petition shall be approved if the findings of fact are made consistent with the requirements of this Ordinance and Indiana State Code. The petition shall be approved with modification if the Board determines that the required finding of fact may be made if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required findings of fact part of its approval or accept written commitments from the petitioner.

DECISION

After careful review the Board finds that:

1. Approval of the variance (WILL NOT / WILL) be injurious to the public health, safety, morals, and general welfare of the community because:

Adjoining parcels in the surrounding area are of similar size to those being created. The combining of these parcels fits the character of the area.

2. The use and value of the area adjacent to the property included in the variance (WILL NOT / WILL) be-affected in a substantially adverse manner because:

Adjoining parcels are of similar size with similar setbacks of both the primary and accessory structures. Allowing the parking to be placed in the rear of the parcel is an added benefit due to limited street parking in the area.

3. The strict application of the terms of the zoning ordinance (WILL / WILL NOT) result in practical difficulties in the use of the property because:

Without the granting of the variances the current dimensional requirements of the code would prohibit these lots from being developed in a beneficial way to support in-fill housing in the area.

Mike Davinick

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

If such a structure is involved, the Petitioner (HAS / HAS NOT) provided the Board with a copy of the following:

- a. Permit for the structure issued by the Indiana Department of Transportation;

- i. Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; and
- ii. Evidence that notice was delivered to a public use airport as required in Ind. Code 8-21-10-3 not less than sixty (60) days before the proposal is considered.

The Board of Zoning Appeals hereby (GRANTS / DENIES) the Petitioner's Variance at the meeting held on the 6 day of November, 2024

Approval by the Board is subject to the completion of the following conditions:

Parcel 1: Front Yard Setback 15 Feet, REAR Yard Setback 8 Feet. Rear yard off parking shall be Allowed As Shown in Exhibit 1

Parcel 2: Allow the lot size be A Minimum of 6100 Sq Ft
Allow the lot to be A Minimum of 50 Feet wide
Front Yard setback Minimum of 5 Feet wide
Side Yard For Primary Structure on the West Side be A Minimum of 5 Feet
Side yard setback for Accessory Structure shall be 0 Feet
IF Accessory Structure is Modified or Demolished must Comply with Current Code

Approval by the Board is subject to the following written commitments:

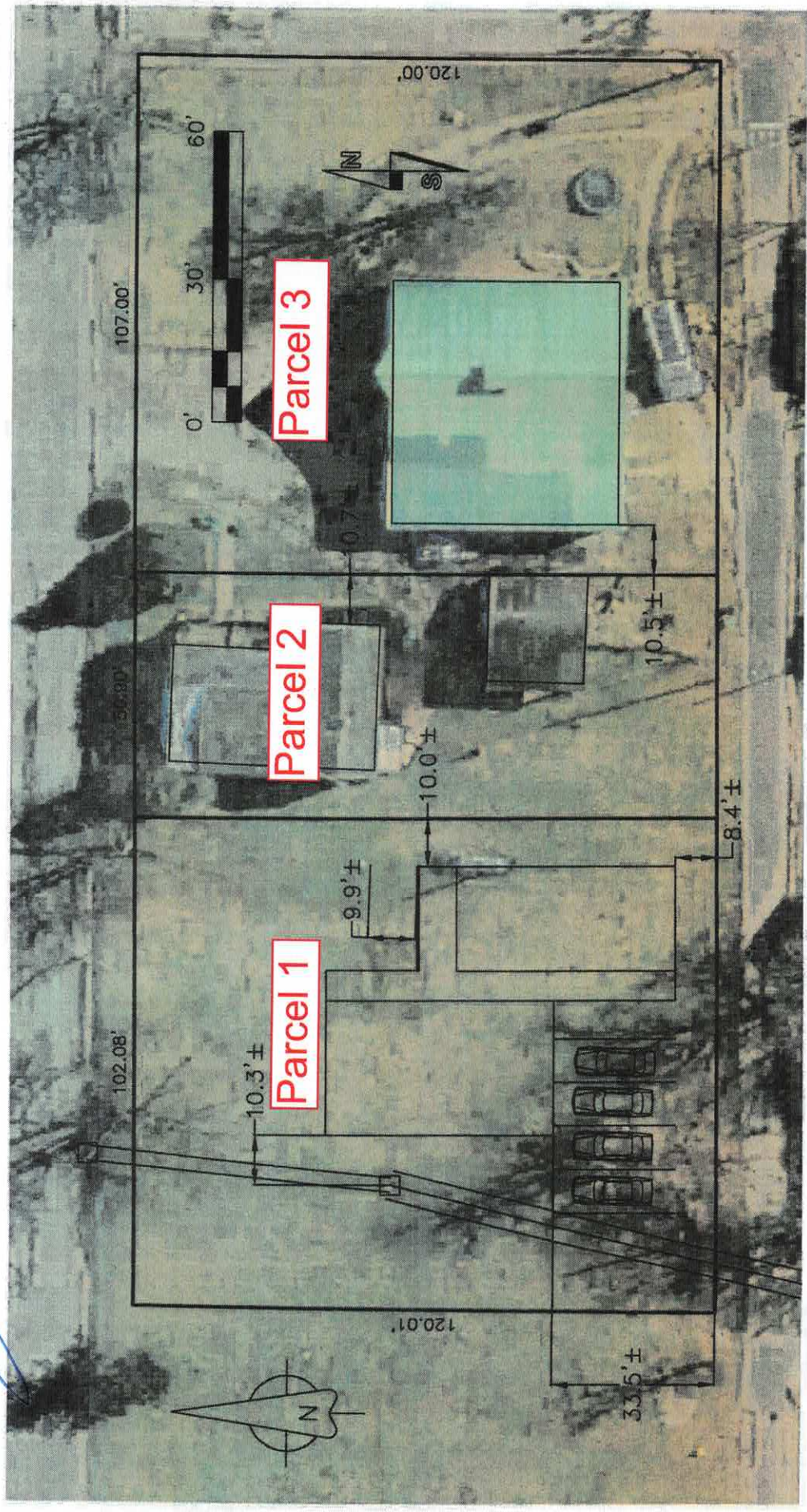
Board Members in Favor:

[Signature]
[Signature]
[Signature]
[Signature]

Board Members Opposed:

PW approves email
9-26-24

Exhibit 1



9045 Walnut Street
Proposed Parcels Exhibit
BZA Meeting: 11/06/2024

example

TNH-DU-01

56'-0"

72'-0"

1ST FLOOR PLAN

WIC 5 x 6-2

Bdrm. 2 10 x 12-4

Mstr. Bedroom 12-4 x 13-8

M. Bath

Bath

Util. 6-6 x 7

Clos.

Kitchen 13-8 x 10-6

Great Room 14 x 19

Porch 8 x 14-4

Porch 8 x 16-6

FRONT ELEVATION

RENDERING

NOTE: This rendering was produced by Southern Living

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Significant Modifications may be required if building within a 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDG, Inc. if you have any questions.

TNH-DU-01 2 BED / 2 BATH • 1 STORY • 12' CEILING
1,055 SF HEATED | DATA LISTED PER UNIT

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1,055 SF HEATED | DATA LISTED PER UNIT



THE DUPLEX

1,055 TOTAL HEATED SQ. FT. (PER UNIT)