

The Board of Zoning Appeals met on Monday, December 3, 2018 at 7:00 p.m. The meeting was called to order by Chairman, Jim Pitts.

Board Members Present were Jill Timberlake, Steve Porter, Jim Pitts and James Thomas. Absent was Lester Rhoads.

Also present was Town Attorney, Chris Byrd, Town Manager and Planning and Zoning Administrator, Rand Heazlitt, and his assistant, Susan Mills.

The first item on the agenda was the approval of the July 2, 2018 minutes. Jill Timberlake made a motion approve the minutes, Steve Porter seconded the motion and the motion passed 4-0.

The second item on the agenda was case # 18-A-6, Gary Ripperdan, 1250 Spencer St. Susan Mills explained to the board that when Mr. Ripperdan's home and garage were built, the lot line dividing their two lots was in the middle of his garage. Mr. Ripperdan wanted to sell his second lot and needed to move the lot line to the right of his garage keeping his garage on only the lot he was not going to sell. Moving this line caused the second lot to be reduced in size, making it too small by current codes to build a home on. Mr. Ripperdan was asking the Board to grant him a variance from the square footage needed to build a home on a lot. Mr. Ripperdan let the Board know that he had someone interested in purchasing the lot and building a home on it, and they would be able to do so and keep in compliance with the setback ordinance. Mr. Pitts asked Susan for the current square footage of the newly created lot. She did not have the exact number, but said it was roughly 11,000 sq. ft. Mr. Pitts then asked if anyone from the audience had a concern if this variance was granted. Larry and Janita Gresham, from 206 N. Maple St., Corydon, IN both stated that they had concerns. Janita said her mother lived on Spencer St. and she was concerned that a house at the corner of Spencer and Jordan would block the view when turning from one street to another. Susan showed the Greshams the map and where the proposed house would sit on the lot with the setbacks. The Greshams then said they felt OK about the variance. Steve Porter then made a motion to approve the request. James Thomas seconded the motion and the motion passed 4-0.

The final item on the agenda was the new permit forms. Susan explained to the Board that, due to an inspection by the Department of Natural Resources, the Town had been asked to modify their permit forms and their Construction in a Floodway checklist. The building permit and permit application had been amended to make it clear that development as well as buildings needed to be permitted. The checklist had been amended to show this was only for construction in a floodway, not the floodplain in general. The Permits for building/development and signage were also separated for clarity.

There being no further business to come before the Board, Steve Porter made a motion to adjourn the meeting with a second by Jill Timberlake. The motion passed 4-0. The meeting was adjourned at 7:13 PM

DATE APPROVED: _____

ATTEST: _____

WITNESS: _____