

Fortville Board of Zoning Appeals (BZA)

Meeting Minutes

02.26.2026 – 6:30 PM

*(Time stamps in parentheses to match up with time on meeting video)*

**Opening of Meeting**

Called to order at 6:30 PM by Nathan Sturdevant.

**Pledge of Allegiance**

**Roll Call**

Members Present: Sean Simmons, Nathan Sturdevant, Joe Murphy, Rick Jacobs, Michael Carpenter.

Town Staff Present: Alex Intermill – Town Attorney (via Zoom), Adam Zaklikowski – Planning & Building Director, Sarah Waldron – Recording Secretary

**Approval of Agenda**

Motion to approve – R. Jacobs, 2<sup>nd</sup> – S. Simmons. Carried 5-0.

**Oath of Office for Michael Carpenter**

**Commission to select a Chairman and Vice Chairman for 2026**

R. Jacobs nominated N. Sturdevant for President. 2<sup>nd</sup> J. Murphy. In favor 5-0.

R. Jacobs nominated J. Murphy for Vice President. 2<sup>nd</sup> S. Simmons. In favor 5-0.

**Approve the Minutes from the December 2025 Meeting**

Motion to approve – R. Jacobs, 2<sup>nd</sup> – J. Murphy. Carried 5-0.

**New Business**

**Case No. VAR-06-2025 – 108 W Ohio St**

To allow a Setback Variance for a home addition (expanded garage) at 108 W. Ohio St with a setback of 0' at the east property and 0' at the south property line.

Presentation by Adam Zaklikowski (5:50)

**Petitioner Response**

Joe Huck – Wanting to put one 16ft garage door instead of 2 8ft garage and save space.

**Questions for Petitioner**

M. Carpenter – If this was a one lane driveway would this work?

J. Huck – Yes

N. Sturdevant – If you can clarify, what is the proposal we are talking about?

J. Huck – 7 ½ feet

N. Sturdevant – So now we are talking about 2-2 ½ feet off the property line

A. Zaklikowski – The property line is jagged. The house today is already on the neighboring property, per the survey.

S, Simmons – Did you install the driveway or was it already installed?

J. Huck – Was there when we bought the house. We added a foot on both sides of the driveway.

J. Murphy – When you purchased the home was there no legal description that made you aware of these issues? Has there been any thought to doing a bump out without encroaching onto neighbors' property to give more space?

J. Huck – No we were not aware.

R. Jacobs – Is it possible to do a 1 ½ garage.

J. Huck – It would still have to be 16ft door.

J. Murphy – Adam, would you approve of a building permit that shows its being built on someone else's property?

A. Zak – if the BZA approves the variance then we were be compelled to issue, if they met requirements of home construction.

A. Intermill - We would want to have the approval of the neighbor.

J. Huck – We would pay to have a new survey done of the property.

A. Intermill – With this issue of the potential encroachment, if the petitioner believe that an updated survey would show that's not the case, this one might need to be continued to evaluate because that encroachment issue does affect the BZA vote and decision.

Christy Simmons – Neighbor of 108 W Ohio – Has a survey from 2013 and from those measurements showed that garage to garage it would be about 5ft. Has concerns about having homes being so close together and how that would affect their future updates to their home that they would like to do. Suggest to neighbor to build garage further north.

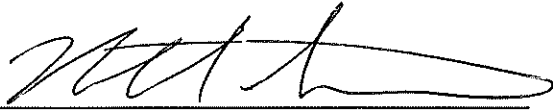
N. Sturdevant – The survey does need to be updated before we can continue.

Motion that we continue to the March 2026 meeting with the intent we will come back with updated building plans as well as updated survey before considering any further variance –

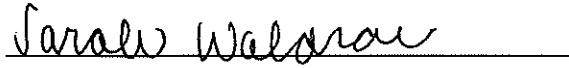
J. Murphy, 2<sup>nd</sup> – R. Jacobs. Carried 5-0.

Adjourn

Motion to adjourn at 7:21 PM. – R. Jacobs, 2<sup>nd</sup> – S. Simmons. Carried 5-0.

A handwritten signature in black ink, appearing to read "Nathan Sturdevant", written over a horizontal line.

Nathan Sturdevant, BZA President

A handwritten signature in black ink, appearing to read "Sarah Waldron", written over a horizontal line.

Sarah Waldron, BZA Recording Secretary