

CHESTERTON BOARD OF ZONING APPEALS
APRIL 27, 2017
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members K. Goldak, R. Riley, and J. Kowalski. Vice President F. Owens chaired the meeting. Attorneys J. Paulson and C. Nolan were present as legal advisors. Town Engineer M. O'Dell was in attendance. President J. Ackerman was absent. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member K. Goldak moved approval of the minutes from March 23, 2017 seconded by member R. Riley and passed by unanimous voice vote.

PRELIMINARY HEARINGS

Thomas Edward Lipinski, Trustee under the Thomas Edward Lipinski, Living Trust Dated August 10, 2005 requesting a Use Variance to allow the placement of a landscape service in an I-1 Zone where the Ordinance does not allow for said use in the Town of Chesterton. **Petition 17-01** Attorney G. Babcock attorney for the petitioner sent correspondence requesting this item be withdrawn. There was no action necessary by the board.

Jason T. Robinson requesting a variance to allow a new proposed duplex development be into front yard setback of 10 feet. A second variance is requested to allow lot coverage of 30% an increase of 7.8%. **Petition 17-02** This item had been continued from the March 23, 2017 meeting. Mr. Robinson was present he told the board he had meet with M. O'Dell and made the suggested revisions.

Attorney J. Paulson commented that the petition appeared to be in order.

Town Engineer M. O'Dell said he had turned in a revised plat of survey. He requested Mr. Robinson to stop by the office so he could mark up the building plan with the notation that the overhang would be 12 inches. He requested a copy of the garage plans for the public hearing. Mr. O'Dell explained that the septic system is the result of a federal grant to install a small diameter sanitary sewer. The smaller sewer system is accompanied by a septic holding tank. The town in turn pumps down the tank. Mr. Robinson would work out the details of moving that septic tank further back onto the petitioner's property.

Member J. Kowalski moved to set this item for public hearing at the May 25, 2017 meeting seconded by member K. Goldak and passed by unanimous voice vote.

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John and Susan Essany requesting to construct a garage addition with the front of the garage extending past the front of the house. **Petition 17-03** Mr. Essany was present he told the board he was interested in constructing another three-car garage. They live on a dead-end road next to the railroad tracks and back up to SR49.

Town Engineer M. O'Dell said there is no limit on accessory structures its only in the percentage of lot coverage that will catch up to you. It was clarified that the sketch submitted with the petition was ok. Mr. O'Dell questioned the need for an additional variance for a side yard setback. It was determined that an I-1 Zone requires a 20-foot setback.

The board advised the petitioner that the petition would need to be amended to request the second variance for a side yard setback.

Attorney J. Paulson informed the petitioner that he would need to provide a copy of the deed, a list of property owners within 300 feet. The petitioner needed to complete the Findings and Decisions. She advised the petitioner that a list of property owners along with their names and addresses is required. The additional information should be received by May 8, 2017.

Member R. Riley moved to set this item for public hearing at the May 25, 2017 meeting seconded by member K. Goldak and passed by unanimous voice vote.

PUBLIC HEARINGS- None

OLD BUSINESS- None

NEW BUSINESS- None

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MISCELLANEOUS BUSINESS-None

ADJOURNMENT

There being no further business before the board member R. Riley moved adjournment seconded by member K. Goldak and passed by unanimous voice vote. The meeting adjourned at 7:08 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

J. Ackerman, President