

Fortville Board of Zoning Appeals (BZA) Meeting Minutes

THURSDAY, 10/26/2023 – 6:30 PM

1. OPENING OF MEETING

The meeting was called to order at 6:30 p.m. by Amandia Jeschke.

ROLL CALL

- **BZA Members Present:** Earl Bolander, Jr., Amandia Jeschke, and Nathan Sturdevant – Quorum Declared
- **Town Staff Present:** Alex Intermill - Town Attorney (via Zoom), Adam Zaklikowski - Planning and Building Director, and Andy Williams – Recording Secretary
- **BZA Members Absent:** Dan Justus and Rick Jacobs

PLEDGE OF ALLEGIANCE

APPROVAL OF MEETING AGENDA

Motion to approve the **10/26/2023 Meeting Agenda** - E. Bolander, Jr., 2nd – N. Sturdevant. Motion carried 3-0.

APPROVAL OF MINUTES

Motion to approve the **9/28/2023 Minutes** – N. Sturdevant, 2nd – E. Bolander, Jr. Motion carried 3-0.

2. **OLD BUSINESS** – None

3. **NEW BUSINESS**

Case No. AA-01-2023 – 8-10 S. Main Street – Hendrix/Ratliff – Administrative Appeal

Case dismissed; no action needed.

Case No. VAR-10-2023 – 518 N. Leland Street – Dolan - Variances

To consider a petition from Mark & Denise Dolan seeking approval of Development Standards Variances to allow a metal garage as an accessory structure in the rear yard at 518 N. Leland Street.

Staff Presentation

Adam Zaklikowski gives the staff presentation via slides including a plan overview –

- Location: 518 N. Leland Street (west side of the street between Monroe & Illinois Streets)
- Owner/Petitioner: Mark & Denise Dolan, 11082 Song Creek Ct., Fortville, IN, 46040
- Zoning: Residential: 3.5 (R3.5)
- Use of Property: Single-Family Residential – rental property
- Request: The Dolans would like to build a 288 SF (12' x 24') metal pole barn/garage as an accessory structure in the rear yard of their property replacing a previous garage that has been demolished.
- Maps & images of aerial / parcel, oblique, plot plan, building dimensions, elevations, staff review & analysis.
- Variances Requested:
 - Pole Barn & Metal Building prohibited in R3.5 zoning.
 - 3' west side setback for an accessory structure instead of 5' as required.
 - 1' x 4' window trim required
 - Minimum 6:12 roof pitch required.
- Community response requirements were completed and met for the Variances.
- Public Remonstrance for Variance – None
- Decision Criteria of General Welfare, Adjacent Property, and Practical Difficulty have been met.
- Staff recommends approving.

BZA Questions

Amandia asked for clarification on the size and usage of the garage. Also, asked if ordinances stipulate windows of detached garages.

Petitioner – Mark Dolan spoke on the Variances requested. A stick-built garage.

Public Comments - None

Government Officials Comments / Remonstrance – None

BZA Questions

Nathan asked Adam about the trim around the window. The Dolans will add trim to the window or remove the window.

BZA Motion

E. Bolander, Jr. motions to approve Variances as presented. No second based on further discussion.

Nathan questions the unnecessary request for the variance of the window trim. 1' x 4' window trim is what the ordinance requires, Nathan believes the BZA should require it.

Mr. Dolan stated that the trim was not discussed prior but has no issue with adding it.

E. Bolander, Jr. amends the motion to approve the Variances with the 1' x 4' window trim required. 2nd – N. Sturdevant. Motion passed 3-0.

Case No. VAR-11-2023 – 10 Noel Avenue – Howard – Variances

To consider a petition from Kevin Crotchfelt on behalf of Mitch Howard seeking approval of Variances to allow a relocated single-family residence within the Commercial: Community (CC) Zoning District.

Amandia recuses herself due to it being a design project of hers.

Alex and Adam discussed that the case would have to be tabled at the next meeting due to a lack of quorum.

Amandia suggests that a special BZA meeting convene on Monday, October 30th, 2023 at 6:30 p.m.

4. **ADJOURNMENT**

Motion made to adjourn the meeting at 6:59 p.m. by E. Bolander, Jr., 2nd – N. Sturdevant. Motion carried 3-0.

BZA Chairperson: Amandia Jeschke
Amandia Jeschke

Recording Secretary: Andy Williams
Andy Williams