

**City of Batesville
Board of Zoning Appeals
Advisory Planning Commission
Memorial Building
October 3, 2013
7:00 PM**

Planning Members Present: Dave Raver, Doug Amberger, Kevin Chaffee, Richard Fledderman,
Tim Macyauski
Absent: Tony Gutzwiller, Chris Fairchild

Zoning Members Present: Dave Raver, Ken Wanstrath, Doug Amberger, Mary Kay Cambron,
Darrick Cox

City Clerk-Treasurer: Ron Weigel

Mary Kay Cambron made a motion, seconded by Doug Amberger, to approve the minutes from the previous meeting. All ayes so passed.

Richard Fledderman made a motion, seconded by Tim Macyauski, to make a favorable recommendation to city council to approve an application from Chateau Commons (located on Lammers Pike) to dedicate Chateau Blvd. and Shelly Ave. into the public street system in the City of Batesville.

Vote: For: Raver, Fledderman, Macyauski, Amberger
Against: Chaffee

Motion carried

Ken Wanstrath made a motion, seconded by Darrick Cox, to approve an application from Randall and Vanessa Ellis for a building setback variance (from 6' to 3') to add an addition on their existing garage. Appendix: A – Lot and yard setback requirements and also zoning code 151.24 (E) yard exceptions. This property is located at 315 W. Central Ave and zoned R-2. Included in the motion it was noted that this building could be no less than 3 ft. from the property line.

A 4 factor variance from development standards of the zoning code was voted on;

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community; Vote: For: 5 Against: 0

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; and Vote: For: 5 Against: 0

3. The strict application of the terms of the zoning code will result in practical difficulties in the use of the property. Vote: For: 5 Against: 0

4. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district. Vote: For: 5 Against: 0

Variance Granted

Bruce Rippe – developer of Rom Weber Flats, came before Planning and Zoning as a courtesy to inform them of his decision to erect a smoking hut in his parking lot across from Rom Weber Flats. This structure will face east and will be approx.14' long, 6' tall, and 4' deep and will be esthetically pleasing to look at.

Kevin Chaffee made a motion, seconded by Doug Amberger, to adjourn. All ayes so passed.

Meeting adjourned at 8:00 PM.

Dave Raver, President

Attest:

Ron Weigel, Clerk-Treasurer