

## **PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on July 11, 2022, at 7:00 p.m. in the Commissioner's Room of the Putnam County Courthouse, 1 Courthouse Square, Greencastle, IN 46135. Raymond McCloud called the meeting to order at 7:01 p.m. Lisa Zeiner took a roll call to determine a quorum. The following members were present: Raymond McCloud, Kevin Scobee, Randy Bee, Ron Sutherlin, and Lora Scott. Also, present was Jim Ensley, County Attorney; and Lisa Zeiner, Plan Director. Also present was the Audience, see attached sign in sheet.

### **REVIEW OF MINUTES:**

Raymond McCloud asked if there were any corrections or additions to the June 13, 2022, meeting minutes.

Lora Scott made a motion to approve the June 13, 2022, meeting minutes as presented.

Ron Sutherland seconded the motion. The June 13, 2022, minutes were approved as submitted with all in favor.

**OLD BUSINESS:** No old business

### **NEW BUSINESS:**

**2022-BZA-10: JOSHUA HILL – DEVELOPMENT STANDARDS VARIANCE:** to allow the reduction of the side setback from 30 feet to 5 feet; Zoned A1; Madison Township; 23/14N/5W (4417 W CR 125 S Greencastle)

Joshua Hill, property owner and petitioner, approached the board. Mr. Hill stated that he would like to build 30 feet by 40 feet garage that would be attached to the dwelling with a breezeway. Mr. Hill explained that there is not enough room between the dwelling and the property line to build at the required setback of 30 feet. Mr. Hill showed on a map where the garage would be located.

Kevin Scobee asked if this property was in a subdivision.

Mr. Hill stated that it was not part of a subdivision. Mr. Hill explained that the property was just west of the Madison Township Fire Department.

Mrs. Scott asked if there was a reason why the garage could not be placed on the other end of the dwelling.

Mr. Hill explained that the 30-foot setback requirement would not be obtainable in that area either.

Lisa Zeiner stated that the garage would also need to be away from the septic system.

Mr. Hill showed on a map where the septic system was located.

Mr. McCloud asked if there had been any letters submitted on this project.

Mrs. Zeiner stated that two people had come into the office enquiring about the project, neither had any issues with the proposed project.

Randy Bee asked if the breezeway could be shorted so that it would be further from the property line.

Mr. McCloud asked how long the breezeway would be.

Mr. Hill stated that it would be approximately 15 feet.

Mrs. Scott asked if the driveway dropped off.

Mr. Hill stated that it did drop off, but not that much.

Mrs. Scott asked about emergency response vehicles being able to get to the back of the dwelling.

Mr. Hill stated that they could along the west side.

Mr. Bee stated that if there is 15 feet of breezeway, and the owner does not want to shorten it, is there a construction issue as to why it could not be shortened.

Mr. Hill stated that there was not.

Mr. Scobee asked what the dimensions of the garage would be.

Mr. Hill stated that it would be 30 by 40, 30 feet wide and 40 feet deep.

Mr. Sutherlin state that there was not enough room for this garage if there is only 35 feet from the dwelling and the property line.

Mrs. Zeiner explained that the 35.3 feet on the exhibit was an approximation based on the measuring tool on GIS and was not an exact measurement.

The board discussed the possibility of getting emergency vehicles between the proposed garage and the property line.

Mr. Bee stated that the breezeway could be shortened to allow more room between the property line.

Mr. Scobee asked about doing away with the breezeway.

Mr. Hill stated that would be the best way to attach the pole barn to the dwelling.

Mrs. Scott asked about the topography of the ground behind the dwelling.

Mr. Hill stated that there were trees, but the ground was pretty flat.

Mr. Sutherlin asked about the existing buildings.

Mr. Hill stated that there were two sheds that would be moved to allow for the pole barn garage.

Mr. McCloud stated that he would not have a problem with a ten-foot setback, instead of five feet.

Mr. Scobee asked about eight feet.

Mr. Hill stated that he would have to measure the distance to the property line.

Mr. Scobee asked if he knew where the property line was located.

Mr. Hill stated that there were fence posts that is believed to be the property line.

Mrs. Scott stated that she would be more comfortable with ten-foot setback. Mrs. Scott explained that if the garage was shifted further back to give more space.

Mr. Scobee asked if the building could be shifted over so that a few feet were behind the breezeway.

Mr. Hill stated that there were trees in the back yard.

Mr. McCloud made a motion to approve **2022-BZA-10: Joshua Hill Development Standards Variance** as presented with the exception that the side setback be ten feet from the east property line.

Mrs. Scott seconded the motion.

**2022-BZA-10: Joshua Hill Development Standards Variance** was approved with the 10-foot setback with all in favor.

**2022-BZA-11: MAURICE BUTLER DEVELOPMENT STANDARDS VARIANCE:** to allow the reduction of side and rear setbacks from 30 feet to 15 feet, and the front setback from 60 feet to 30 feet; Zoned A1; Madison Township; 11/14N/5W (Southwest corner of the intersection of CR 100 N and CR 400 W).

Greg Williams, ASA Land Surveying and agent for petitioner, approached the board. Mr. Williams stated that two acres of wooded area to keep out of the tillable area. Mr. Williams requested that the front setback be reduced to 20 feet instead of 30 feet because the west and south side of the property is the creek and drops off quite a bit. Mr. Williams stated that the proposed buyer is wanting to put a barn on the property with a dwelling.

Mr. Bee asked if approval for a septic system had been given.

Mr. Williams explained that the previous buyer had soil analysis completed.

Mrs. Scott asked if the dwelling would be 20 feet off the road.

Mr. Williams stated that it would be the barn, or the porch of the dwelling. Mr. Williams explained that the road drifts away from the property at the location where the structure would be placed.

Mrs. Zeiner stated that the buyer had indicated that it would be the porch that would be closer to the road.

Mr. Bee asked how far from the road would the structure be.

Mr. Williams stated that the porch would be further than 20, but the barn would be closer to the road.

Mr. Sutherlin asked for clarification that no structure would be closer than 20 feet from the road.

Mr. Williams stated that was correct. Mr. Williams explained that it would be 20 feet from the right of way and about 30 feet from the edge of pavement.

Mrs. Scott asked about the lot to the north, an 8-acre parcel, how far from that lot would it be.

Mr. Williams stated that it would be 20 feet from the property line. Mr. Williams explained that the 8 acre was all wooded. Mr. Williams stated that the nearest dwelling was two lots deep in Madison Hills Subdivision. Mr. Williams explained that this would be the fifth replat of the original subdivision.

Mr. McCloud asked about the road frontage.

Mr. Williams stated that there would be roughly 175 feet of road frontage.

Mr. Scobee made a motion to approve **2022-BZA-11: Maurice Butler Development Standards Variance** as presented.

Mr. McCloud seconded the motion.

**2022-BZA-11: Maurice Butler Development Standards Variance** was approved as presented with all in favor.

Mr. McCloud asked if there was any other business to be brought before the board. There being none, Mr. McCloud asked for a motion to adjourn.

Mr. Sutherlin made a motion to adjourn the meeting.

Mrs. Scott seconded the motion.

Meeting adjourned at 7:26 p.m.

Minutes approved on the 8<sup>th</sup> day of August 2022.

  
\_\_\_\_\_  
Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

AGENDA

MONDAY JULY 11, 2022

7:00 p.m.

Commissioner's Meeting Room - 1 W Washington St - Greencastle, IN 46135  
(765) 301-9108

1. CALL TO ORDER

ROLL CALL DETERMINATION OF QUORUM

Raymond McCloud  Kevin Scobee  Randy Bee  Ron Sutherlin  Lora Scott  
 Jim Ensley, Attorney  Lisa Zeiner, Plan Director

2. REVIEW OF MINUTES – June 13, 2022, Minutes

3. PUBLIC HEARINGS –Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners. Testimony for and against each proposal will be taken and a decision by the Board of Zoning Appeals made. The Board may continue an item to another date for hearing if the public is better served by such a continuance.

❖ OLD BUSINESS - NONE

❖ NEW BUSINESS

**2022-BZA-10: Joshua Hill – Development Standards Variance:** to allows the reduction of side setback from 30 feet to 5 feet; Zoned A1; Madison Township; 23/14N/5W (4417 W CR 125 S Greencastle).

**2022-BZA-11: Maurice Butler – Development Standards Variance:** to allow the reduction of side and rear setbacks from 30 feet to 15 feet, and the front setback from 60 feet to 30 feet; Zoned A1; Madison Township; 11/14N/5W (Southwest corner of the intersection of CR 100 N and CR 400 W)

4. BUSINESS SESSION - In its business session, the Board of Zoning Appeals meets in open session to discuss each item and decide on an outcome. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Board requests it. The Board may continue an item to another date for the hearing if the public is better served by such a continuance.

5. OTHER BUSINESS

6. WISHES TO BE HEARD

Information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning & Building, Putnam County Courthouse 1 W Washington St, 4<sup>th</sup> Floor Room 46 Greencastle, Indiana 46135. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposed will be heard. The jurisdiction of the Plan Commission is all of Putnam County except the City of Greencastle, and the Towns of Bainbridge, Cloverdale, and Roachdale. For more information call (765) 301-9108.

FOR SPECIAL ACCOMODATIONS NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING. PLEASE CALL, THE PLANNING SECRETARY AT (765) 301-9108 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

PUTNAM COUNTY BOARD OF ZONING APPEALS

July 11, 2022

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
<del>John Smith</del>	4417 W Co Rd 125 S. Greencastle
GREG WILLIAMS	
Robin R. Wyatt	3897 W. CR 50 N. Greencastle