

**NEW WHITELAND
BOARD OF ZONING APPEALS**

October 25, 2022

6:30 p.m.

PUBLIC HEARING

President Mike Ryle opened the meeting at 6:30 pm. Members in attendance were Bill Conner, Mike Ryle, Chris Gonfiantini and Mike Combs. Chris Mazzarella is no longer on the board because he moved out of town. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were both in attendance.

MINUTES:

Mike Combs motioned to approve the minutes from the last BZA meeting. Bill Conner seconded the motion. Vote was 4 affirmative.

ELECTION OF VICE PRESIDENT:

Mike Combs volunteered to be the Vice President. Vote was 4 affirmative.

VARIANCE 22-V-03 272 BITTERSWEET

Mr. Fredy Carbajal resides at 3038 Fletcher Avenue in Indianapolis. He is the contractor for the owner at 272 Bittersweet Drive. Mr. Carbajal is requesting a reduction on the side setback from 12' to 11'. And a reduction on the rear set back from 25' to 18'. Mr. Carbajal distributed blueprints of the proposed room addition. He explained the room addition is to accommodate the size of the homeowner's family. Mr. Carbajal states that the front elevation is not affected at all. He will maintain the same structure and roof pitch. The room addition will line up with the rest of the existing house.

Since we have some new members, Lee Robbins explained to the Board of Zoning Appeals members what their responsibilities are as members. One function of the BZA is to consider and decide appeals of decisions by the Town's Zoning Administrator. The BZA also consider requests of variances of use and development standards or dimensions; to permit property owners to use and/or develop their property in a manner not permitted by the Town's zoning ordinance. Lee explained that the variance application being presented tonight are a perfect example of someone asking for a dimensional variance. They know the rules, so they have come to you for relief. It's up to the members to do one of the following: deny the variance, grant the variance, do nothing or grant the variance with conditions. Lee Robbins also explained a Use Variance.

Lee Robbins went on to explain the Findings of Fact. The decision that the members make has to be based on the Findings of Fact per state statute. There were no remonstrators in the audience. Mike Ryle motioned to grant the requested variance to reduce the side setback from 12' to 11' and to reduce the rear setback requirement from 25' to 18'. Bill Conner seconded the motion. Vote was 4 affirmative.

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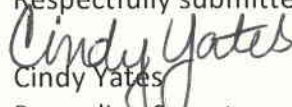
VARIANCE 2022-V-04 452 Granada Mike & Connie Nelson

Connie Nelson is requesting a reduction on a front set back from 35' to 29' in order to construct a front porch. Their house faces the west and the air conditioner runs constantly in the evenings. The proposed porch will help with that and make the house look better. Mike Ryle asked if the porch will hinder anyone's view? Connie Nelson answered, no. They live inside a curve. The porch will not affect the neighbors.

Mike Combs motioned to grant the variance to allow the front setback to be reduced from 35' to 29'. Bill Conner seconded the motion. Vote was 4 affirmative.

Meeting adjourned at 6:51 p.m.


Approved By:

Respectfully submitted:

Cindy Yates
Recording Secretary