

**Town of Georgetown
Board of Zoning Appeals
August 6, 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, Bob Woosley, and Reny Keener.

Not in attendance:

Approval of Minutes

Mike Davenport made a motion to approve the minutes from June 4, 2024. Seconded by Harris Douglas and approved 4-0.

Old Business

Nothing to report.

New Business

Public Hearing for Floyd Farm and Feed at 9336 St. Rd. 64 – N&J Holdings LLC
Parcel # 22-02-03-200-384.000-003

Bob Woosley presents his staff report.

Justin Juhasz is one of the owners and in attendance tonight. Justin plans to put a new structure at the back of the property to help with storage. The semi-trailer will be removed, and this building will go in its place. When they applied for a building permit, it was discovered they didn't meet the setback requirements per our zoning code. Since the property is technically facing two roads, he is considered to have two front yards. The front yard setback requirement for B-1 is 40 ft. They didn't meet the setback limits and are here to ask for a variance to allow him to place the building closer than the 40 ft setback. They would like to place it 15 ft from the property line. Bob Woosley suggests approval of this variance will not be injurious to the public health, safety, morals, and general welfare of the community, the use and value of the area adjacent to the property included in the variance will not be affected in a substantial adverse manner, the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property, and this variance will does not involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10. Bob Woosley recommends the building not be allowed to sit any closer than 15 ft from the North property line and 10 ft. from the West property line, and when the building permit is pulled, a site survey should be completed and submitted with the application.

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 N&J Holdings LLC at 9336 St. Rd. 64 (Floyd Farm & Feed). Seconded by Harris Douglas and approved 4-0.

The Ballot will be attached to these minutes.

Miscellaneous Business

Nothing to report.

Announcements


The next BZA meeting will be September 3, 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-01 - 91 - 60

Petitioner's Name: UJT BUILDINGS LLC

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:

ADJACING PARCELS ALONG GEORGETOWN-GREENVILLE RD CURRENTLY SIT BEHIND 40' SETBACK LIMIT. THE PROPOSED STRUCTURE WILL REPLACE AN EXISTING STORAGE TRAILER ON THE PROPERTY. NO ADDITIONAL TRAFFIC TO THE PROPERTY WILL OCCUR AS A RESULT OF THIS PROPOSED STRUCTURE. THIS STRUCTURE HAS NO ACTIVE FOOTPRINTS

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:

ADJACING PARCELS HAVE EXISTING STRUCTURES THAT SIT WITHIN THE 40' BUILDING SETBACK LIMIT. SEVERAL STRUCTURES ARE WITHIN 10' OF THE RIGHT AWAY/PROPERTY LINE ON GEORGETOWN-GREENVILLE ROAD. THE PROPOSED STRUCTURE WILL SIT MUCH CLOSER TO THE RIGHT AWAY LINE THAN OTHER STRUCTURES ALONG THE ROADWAY. THE PROPOSED STRUCTURE WILL CLEAN UP THE STORAGE AREA BY REPLACING AN EXISTING TRAILER

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:

THERE ISN'T SUFFICIENT ROOM TO ADHERE TO THE 40' SETBACK REQUIREMENT DUE TO THE LOCATION OF THE EXISTING MAIN BUILDING. THIS AREA IS BEHIND THE BUILDING AND IS THE ONLY STORAGE AREA AVAILABLE TO THE BUSINESS. THE VARIANCE IS NEEDED TO ALLOW SUFFICIENT ROOM TO PLACE THE NEW STRUCTURE

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;

- i. Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; and
- ii. Evidence that notice was delivered to a public use airport as required in Ind. Code 8-21-10-3 not less than sixty (60) days before the proposal is considered.

The Board of Zoning Appeals hereby GRANTS / DENIES) the Petitioner's Variance at the meeting held on the 6 day of August, 2024

Approval by the Board is subject to the completion of the following conditions:

Applicant shall obtain A site survey to Determine and Mark the Location of the rear Property Line.
Proposed Structure shall sit no closer than 15' from the north Property Line and no closer than 10' from the west Property Line

Approval by the Board is subject to the following written commitments:

Board Members in Favor:

[Signature]
[Signature]
[Signature]
[Signature]

Board Members Opposed:

