

Hamilton County Board of Zoning Appeals - North District
February 26, 2020

Mrs. Johnson called the official meeting of the Hamilton County Board of Zoning Appeals - North District to order at 9:00 p.m.

Members Present: Frank Habig, III, Gerald Kirby, Kristin Johnson, Marcia Finkbiner - alternate, and Tim Clark. Absent: Ron Hall. Also present: Charles Kiphart, Director; Aaron Culp, Legal Counsel; and Linda Burdett, Secretary.

Declaration of Quorum: Mrs. Johnson declared a quorum with four regular members and one alternate member present.

Guests: See sign-in sheet.

Communications/Reports: Nothing to present.

Approval of Minutes: Mrs. Johnson identified the minutes of October 23, 2019. Could I have a motion, please?

Mr. Habig motioned to approve as submitted.

Mr. Clark seconded.

With no further comments or corrections... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.** The minutes are approved.

Election of Officers: Mrs. Johnson identified **the position of Chairman.** May I have a motion?

Mr. Habig nominated Kristin Johnson.

Mrs. Finkbiner seconded.

With no other nominations being made... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.**

Mrs. Johnson identified **the position of Vice Chairman.**

Mr. Habig nominated Gerald Kirby.

Mrs. Johnson seconded.

With no other nominations being made... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.**

Mrs. Johnson identified **the position of secretary.**

Mr. Kirby nominated Linda Burdett.

Mrs. Johnson seconded.

With no other nominations being made... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.**

Old Business: Nothing to present.

New Business: Mrs. Johnson began with **NBZA-R.V.-0001-02-2020**. This is a requirement variance. This is concerning reducing the front yard setback from the zoning ordinance required 115.0 ft. down to 80.0 ft. for an addition to an existing residence. **Location: 10225 East 266th Street, Arcadia, IN 46030**. Mr. Morgan, if you would come forward and tell us about your petition, please.

Dustin Morgan, of 10225 East 266th Street, Arcadia, Indiana 46030, stated his name and address for the record. I would like to petition the setback down to 80.0 ft. The house was built in the 1920s and the current actual front porch is at 85.0 ft. We would like to square off the front corner of the house and make room to add a front porch all the way across the front and wrap around like a nice country front porch.

Mrs. Johnson asked if there was anything else the board should know.

Mr. Morgan added, with the expansion it will make room for us. The kitchen is kind of cramped. Our refrigerator and stove hit each other as you open the doors. The expansion will make the kitchen bigger. It will just create more space for the family.

Mr. Habig asked if the new addition wasn't going to extend out any farther than what the old porch is right now. (2) It's just squaring off the face of the house and adding a little bit onto the one side.

Mr. Morgan answered, no. (2) The northwest corner of the house bumps in a little bit. So we will square it all the way across and then come 8 ft. out on the west side.

Mrs. Johnson asked Mr. Morgan if he was going to put another porch on. (2) So it will be a little closer than the original one. (3) Is it a cement stoop?

Mr. Morgan answered, yes. (2) It has a little small porch on it right now. (3) Yes with a little awning over top of it. We won't go out any farther than the existing sidewalk that it out there. I wasn't sure if the sidewalk needed to be the distance from the road so I just went out that far to cover myself.

Mr. Kirby asked if the well was under the house.

Mr. Morgan answered, yes. It's in the basement.

Mrs. Finkbinder asked Mr. Morgan if he wouldn't cut off any access to where it comes into the house incase you need to do any repair.

Unable to hear audible response.

With no further questions from the board... Mrs. Johnson opened the hearing to the public at 9:06 p.m. and invited anyone who wished to speak for or against the petition to step up to the podium. And with no one stepping forward to address the board... Mrs. Johnson closed the public portion of the hearing at 9:06 p.m. Do we have a motion?

Mr. Habig made a motion to approve as submitted.

Mr. Clark seconded.

Mr. Habig and Mrs. Johnson both agreed that the porch would look great.

Mrs. Finkbinder added, more country.

Mr. Kirby stated that the communications from the surveyor's office and the highway department all said there wasn't a problem with it.

With no further comments... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.** Your variance is approved. Good luck with your project.

Mr. Kiphart reminded Mr. Morgan to get his building permit.

Mrs. Johnson stated that the meeting is in Adams Township tomorrow night.

Mrs. Finkbinder added... it is at the community center.

Director's Report: Mr. Kiphart stated that tomorrow night would be a real good opportunity for the board to hear what the people out here want to help support your decisions.

Mr. Kirby asked for clarification that they have three meetings. Is that correct?

Mr. Kiphart stated that there will be three meetings in each of the townships. We are combining that part of Noblesville Township with Wayne Township.

Mr. Habig stated that the next meeting in Adams Township will be St. Patty's Day.

Mrs. Burdett stated that that would be the second one in Adams Township. That will be the fourth one total.

Mr. Kiphart passed out information on an educational opportunity. The meeting tomorrow night

is from 6:30 p.m. to 8:00 p.m.

Mrs. Finkbinder asked if there were just going to be maps for an in-and-out or if there was going to be a presentation.

Mr. Habig stated that there would be a presentation that more or less pertains to Adams Township.

Mrs. Johnson asked who was doing the presentation.

Mr. Habig stated that it would be Innovative Planning.

Legal Counsel Report: No report.

The next BZA meeting will be Wednesday, March 25, 2020.

With nothing further to come before the board... Mrs. Johnson asked for a motion to adjourn.

Mr. Habig made a motion to adjourn.

Mr. Kirby seconded.

After minimal comments... Mrs. Johnson called for the vote. **5 yes votes... 0 no votes.** Meeting adjourned at 9:12 p.m.

Kristin Johnson, Chairman

Date: _____

Linda Burdett, Secretary

Date: _____