

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR
MINUTES

August 18, 2015

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Chairman Kitson on Tuesday, August 18, 2015 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

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

Upon motion by Stuckey, seconded by Hakes, the minutes for the July 21, 2015 meeting were approved as presented. Motion carried, 3-0.

Upon motion by Hakes, seconded by Stuckey, the Proof of Publication for the meeting was approved as presented. Motion carried, 3-0.

Upon motion by Hakes, seconded by Stuckey, the Affidavits of Notice to Adjoining Property Owners for both applicants were made a matter of record. Motion carried, 3-0.

The first application before the Board was the request for variance of the side yard setback requirements by Sandy Myers, 329 S 1st St, Decatur IN 46733 to build an attached 18 x 26 canopy to the north side of her house. Myers explained--

- she has just built an outdoor fireplace and wants the canopy for inclement weather
- the canopy will be one-foot from the property line (eight feet is required)
- all run off water will be contained within her property
- Myers spoke personally with all her neighbors and no objections were expressed

The Board briefly discussed Myer's request and remarked the application was well documented.

Chairman Kitson asked for any comments from the audience, in favor or opposed, with no response.

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

Chairman Kitson read the Findings of Facts for the request for variance of the side yard setback requirement from eight (8) feet to one (1) foot. Variance was granted with no restrictions, 3-0.

The second application before the Board was the request for Special Exception to operate a Home Occupation (hair salon) by Kacie Shaffer at her residence of 516 Closs, Decatur IN 46733. Shaffer explained --

- because of her family schedule, she needs to work at home
- adequate parking is available, 5-6 off-street spaces will be provided
- the Shaffer property consists of two city lots

Comments from the Board --

- Gage stated no calls or concerns were received
- Shaffer was instructed to contact the Building Dept regarding signage

Chairman Kitson asked for any comments from the audience, in favor or opposed, with no response. Members of the board also stated they had no further questions.

Chairman Kitson read the Findings of Facts for the request for the Request for Special Exception to allow a Home Occupation for Kacie Shaffer at 516 Closs, Decatur IN 46733. Special Exception was granted with no restrictions, 3-0.

Chairman Kitson called for old business, with no response.

Chairman Kitson called for new business --

- Braun advised the next BZA meeting is scheduled for September 15, 2015
- Gage passed out the new City of Decatur Code books to the board members for their review and comments, in particular Chapter 150, Land Usage

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

Respectfully submitted,

Sharon Braun
Recording Secretary