

**Town of Georgetown
Board of Zoning Appeals
January 22, 2025
@ 5:00 P.M.
9111 State Road 64
Georgetown, IN 47122**

Pledge of Allegiance

Roll Call: Haley James, Michael Mercer, Mike Davenport, and Harris Douglas.

Also in attendance: Kristi Fox and Bob Woosley

Not in attendance: Jeff McCaffrey and Reny Keener.

Organizational Items

President - Michael Mercer made a motion to nominate Haley James as president. Seconded by Mike Davenport and approved 4-0.

Vice President - Michael Mercer made a motion to nominate Mike Davenport as vice president. Seconded by Harris Douglas and approved 4-0.

Secretary - Vacant

Attorney – Mike Davenport made a motion to appoint Kristi Fox as the attorney. Seconded by Harris Douglas and approved 4-0.

Engineer – Mike Davenport made a motion to appoint Bob Woosley as the engineer. Seconded by Michael Mercer and approved 4-0.

Agenda Items/ New Business

**Public Hearing for a Development Standards Variance at 9125 Nina Drive – Kimberly Rosenberger
Parcel # 22-02-03-200-316.000-003.**

The public hearing is opened.

Bob Woosley goes over his staff report. The applicant would like to replace their existing fence with a 5/6-foot chain link fence in the front yard. Our code says front yard fences can be 3 feet for privacy and 4 feet for chain link. Since the applicant wants a fence in the front yard over 4 feet, she will need a variance.

The applicant, Kimberly Rosenberger, speaks to the board. Some of her fencing will be 5 feet and some of it will be 6 feet tall. The area near the retaining wall on the side will be the only area that's 6 feet tall. That is to help her dogs from climbing on the wall and jumping over.

The board members discuss the ballot together.

Mike Davenport prepares and reads the ballot out loud.

Mike Davenport made a motion to approve the ballot and development standards variance application for 9125 Nina Drive. Seconded by Michael Mercer and approved 3-0-1. Haley James abstains.

The Ballot will be attached to these minutes.

The public hearing is closed.

Approval of Minutes

Mike Davenport made a motion to approve the minutes from November 6, 2024. Seconded by Michael Mercer and approved 4-0.


Miscellaneous Business

Nothing to report.

Adjournment


Michael Mercer made a motion to adjourn. Seconded by Harris Douglas and approved 4-0.

Minutes Approved By:


Michael Mercer

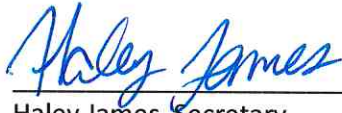

Mike Davenport

Jeff McCaffrey


Harris Douglas

Vacant

Attest:

A handwritten signature in blue ink, appearing to read "Haley James", is written over a horizontal line.

Haley James, Secretary

DEVELOPMENTAL STANDARD VARIANCE BALLOT

GEORGETOWN BOARD OF ZONING APPEALS

Docket G-24-63-24

Petitioner's Name: Kimberly Rosenborgers

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:
Allowing For Installation of A Fence has no impact
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:
Property has An Existing Fence And is A great Distance From Property Lines & Road. The Fence being installed will be A nice quality fence And will have Setback & height stipulation took look in The Ballot
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:
It Safety & Security Issues with ~~Domestic animals~~ Also it Replaces An Almost Eventual Chain Link Fence with Similar Footprint.
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.

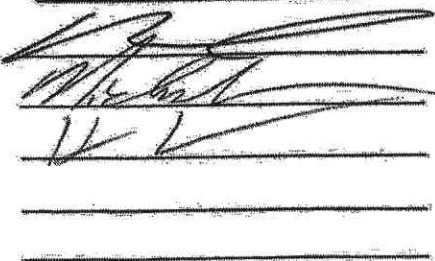
The Board of Zoning Appeals hereby (GRANTS) / DENIES) the Petitioner's Variance at the meeting held on the 22 day of January, 2025

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

1. 50' Set Back For Roadway Edge
2. Top of Fence shall not Exceed 66" with All Materials
3. No Privacy Style Fences
4. California Style Fence is Approved with use Chainlink Center & Solid wood/composite Material on Base & top of Fence

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

Board Members in Favor:



Board Members Opposed:

