

MINUTES
WALTON BOARD OF ZONING APPEALS
Wednesday, May 27, 2020

The meeting of the Walton Board of Zoning Appeals was called to order by Mac Martin at 7:00 PM in the Walton Town Hall, 100 S. Depot Street, Walton, IN.

ROLL CALL:

Members present: Jeremy Hall, Mac Martin and Brian Ayers

Member absent: Nick Pickering and 1 member to be appointed

Staff present: Eric Servin and Peggy Dillon

Public in attendance: Rick Lee and Nathan Lee

ELECTION OF OFFICERS:

After a brief discussion, the following officers were nominated: Mac Martin, President; Brian Ayers, Vice President; Jeremy Hall, Secretary. Mr. Ayers motioned to approve the presented slate of officers. Mr. Hall seconded the motion and all were in favor.

ACTION ON MINUTES:

Mr. Hall made a motion to approve the minutes from September 25, 2019 as presented. Mr. Ayres seconded the motion and all were in favor.

Mr. Servin reported that proper notification has been met on this case.

Mr. Martin asked if any members had any contact with the petitioner, advocates or opponents in today's cases. All members said they had not.

All wishing to speak were sworn in.

PUBLIC HEARING:

WBZA #20-01 A petition of Nathan Lee requesting a Variance from Development Standards for a side yard setback. The property is located at 309 S. Main St., Walton and is zoned NR, Neighborhood Residential.

Mr. Servin located the property and gave the following information:

- The proposed structure is a 2 car garage
- It will be 30' X 24'
- The minimum side setback is 5 ft; petitioner is proposing to be 3ft. away on the west side; variance is for 2ft.
- All other standards are being met.

Mr. Lee explained that if he built further away, he would actually be behind the house and this way, if he wants to add on, he can just go out the back.

Martin questioned the drainage situation for this area, asking if water flows onto the neighbors. Mr. Lee stated no.

Mr. Hall asked if there have been responses from neighbors, staff stated no.

Martin asked for questions from the Board.

Mr. Hall stated that he has no problems with the 2 ft. variance but was curious as to why work has started on the project already.

Mr. Lee explained that he has put gravel on the property where he needed it and would just leave it there if the variance was not approved.

Mr. Martin asked for further questions, there were none.

The following conditions were read by Mr. Hall, Secretary:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits are obtained and proof be given to the Zoning Administrator.

The petitioner agreed to these conditions.

Mr. Hall motioned to bring this petition to a vote. Mr. Ayers seconded the motion and all members were unanimous to approve #20-01.

The Board completed the findings of fact.

Mr. Martin explained the appeals process.

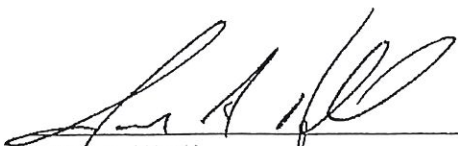
OLD BUSINESS:

Mr. Hall asked if the pole building that was approved, WBZA #19-03, was going to move forward. Mr. Martin stated that Justin Sell is waiting to see how the economy will be this year before proceeding with the building.

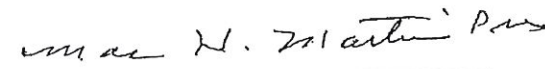
NEW BUSINESS:

None

There being no further question or comments, the meeting were adjourned at 7:12 PM, May 27, 2020.



Officer, WBZA



Officer, WBZA



Recording Secretary