

CHESTERTON BOARD OF ZONING APPEAL
FEBRUARY 25, 2016
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members F. Owens, R. Corder, K. Goldak, J. Kowalski and President J. Ackerman. Attorney J. Paulson was present as legal advisor. Town Engineer M. O'Dell was in attendance. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member J. Kowalski called attention to a minor error in the minutes from January 28, 2016. The secretary noted the necessary correction. Member J. Kowalski moved approval of the minutes from January 28, 2016 as amended seconded by member F. Owens and passed by unanimous voice vote.

PRELIMINARY HEARINGS

Ryan E. and Jill M. Schneider requesting a variance to increase lot coverage from 30 percent to 39.4 percent a variance of 9.4 percent. **Petition 16-01** Mr. Ryan Schneider was present. He told the members of the board that he is building a single family residence in the Brassie Estates subdivision. It is a ranch style home with a three car garage. The percentage of lot coverage would be greater than allowed once the driveway, a concrete patio and a future 10 feet by 12 feet shed is installed. The petitioner would be requesting a 9.4 increase in lot coverage. He said he has made the developer aware of the lot coverage issue. He commented that the developer is requesting 40% lot coverage as he builds out Phases 2 and 3. He said this request would be in keeping with the future build out of the subdivision which is being requested in the Brassie Estates Phase II PUD.

Member K. Goldak clarified the location of the home. She commented that this is the second time a developer has come to our town and been unaware of our lot coverage requirements.

Member M. O'Dell said when the developer did Phase I he did not realize we had a 30 percent lot coverage requirement. He said they have been working closely with Schilling Land Developers. He advised the petitioner to revisit the list of property owners within 300 feet. He told members of the board this petition is a result of an oversight by the developer who has since been made aware of the town code requirements. Both developers making this error are from Lake County Indiana.

Member F. Owens move to set this item for public hearing at the March 24, 2016 meeting seconded by member R. Corder and passed by unanimous voice vote.

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Sue E. Ogle requesting a variance to construct a front porch which is 15 feet 8 inches from the front lot line where the Ordinance requires a 25 feet setback from the front lot line, therefore a variance of 9 feet 2 inches. **Petition 16-02** Attorney G. Babcock was present as legal representation for the petitioner. Ms. Ogle accompanied him. Attorney G. Babcock commented that this home is addressed as 538 Jefferson with the front door being located on 6th street. The current 6 foot porch would be taken down to install the larger porch which would accommodate a front porch swing. There would be no issue with sight lines as it relates to the homes corner lot location. He respectfully requested this item to be set for public hearing at the March meeting.

Attorney Paulson said the paperwork was in order.

Member R. Corder moved to set this item for public hearing at the March 24, 2016 meeting seconded by member J. Kowalski and passed by unanimous voice vote.

PUBLIC HEARINGS- None

OLD BUSINESS

Town Engineer M. O'Dell commented that the revised Sign Ordinance was complete but the Plan Commission was unable to discuss the changes as there was no quorum at the February meeting.

Member J. Kowalski commented that it was nice to come to an amicable decision with regards to the sign variance granted for the Dollar Tree location. It was appreciated having a citizen commend the board for their efforts to steer away from granting the larger signage request.

NEW BUSINESS- None

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MISCELLANEOUS BUSINESS

Member F. Owens commended that the town had done a nice job in clearing the roads from the overnight snowfall.

ADJOURNMENT

There being no further business before the board member K. Goldak moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 6:55 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

President J. Ackerman