

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

11.27.2024 – 6:30 PM

Opening of Meeting

Called to order at 6:30 PM by Amandia Jeschke.

Roll Call

Members Present: Rick Jacobs, Nathan Sturdevant, Amandia Jeschke, Earl Bolander Jr., Sean Simmons

Town Staff Present: Alex Intermill – Town Attorney (via Zoom), Adam Zaklikowski – Planning and Building Director

Pledge of Allegiance

Oath of office for new member, Sean Simmons

Approval of Agenda

Motion to approve – N. Sturdevant. 2nd - R. Jacobs. Carried 5-0.

Approval of Minutes

Motion to approve September meeting minutes – R. Jacobs. 2nd – E. Bolander Jr. Carried 5-0.

New Business

Case No. VAR-13-2024 – 518 Bridge Ct.

Henschen Garage Addition - To consider a Variance request by Alan Henschen & Stephanie Milentis for a proposed garage addition side setback of 7.5' instead of 15' as required (to vacant Lot 18) at 518 Bridge Court.

Staff Presentation: Adam Zaklikowski

- Residential 2.5 Zoning
- Lot 18 and 19 under the same ownership
- Development Standards Variance: To allow a side yard setback of 7.5' instead of 15' as required
- Although both lots are owned by Mr. Henschen, the vacant lot is buildable for a single-family residential home. Mr. Henschen has no plans to sell or build a home on that lot.
- Addition would not encroach into an easement.
- Staff Recommendation: Approve Variance

Board Questions and Comments:

- A. Jeschke: Pie shaped lot, are all of the proposed garage additions falling outside of the setback?
 - A. Zaklikowski: It all falls outside of the utility easement.

Petitioner Comments:

- A. Henschen: The last drawing he gave Adam was to put a gable on the house, his wife is all visual and may want him to do the house the same as the garage but the add on is a foot higher than the elevation of the existing garage but will match the other side of the house.

BZA Motion – Motion to approve – N. Sturdevant. 2nd – R. Jacobs. Carried 5-0.

Case No. VAR-14-2024 – 443 445 E. Michigan St.

Duplexes - To consider a request for Variances by Sina Semsarzadeh for two proposed duplex homes at 443 445 E. Michigan Street. To allow two 35' wide lots instead of 45' wide each as required, and to allow two 4200 SF lots instead of 5400 SF each as required.

Staff Presentation: Adam Zaklikowski

- Replat request - Plan Commission 11/26/24 - Approved with conditions requiring BZA approval of Variances for Replat to be effective. They also required parking along the entire north property line.
- Staff Recommendation: Approve Variances. Consider requiring fiber cement siding and consider limiting the size of each unit to 1,100 livable SF to reduce the overall size of the homes in response to concern from neighbors.

Board Questions and Comments:

- A. Jeschke: What is the overall height?
 - A. Zaklikowski: 27'
- A. Jeschke: What is the proposed sq ft
 - A. Zaklikowski: It is designed at 1,500 sq ft
- A. Jeschke: Discussion on Parking

Petitioner Comments:

- TJ Swanson (Architect on the Project): Working for a new urban feel for the project and will use fiber cement siding. One thing that addresses parking is each one would have a driveway with parking. Does not think they need to go down to 1,200 sq ft because they tried to create a spacious living space.
- Sina Semsarzadeh (Owner): She is perfectly fine going down to 1,200 sq ft.

Government Officials Comments:

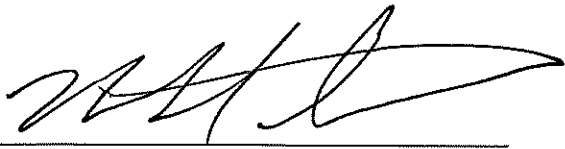
- Tonya Davis: She doesn't think reducing the size of it is going to make a difference to the neighbors, only will change how you feel on the inside. Concern on parking, maybe entertain on putting a dividing fence so parking does not get confused for surrounding property.

BZA Motion – Motion to approve with conditions – R. Jacobs. 2nd – Alex Intermill. Carried 5-0.

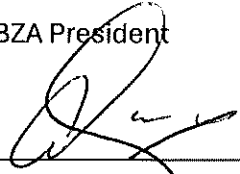
Conditions include: Fiber cement siding must be used as well as a fence divider be put up on the west side of the property to clarify parking.

Adjourn

Motion to adjourn at 7:25 PM – R. Jacobs. 2nd – E. Bolander Jr. Carried 5-0.

A stylized, handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

BZA President

A handwritten signature in black ink, appearing to be 'Andy Williams', with a large, sweeping loop at the end.

Andy Williams, Recording Secretary