

BOARD OF ZONING APPEALS  
OF THE CITY OF DECATUR  
MINUTES

September 15, 2015

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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, September 15, 2015 at 4:30 pm at City Hall, 172 N 2nd St, Decatur IN 46733.

Present at the meeting were: Stephen Hakes, David Haggard, 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 / Assistant.

Upon motion by Stuckey, seconded by Haggard, the minutes for the August 18, 2015 meeting were approved as presented. Motion carried, 4-0.

Upon motion by Hakes, seconded by Lynch, the Proof of Publication for the September 15, 2015 meeting was approved as presented. Motion carried, 4-0.

Upon motion by Hakes, seconded by Lynch, the Affidavit of Notice to Adjoining Property Owners for Mere's application was made a matter of record. Motion carried, 4-0.

The first application before the Board was the request for variance of the rear yard setback requirements by Cameron Mere to construct a detached garage at 611 N 2nd St, Decatur IN 46733, which is located in an R2 zoning classification. City code requires a rear setback of ten feet; applicant is asking to build the garage five feet from the rear property line.

Cameron Mere addressed the board and explained they would like to build the new 30 x 22 garage over the existing concrete pad, which is located five feet from their rear property line. The building will be a pole-barn style with vinyl siding. Mere stated there are no alleys adjoining his property, but a private drive from 2nd St provides adequate access to the rear of his property.

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 rear yard setback requirement from ten feet to five feet. Variance was granted with no restrictions, 4-0.

Chairman Kitson called for old business.

Mrs Claudia Karges, Director of Love Inc., addressed the Board regarding the one-year limitation that was placed on the board's approval for special exception to operate a professional office at 1109 Angus, Decatur IN. Both Gage and Karges reported that they have not received any complaints or reports of parking problems.

Baker explained the board's original conditional approval for Love Inc was subject to concerns from the surrounding neighborhood. Because the continuation was a part of the original application, it was not necessary to refile or advertise the applicant's proposal.

Mrs Karges explained Love Inc is in the process of looking for a larger facility to accommodate donations of furniture, hopefully within the coming year. In the meanwhile, they will remain at their current location. The board concurred the approval be continued for another year. If at that time, a problem needs to be addressed, the applicant will need to reapply.

Chairman Kitson called for new business --

- Baker advised the board an application will be introduced at the Plan Commission meeting concerning a zoning violation
- Kitson asked the members of the Zoning Board to please remain for the Plan Commission meeting for instructions of the city's land use ordinance
- Braun stated the next BZA meeting will be scheduled for Tuesday, October 6, 2015

There being no further business to come before the board, upon motion by Lynch, seconded by Stuckey, the meeting was adjourned at 4:50 pm. Motion carried, 4-0.

Respectfully submitted,

Sharon Braun  
Recording Secretary