



Board of Zoning Appeals Public Hearing Minutes

Tuesday, October 3, 2023, | 7:00 pm

Today is Tuesday, October 3, 2023, and the time is 7:00 p.m. The Board of Zoning Appeals Public Hearing is opened by President, Alan Campbell.

Everyone recited the Pledge of Allegiance

The Bread of Life is seeking a variance for side yard setbacks at 700 E. Randall St. There were no dissenters. The motion to close the public hearing was made by Ken and seconded by Philip. The hearing was adjourned by President, Alan Campbell at 7:01 pm.

Matthew Hempstead is seeking a variance for an accessory structure on an empty lot at 1317 W. Ryle Dr. S. There were no dissenters. The motion to close the public hearing was made by Ken and seconded by Dick. The hearing was adjourned by President, Alan Campbell at 7:02 pm.

Kathryn McCreary is seeking a variance for an additional accessory structure at 405 W. First St. There were no dissenters. The motion to close the public hearing was made by Philip and seconded by Ken. The hearing was adjourned by President, Alan Campbell at 7:03 pm.

Jarrod & Hilary Otter are seeking a variance for the size of an accessory structure at 906 N. Cedar Ct. Willaim Stout introduced Exhibit One to the BZA, signatures of 16 neighbors in opposition to the structure. C.F. McClughan expressed concerns about water, absorption rate, property values, and view. He presented Exhibit Two, pictures of the proposed building site at 906 Cedar Ct. and adjoining property, 904 Cedar Ct. Property owner, Jarod Otter, has a contractor for the construction of the building. The driveway will be pavers and not permanent. The motion to close the public hearing was made by Ken and seconded by Dick. The hearing was adjourned by President, Alan Campbell at 7:13 pm.

Board of Zoning Appeals Public Meeting Minutes

Today is Tuesday, October 3, 2023, and the time is 7:14 p.m. The meeting of the Board of Zoning Appeals is called to order by President, Alan Campbell

Roll Call was taken by Secretary, Amber Coyne.

Members present: Alan Campbell, Philip Deiwert, Dick Glaser, Ken Dornich

Members absent:

City officials present: Sarah Hamer, Building Commissioner

Also present was City Attorney, Chris Stephen

There were no additions or corrections to the Public Hearing minutes from September 5, 2023. Ken made a motion to approve the Public Hearing Minutes and Philip seconded. Minutes pass.

There were no additions or corrections to the BZA meeting minutes from September 5, 2023. Dick made a motion to approve the meeting minutes and Ken seconded. Minutes pass.

There was no Old Business.

"The City of Greensburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in our access to City sponsored public programs, services, and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Ron May, ADA Coordinator, at (812) 663-3344."



— CITY OF — GREENSBURG

New Business

- David Herbert, General Contractor, represented The Bread of Life. They are seeking a variance for side yard setbacks at 700 E. Randall St. A motion to approve the variance was made by Ken and seconded by Dick. Voice Vote, 4-0, motion passes.
- Michael Hempstead represented Matthew Hempstead who is seeking a variance for an accessory structure on an empty lot at 1317 W. Ryle Dr. S. A motion to approve the variance was made by Philip and seconded by Ken. Voice Vote, 4-0, motion passes.
- Kathryn McCreary is seeking a variance for an additional accessory structure at 405 W. First St. A motion to approve the variance was made by Ken and seconded by Dick. Voice Vote, 4-0, motion passes.
- Jarrod & Hilary Otter are seeking a variance for the size of an accessory structure at 906 N. Cedar Ct. A motion to approve the variance was made by Dick and seconded by Ken. Voice Vote, 0-4, motion is denied.

Dissenter, William Stout, came back up and made additional comments about the demographic of the land change and flooding.

A motion to adjourn the meeting was made by Ken and seconded by Philip. The meeting was adjourned at 7:39 p.m.



Chairperson



Secretary

October 3, 2023

TO: Board of Zoning Appeals

Greensburg, Indiana

Exhibit One
Otter Variance

October 3, 2023

(2 pages)

We, the undersigned homeowners adjoining the property of Jarrod and Hilary Otter, 906 Cedar Court, Greensburg, Indiana, hereby request you deny a variance in the City of Greensburg Code of Ordinances more specifically 155.016(A)(1), R-1 Residential District Permitted Uses, namely to erect a barn in the back yard and a drive around the garage end of their dwelling to reach the structure. This would leave the property currently zoned R-1.

NAME

ADDRESS

~~Kevin Stearns~~

928 N. Cedar Ct.

Jill Pratt

608 E. Montgomery Rd.

Carla Casfield

903 N. Cedar Ct.

Cheryl McLaughan

904 N. Cedar Ct.

Beverly McLaughan

904 N. Cedar Ct.

Paula Sibbitt

928 N. Cedar Ct.

~~John Pratt~~

608 E. Montgomery Rd.

Carla Casfield

903 N. Cedar Ct.

Lucas Weir

905 N. Cedar Ct.

Mary Beily

907 N. CEDAR

October 3, 2023

TO: Board of Zoning Appeals

Greensburg, Indiana

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NAME

ADDRESS

William Stout	620 E MONTGOMERY RD
Sherri Stout	620 E. Montgomery RD
Mary W. Karty	903 N. Hamilton Dr.
Dani A. Barker	907 N. Hamilton Dr
Rebecca L. Barker	
Breanna Mj	905 N Hamilton Dr

Exhibit Two
Otter Variance
October 3, 2023
(8 pages)



Taken 10/3/23

Taken from back yard at 904 Cedar Ct.
across the fence to location of proposed barn
at 906 Cedar Ct.

Taken 10/3/23

Outside the side windows
of 904 Cedar Ct. toward 906 Cedar Ct.



Taken 10/3/23

Back yard of 906 Cedar Ct behind garage
where variance asks for pole barn to be located.
Taken from back yard at 906 Cedar Ct.

Taken 10/3/23

Taken from street between 906 and 908
Cedar Court where driveway to back of
906 could alternately be located.



Taken 10/3/23

Taken from Front yard at 904 Cedar Ct.
showing down hill drainage of rain water
and outlet of buried downspouts at
904 Cedar Ct.

Taken 10/3/23

taken from back yard at 904 Cedar Ct.
down the property line with 906 Cedar Ct.
to the street



Taken 10/3/23

Taken from property line at 904 Cedar Ct.
uphill next to 906 Cedar Ct., where
proposed drive way would be added.
White fence would be removed if driveway
is allowed.