

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

Thursday 8/28/2025 – 6:30 PM

(Time stamps in parentheses to align with time on meeting video)

Opening of Meeting

Call to order at 6:30 PM

Roll Call

Members Present: Nathan Sturdevant, Earl Bolander, Jr., Sean Simmons, Rick Jacobs, Joe Murphy

Town Staff Present: Adam Zaklikowski – Planning and Building Director, Sarah Waldron – Recording Secretary, Tyler Ochs – Bose McKinney and Evans LLP Associate

Pledge of Allegiance

Approve the Meeting Agenda – Motion to approve – E. Bolander 2nd R. Jacobs. In favor 5-0.

Commission to consider approving Minutes of the June 2025 meeting – Motion to approve – S. Simmons. 2nd E. Bolander. In favor 5-0.

New Business/Public Hearing:

Case No. VAR-04-2025 – 616 Poplar St (2:35)

To consider Development Standards Variances for two 35' lots (40' required) each 4,410 SF (5,040 SF required) at 616 Poplar Street

Adam Zaklikowski gives presentation on case (3:00)

- Current use of the property is 2 empty lots
- Proposed use is two duplex homes (4 units total) vertical duplexes
- The property would go from 3 1/2 to 3 lots as part of a Replat

Questions or Clarifications:

N. Sturdevant – The 11 feet between two buildings, is that a concern for fire?

A. Zaklikowski – Bare minimum for fire code is 10 ft between structures, and if you are going any closer you must have fire rated walls. In this case we could have 11 ft between houses, it would meet fire regulations.

Petitions Comments (12:30)

Jamillah Mintz with In-N-Out Unlimited - The petitioner stated that the two proposed duplex homes would be a good infill projects and fair use of the property. Fire-rated walls are not required since the homes meet spacing criteria. The petitioner agreed that conditions 1-5 in the staff report are reasonable and noted that Neu Development, represented by Rhonda Salazar, agrees. The petitioner requested approval of the petition and replat.

Board Questions (14:33)

J. Murphy – Could you walk us through kind of the intent behind the request? Why going down to 35 instead of try to keep the 40?

J. Mintz – It's the goal with going with 35 ft instead of a 40 ft is to preserve as much of the existing parcel for the existing home and that landowner.

A. Zaklikowski – Mr. Rogers told me the reason that he wanted to do that is he wanted to have simply put a little bit more space between the existing home on the North side

E. Bolander – Are the tenants going to park on the street or alley?

J. Mintz – From my understanding they plan do a “parking pads” that are in the back. Dedicated to the tenants.

Motion to approve. E. Bolander. 2nd R. Jacobs. Opposed, N. Sturdevant - In favor 4-1.

Adjourn:

E. Bolander motion to adjourn at 6:57 PM 2nd R. Jacobs Carried 5-0.

Board Chairperson: _____



Nathan Sturdevant

Recording Secretary: Sarah Waldron

Sarah Waldron