**NEW WHITELAND**

**BOARD OF ZONING APPEALS**

**February 27, 2018**

**6:30 pm**

Jeff Weaver began the meeting at 6:30 pm. Members present were Jeff Weaver, Chad Waltz, Mike Ryle, Frank Vaughn and Scott Alspach. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were also present.

**MINUTES**:

Frank Vaughn motioned to accept the minutes from the last meeting, which was October 25, 2016. Scott Alspach seconded the motion. Vote was 5 affirmative.

**ELECTION OF OFFICERS**:

CHAIRMAN:

Scott motioned Chad Waltz for Chairman of the Board of Zoning Appeals.

Frank Vaughn seconded the motion. Vote was 5 affirmative.

VICE CHAIRMAN:

Chad Waltz nominated Mike Ryle for Vice Chairman. Frank Vaughn seconded the motion. Vote was 4 affirmative.

**VARIANCE 18-V-01 Nancy Pace 213 Sawmill Road / carport**

Nancy Pace is requesting a variance to reduce the side setback from 12’ to 2 ½’ for a free standing carport. She states the size of the carport will be 20’ x 20’. It will be professionally installed, will match the house, and will not have sides.

Scott Alspach asked what is the undue hardship? Nancy replied to protect their vehicles from storms, sun damage, hail, etc. Scott asked about her garage and Nancy stated they have a 1965 Camaro in the garage. They have four cars and would like for two of them to be under the proposed carport.

Scott states that he just doesn’t see the hardship. Nancy states that it is a hardship to repair vehicles from damage. There was discussion about the front setback. Nancy states she is fine there, there is more than 35’. Nancy states that the carport will be wide enough to park 2 cars under it. The carport will not be attached to the garage.

Board of Zoning Appeals

February 27, 2018

Page Two

Nancy Pace asks about the two brand new carports that she has noticed in the town. There is one on Hanover that is taller than the house. And another one on Woodland. Tim Guyer made a note and will address those. According to our knowledge, no one submitted an application for a carport at either houses.

There were no remonstrators present.

There was a lot of discussion and the members looked at the property on Google Map to have a better view of the property. Unfortunately the map doesn’t show her new driveway. There was discussion about moving the carport in front of the garage.

Lee explained the Findings of Facts and that it is the responsibility of the BZA members to find that the Findings of Facts are satisfied.

Frank Vaughn made a motion to approve the variance to reduce the side setback from 12’ to 2 ½’. No one seconded the motion, therefore the motion died.

Jeff Weaver advised her to go to Beacon website and print out a map of her property. Jeff would like for her to submit plans for this carport, showing where the carport will sit and with dimensions.

Mike Ryle motioned to continue the Public Hearing until March 27th at 6:30 pm, without additional notice provided by the petitioner. Chad seconded the motion. Vote was 5 affirmative.

Meeting adjourned at 7:07 p.m.

 Respectfully submitted:

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Approved By: Cindy Yates

 Recording Secretary