

BOARD OF ZONING APPEALS
OF THE CITY OF DECATUR/MINUTES

November 2, 2021

A meeting of the Board of Zoning Appeals of the City of Decatur, Indiana was called to order by Steve Hakes on Tuesday, November 2, 2021 at 4:32 PM at City Hall, 172 N 2nd St, Decatur, IN 46733.

Present at the meeting were: Steve Hakes, Dave Schnitz, Dave Haggard, Shane Cauble, and Kevin McIntire. Also, in attendance were: Ann Razo, Alternate City Attorney; Dan Rickord, Mayor; Curt Witte, Superintendent of Building/Zoning; and Erin Heyerly, Office Administrator.

Upon motion by Cauble, seconded by Haggard, the minutes of the previous meeting were approved as presented. Motion carried, 4-0.

Upon motion by Schnitz, seconded by McIntire, the Proof of Publication was approved as presented. Motion carried, 4-0.

Upon motion by Haggard, seconded by Cauble, the Affidavit of Notice to Adjoining Property Owners for the 1st applicant was made a matter of record. Motion carried, 4-0.

The application before the board was Brandon Dyer of 14 Homestead requesting a variance for side yard and rear yard setbacks. Dyer explained that he is wanting to place a shed closer to the property line as the one that he currently has is in the middle of his back yard. He explained that he would like to take down the old shed that is in the middle of his back yard and rebuild a new one a little larger using the materials that he is able to from the original shed and add to them.

Witte explained that in 2019 Indiana adopted a new code and in order to go any closer than 5' from the property line unless all fire retardant materials were used making it a one-hour fire rated wall on the sides that are not at least 5' off of the property line.

Dyer confirmed that he was ok with staying 5' off of the side and rear yards if approved.

Hakes opened for comments or questions.

There were none.

Hakes read the finding of facts for the rear yard setback variance.

Variance was granted with the restriction that Dyer would need to remain 5' off of the property line with any combustible materials.

Hakes read the findings of facts for the side yard setback variance.

Variance was granted with the restriction that Dyer would need to remain 5' off of the property line with any combustible materials.

Old Business – Nothing, at this time.

New Business – There will be a meeting on December 7th at 4:30 with Amarok and Champion homes requesting a variance for fence height of 10' at the former All American Location.

There being no further business to come before the board, upon motion by Schnitz, and seconded by McIntire, the meeting was adjourned at 4:50 PM. Motion carried 4-0.

Respectfully Submitted

Erin Heyerly, Recording Secretary