

A G E N D A
RUSH COUNTY BOARD OF ZONING APPEALS
Thursday, October 3, 2013
7:30PM

ROLL CALL:

MINUTES: September 5, 2013

SPECIAL EXCEPTIONS:

1. Carrie Poole, 917 N. Benjamin Street, Rushville, is requesting a special exception for a licensed day care, zoned R-1; Single Family Residential.

VARIANCES:

1. Crop Production Services, 7440 W SR 44, Homer, is requesting a variance to reduce the required thirty-five (35) foot side yard setback to zero (0) feet for an accessory structure, Walker Township, C; Commercial zoning pending.
2. Daniel Shanahan, 938 N. Harrison Street, Rushville, is requesting a variance to reduce the required twenty (20) foot rear yard setback to zero (0) feet for an accessory structure, Rushville city, zoned R-1; Single Family Residential.
3. Kent Stainbrook, 10315 S SR 3, Milroy, is requesting a variance to reduce the required forty (40) foot side yard setback to ten (10) feet for an accessory structure, Anderson Township, zoned A-3; Agricultural, Regulated Livestock.
4. Ethal Joles, 965 W Old 44, Rushville, is requesting a variance to reduce the required twenty (20) foot side yard setback to nine (9) feet on both sides for the rebuilding of a manufactured home, Rushville Township, zoned A-1; Agricultural, Rural Residential.
5. INTAT Precision Inc., 2148 N SR 3, Rushville, is requesting a variance to allow signage of greater than 100 square feet total for the property, specifically a wall sign measuring 136 square feet, Rushville city, zoned M-2; Heavy Industrial.

APPEALS: None

REVIEWS: None

OLD BUSINESS: None

NEW BUSINESS: None

AUDIENCE PARTICIPATION:

REPORTS:

Attorney

Plan Consultant

Director

ADJOURN:

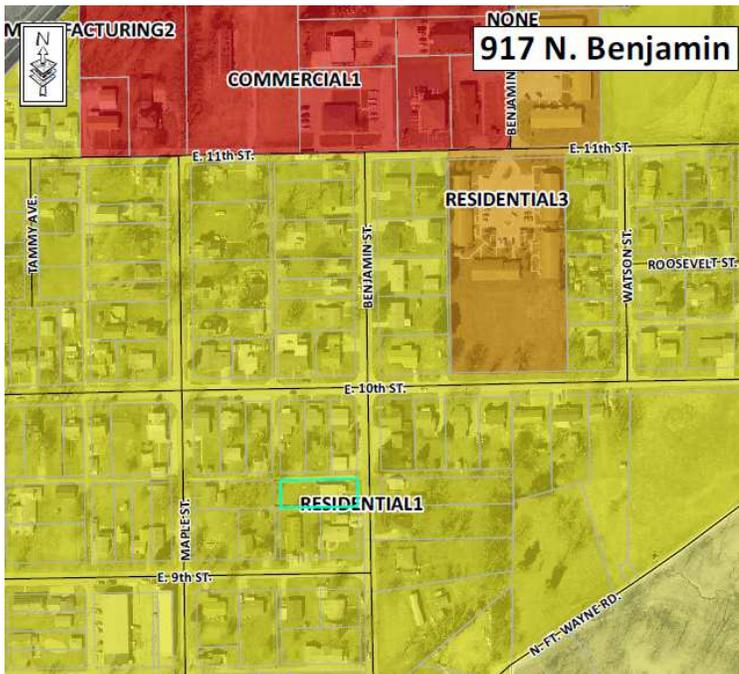
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SPECIAL EXCEPTIONS:

1. Carrie Poole, 917 N. Benjamin Street, Rushville, is requesting a special exception for a licensed day care, zoned R-1; Single Family Residential.
 - a. The applicant is proposing a licensed day care at 917 N. Benjamin Street.
 - b. The applicant has received a Class I child care license from the state.
 - c. The rear yard is entirely enclosed with a six (6) foot tall privacy fence.
 - d. There is a large drop off/parking area located along the alley side of the property.





VARIANCES:

1. Crop Production Services, 7440 W SR 44, Homer, is requesting a variance to reduce the required thirty-five (35) foot side yard setback to zero (0) feet for an accessory structure, Walker Township, C; Commercial District zoning pending.
 - a. There is a currently a pending rezone request to have the property rezoned from MH; Mobile Home District and A-3; Agricultural, Regulated Livestock to C; Commercial District.
 - b. The rezone request received a favorable recommendation from the APC at its September 24th meeting.
 - c. The rezone will be heard by the County Commissioners, most likely at their October 21st meeting.
 - d. The variance would allow the existing storage building to be torn down and replaced with a smaller structure, in approximately the same space.
 - e. The current structure currently sits on the west side property line.
 - f. The current zoning prohibits any commercial structure from being built.
 - g. The side yard requirements are based on what is required in the pending Commercial District.



2. Daniel Shanahan, 938 N. Harrison Street, Rushville, is requesting a variance to reduce the required twenty (20) foot rear yard setback to zero (0) feet for an accessory structure, Rushville city, zoned R-1; Single Family Residential.
 - a. The property received a variance for the detached garage in 2007 to reduce the side and rear yards to zero (0) feet.
 - b. The variance would allow the shed to remain in line with the garage along the alley.
 - c. The shed will be 8' x 10', approximately 80 square feet in size.
 - d. There are several other buildings along the same alley with zero (0) rear yard setbacks.
 - e. A site plan has been attached.



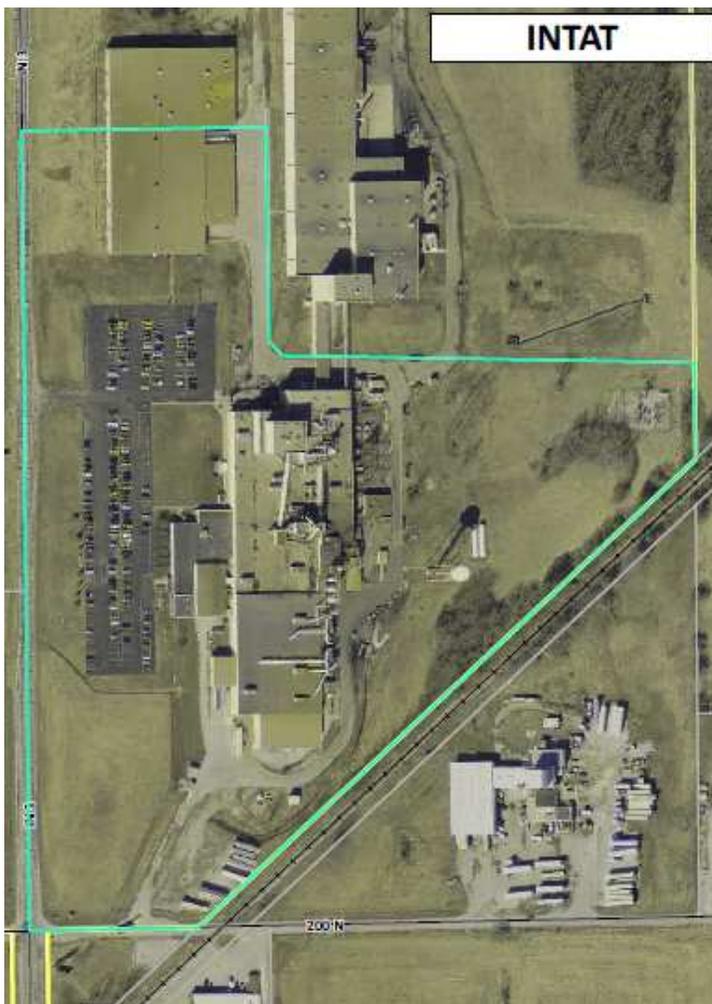
3. Kent Stainbrook, 10315 S SR 3, Milroy, is requesting a variance to reduce the required forty (40) foot side yard setback to ten (10) feet for an accessory structure, Anderson Township, zoned A-3; Agricultural, Regulated Livestock.
 - a. The proposed building would be located just west of the existing driveway.
 - b. The septic field is located directly behind the house and would not be permitted to be built upon.
 - c. The accessory structure will be 60' x 32', approximately 1,920 square feet in size.



4. Ethal Joles, 965 W Old 44, Rushville, is requesting a variance to reduce the required twenty (20) foot side yard setback to nine (9) feet on both sides for the rebuilding of a manufactured home, Rushville Township, zoned A-1; Agricultural, Rural Residential.
- a. The previous home on the site has been destroyed by a fire and is in the process of or has been removed.
 - b. The petitioner would like to use the existing foundation for the location of a new manufactured home.
 - c. The previous home was a legal, non-conforming mobile home.
 - d. The new home will be smaller than the previous home, but in order to use the existing foundation, will require a variance to meet side yard setback requirements.
 - e. The lot is a legal, non-conforming lot of only fifty (50) feet in width.



5. INTAT Precision Inc., 2148 N SR 3, Rushville, is requesting a variance to allow signage of greater than 100 square feet total for the property, specifically a wall sign measuring 136 square feet, Rushville city, zoned M-2; Heavy Industrial.
- a. There is a limit of 100 square feet of signage permitted per parcel, regardless of size.
 - b. There are currently zero (0) wall signs on this building which has over 600 feet of frontage along SR 3.
 - c. There is currently an 84 square foot freestanding sign and a 56 square foot sign on another building on the property.
 - d. The size of the proposed sign will be in scale with the building.



APPEALS/REVIEWS: None

OLD BUSINESS: None

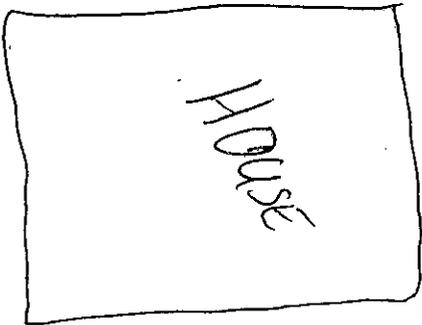
NEW BUSINESS: None

AUDIENCE PARTICIPATION:

REPORTS: Attorney/Plan Consultant/Director

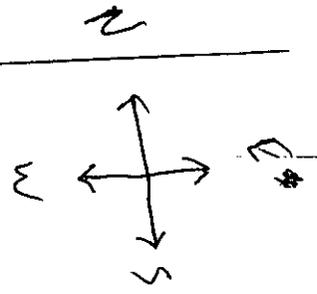
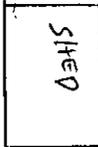
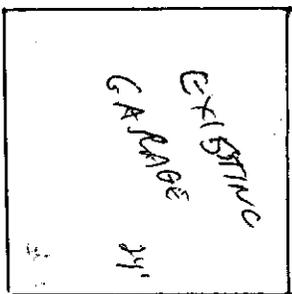
Shanahan Site Plan

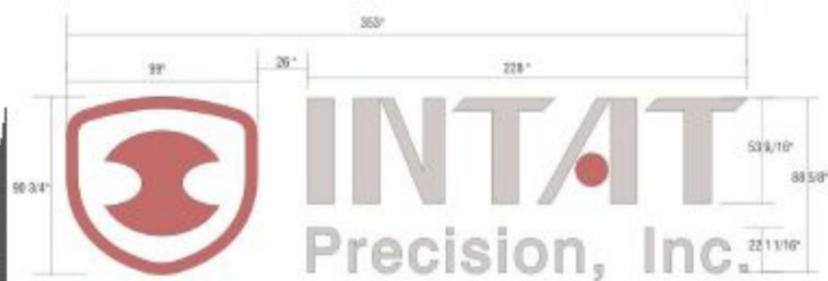
HANNUSON ST.



PROPOSED SHED
8' x 10' x 8'

10 FT
5





Proposed Sign &
Location

