New Whiteland

Board of Zoning Appeals

June 26, 2018

6:30 pm

Chairman Chad Waltz began the meeting at 6:30 pm. Members present were Dennis Montgomery, Mike Ryle and Chad Waltz. Member Jason Smith was not in attendance. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were both in attendance.

**MINUTES**:

Dennis Montgomery motioned to approve the minutes from the previous meeting as presented. Mike Ryle seconded the motion. Vote was 3 affirmative.

**VARIANCE 18-V-03 Gary Pitcock 631 Saraina Lane**

Chad asked Tim Guyer if all the paperwork was in order. Tim Guyer replied, yes.

Mr. Pitcock states that he purchased a house at 631 Saraina Lane. There is an existing mini barn there that has deteriated and he would like to tear that shed down and construct another shed that is a little larger. Mr. Pitcock wants a 12’ x 15’ shed and is requesting a reduction on the rear set back from 25’ to 7’. Mr. Pitcock will place the new shed exactly where the existing shed is now, except it will be 3’ closer to the house.

There were no remonstrators in the audience. Lee Robbins asked Mr. Pitcock if there is any water that doesn’t drain where the existing shed is located? Mr. Pitcock answered, no. Mr. Pitcock states that the property slopes making the water flow toward his property, not away. Mr. Pitcock states there is a big bee hive near the corner of his property.

Dennis Montgomery asked if the shed could be moved in the future if need be. Mr. Pitcock replied yes. Someone asked what the height of the proposed shed is. Mr. Pitcock replied the same height as the existing one. There was a brief discussion about if the easement is needed, Mr. Pitcock may have to move the shed at some point in the future.

Lee Robbins clarified to Mr. Pitcock that if this variance is granted, he needs to understand that there are easement rights. And if a utility or the Town of New

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Whiteland needs to use that easement, they have the right to do so. The Board of Zoning appeals has no power beyond granting a variance.

Chad Waltz motioned to grant the variance to reduce the rear set back requirement of 25’ to 7’ on the condition that Mr. Pitcock understands the easement rights. Mike Ryle seconded the motion. Vote was 3 affirmative.

Mr. Pitcock stated that he understands the variance.

Meeting adjourned at 6:52 p.m.

Respectfully submitted:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cindy Yates

Approved By: Recording Secretary