

BOARD OF ZONING APPEALS  
OF THE CITY OF DECATUR  
MINUTES

January 19, 2016

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A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, January 19, 2016 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Stephen Hakes, Greg Kitson, Bill Lynch, and Bill Stuckey. Also in attendance were: Tim Baker, legal counsel for the City of Decatur, Roger Gage -- Superintendent Building / Zoning, and Sharon Braun. Absent was Dave Haggard.

Upon motion by Hakes, seconded by Stuckey, the minutes for the January 5, 2016 meeting were approved as presented. Motion carried, 3-0.

Chairman Kitson explained because this hearing was a continuation of the November 17, 2015 hearing, it was not necessary to publish a Notice of Hearing. Also, per the Affidavit of Notice of Public Hearing from November 17, 2015, all adjoining property owners were mailed notices of the January 19, 2016 meeting.

Mark Gambill, 839 N 10th St, Decatur IN 46733 presented his request for Special Exception to the board for home occupation in the R1 residential district. Gambill operates a vehicle repair/restoration business. At the previous meeting, it was determined that Gambill also would need a variance from the maximum 500 square feet allowed for use of a home occupation.

Gambill explained that since the November hearing, he has limited the number of vehicles waiting to be worked on and has parked his personal vehicles on his property. There has been minimal parking in the street, only from friends and visitors.

Discussion from the Board was as follows:

- Gambill's personal vehicles total about six
- number of vehicles waiting to be repaired usually about four

Chairman Kitson asked for any comments from the audience, with no response.

Gambill stated he recently ran into Leah Thomas at the West End, who shook his hand and commented (to Gambill) he was doing a fine job.

Following final discussion, Chairman Kitson read the Findings of Facts for Gambill's petition for Special Exception to operate a home occupation at 839 N 10th St, Decatur IN 46733. Petition was granted 3-0 with the following restrictions:

- Gambill would not park customer vehicles in the street, but keep them on his property, maximum of four
- Gambill will attempt to park his personal vehicles on his property, rather than in the street

Upon motion by Lynch, seconded by Hakes, said restrictions were adopted. Motion carried, 3-0.

Following final discussion, Chairman Kitson read the Findings of Facts for Gambill's petition for Variance of the maximum square feet allowed for a operate a home occupation at 839 N 10th St, Decatur IN 46733. Petition was granted 3-0 with no restrictions.

Chairman Kitson asked for any old business, with no response.

Chairman Kitson asked for new business. Braun stated the next meeting is scheduled for February 16, 2016 for one application for use in the I1 Industrial District.

There being no further business to come before the board, upon motion by Stuckey, seconded by Hakes, the meeting was adjourned at 5:00 pm. Motion carried, 3-0.

Respectfully submitted,

Sharon Braun  
Recording Secretary