

MINUTES OF THE HOWARD COUNTY BOARD OF ZONING APPEALS MEETING HELD
TUESDAY, JULY 28, 2020 IN THE COMMISSIONERS' HEARING ROOM IN THE
HOWARD COUNTY ADMINISTRATION CENTER

MEMBERS PRESENT

Richard Byrum
Mike Imbler
Frank Faulkner
Greg Sullivan
Jeff Miller

MEMBERS ABSENT

OTHERS PRESENT

Greg Sheline, Executive
Director
Alan Wilson, Attorney
Dianne Trobaugh, Secretary

The meeting was called to order at 7:00 p.m. by Mr. Imbler.

The first item on the agenda was the approval of the minutes from the meeting held June 23, 2020. Mr. Byrum moved to approve the minutes as presented, Mr. Sullivan seconded, and the motion carried unanimously.

Case 1-CV-20: The petition of **Robert R. Sewell** requesting **Variances 1) to HCZO Sec. 5.03(D)(3) in order to place an accessory structure (pole barn) in front of the primary structure; 2) variance of 6,256 sq.ft. to HCZO Sec. 5.04(A) "maximum area" in order to construct a 4,800 sq.ft. barn in addition to an existing 7,216 sq.ft. barn; and 3) variance of 15' to Sec. 5.03(D)(1), side and rear property lines for an accessory building in an AG (Agricultural) zone,** on property described as Lot 1 in Zach-Eringrace Subdivision AND Part of the Southwest Quarter of Section 8, Township 24 North, Range 5 East, Liberty Township, Kokomo, Howard County, Indiana, at **4130 North 700 East.**

Mr. Robert Sewell, 4130 N 700 E, Kokomo, addressed the members and said that he also owns the farmland to the east and south of the subject property.

Mr. Imbler asked Mr. Sewell if the variance petition is for a new barn, and Mr. Sewell said that it is.

Mr. Sewell read his findings of fact, which are as follows:

Petitioner's Findings of Fact:

1. The approval **will not** be injurious to the public health, safety, morals, and general welfare of the community.
 - *This structure will be built off the roadways. It will not obstruct visibility of motorists.*

2. The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner.
 - The pole barn will be well constructed with excellent quality materials. It will have a seam roof that is visibly appealing.
3. The strict application of the terms of this Zoning Ordinance **will** result in a Practical Difficulty. This situation shall not be self-imposed, nor be based on a perceived reduction of or restriction of economic gain.
 - The pole barn will be used to store a new 45' RV. The RV is currently parked outside in front of the existing barn (which is too low in height, which is why it is not stored inside the existing barn).

Mr. Sheline read the staff findings of fact, which are as follows:

Staff Findings of Fact:

1. The approval **will not** be injurious to the public health, safety, morals, and general welfare of the community.
 - a. The approval of this variance will not be detrimental to the welfare of the community, as the planned addition will not impede vision from the road.
2. The use and value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner.
 - Granting this variance will allow the petitioner to build an additional barn in order to store a large RV. The proposed pole barn will be visually appealing in order to maintain consistency.
3. The strict application of the terms of this Zoning Ordinance **will** result in a Practical Difficulty. This situation shall not be self-imposed, nor be based on a perceived reduction of or restriction of economic gain.
 - a. The petitioner did have additional acreage added to the existing parcel. The staff supports granting this variance in order to allow the petitioner to build the desired addition.

Mr. Sheline said that the petitioner added some farm land to his existing lot to make room for the new barn.

Mr. Faulkner moved to approve case 1-CV-20 and Mr. seconded seconded.

With no more questions or comments from the members Mr. Imber called for a vote, and the motion carried unanimously.

Other Business: None.

There being no further business before the Howard County Board of Zoning Appeals, the meeting was adjourned at 7:10 p.m.

Michael Imbler, Chairman
Howard County Board of Zoning Appeals

Greg Sheline
Howard County Board of Zoning Appeals