

**Town of Georgetown
Board of Zoning Appeals
June 4, 2024 @ 5:00 P.M.
9111 State Road 64
Georgetown, IN 47122**

Pledge of Allegiance

Roll Call: Michael Mercer, Jeff McCaffrey, Mike Davenport, and Harris Douglas.

Also in attendance: Kristi Fox, Haley James, and Bob Woosley.

Not in attendance:

Approval of Minutes

Jeff McCaffrey made a motion to approve the minutes from February 6, 2024. Seconded by Mike Davenport and approved 4-0.

Old Business

Nothing to report.

New Business

**Public Hearing for Derick Sprigler at 1635 Bowman Drive - Developmental Standards Variance
Parcel #**

Derrick Sprigler is the homeowner and is requesting this variance to add about a 500 sq ft driveway/building pad. This addition would exceed the 30% lot coverage allowed in our zoning code. This variance is needed to allow the addition. The homeowner is unable to use most of his yard due to him being in a wheelchair. This variance would allow him to move around safely in his yard. The applicant plans to use this addition and build a garage on top of the pad to allow him to work inside the garage. The applicant will be responsible for obtaining a building permit.

Bob Woosley presents his Town Engineer Staff Report.

There are no public comments in favor or in opposition of the ballot.

Mike Davenport prepares and reads the ballot and conditions out loud.

Mike Davenport made a motion to approve the Developmental Standards Variance Application and ballot for Derick Sprigler at 1635 Bowman Drive. Seconded by Jeff McCaffrey and approved 4-0.

The Ballot will be attached to these minutes.

Miscellaneous Business

Nothing to report.


Announcements

The next BZA meeting will be July 2, 2024, at 5:00 P.M. if needed.

Adjournment

Jeff McCaffrey made a motion to adjourn. Seconded by Mike Davenport and approved 4-0.

Minutes Approved By:



Michael Mercer- President



Mike Davenport- Vice President



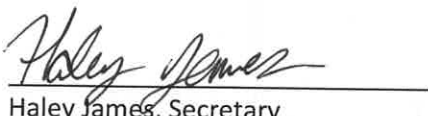
Jeff McCaffrey



Harris Douglas

Vacant

Attest:



Haley James, Secretary

DEVELOPMENTAL STANDARD VARIANCE BALLOT

GEORGETOWN BOARD OF ZONING APPEALS

Docket G-24-01-870

Petitioner's Name: Derick Sprigler (1631 Bowman Drive)

ORDINANCE AUTHORITY: Georgetown Zoning Ordinance

The variance petition shall be approved if the findings of fact are made consistent with the requirements of this Ordinance and Indiana State Code. The petition shall be approved with modification if the Board determines that the required finding of fact may be made if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required findings of fact part of its approval or accept written commitments from the petitioner.

DECISION

After careful review the Board finds that:

1. Approval of the variance (WILL NOT / WILL) be injurious to the public health, safety, morals, and general welfare of the community because:
The applicant is building a new driveway apron, concrete pad, and sidewalk at the rear of his property that will be accessed by Lawrence Moore Way (which is an alleyway at the rear of the property). The alley is currently used by other properties for access to their properties in a similar fashion. The applicant is not encroaching into the bldg setback limits. Similar improvements and conditions exist in the immediate vicinity of this location.
2. The use and value of the area adjacent to the property included in the variance (WILL NOT / WILL) be-affected in a substantially adverse manner because:
Similar driveway aprons and parking pads exist in the immediate vicinity. Parcels in this area pre-date the Town's current planning and zoning regulations and are considered non-conforming parcels. Numerous parcels in the immediate vicinity have multiple parking areas and building pads, structures, or driveway extensions that exceed the maximum lot coverage for impervious area.
3. The strict application of the terms of the zoning ordinance (WILL / WILL NOT) result in practical difficulties in the use of the property because:
The applicant has accessibility issues (wheelchair) and cannot gain full use of this portion of the property without the requested improvements being completed.
4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

If such a structure is involved, the Petitioner (HAS / HAS NOT) provided the Board with a copy of the following:

- a. Permit for the structure issued by the Indiana Department of Transportation;