

Huntingburg Board of Zoning Appeals
Minutes of the Regular Meeting
Thursday, February 6, 2025, at 5:30 P.M. Local Time

The Huntingburg Board of Zoning Appeals met in regular session on Thursday, February 6, 2025, at 5:30 P.M. in the Council Chambers at the Huntingburg City Hall. Members present were Primo Nino, Todd Humbert, Dave Schipp, and Ronald Mundy. Planning Director Paul Lake was also present. Others present included the petitioner and their surveyor and remonstrators from the neighborhood.

The Board of Zoning Appeals held its election of officers for 2025. Primo Nino made a motion that Todd Humbert serve as President. Dave Schipp seconded the motion. All Ayes. A motion was made by Primo Nino that Dave Schipp serve as Vice President. Dave Schipp seconded the motion. All Ayes. Dave Schipp made a motion that Primo Nino serve as Secretary. Todd Humbert seconded. All Ayes.

Minutes of the October 16, 2023, Board of Zoning Appeals meetings were reviewed and a motion to approve them was made by Dave Schipp and seconded by Primo Nino. The minutes of the October 16, 2023, meeting of the Huntingburg Board of Zoning Appeals were approved.

Paul introduced the Standards Variance (Petition # 2024-01(SV)). The petitioners (Jeremy P. & April L. Kramer) are requesting a variance to allow a to be built 16'x34' detached garage to be built with a 3.5-foot setback from the property line versus the 5-feet required by the Unified Development Ordinance. Paul indicated that Proof of Mailing to Interested Parties has been confirmed. Paul also has confirmation that the required Notice of Public hearing was published. Paul indicates that he has received written remonstrance concerning the variance request and has placed a packet of the emails/letters he has received at each board member's seat. Tonight's meeting serves as a Public Hearing and requests that the Public Hearing be opened. The public hearing was opened at 5:48 pm.

Heather Tretter identified herself and indicated that she lives in the home immediately south of the petitioner. Heather read her remonstrance to the board and into the record. In it she indicates she has a number of concerns related to: How drainage will impact her, how the construction of a metal garage will impact her, and the neighborhood's, property values, and the impact on the views afforded to all property owners in the neighborhood. She asked whether the board had an opportunity to review a site plan so they can see the spatial relationship between the proposed structure and her/other's properties.

Paul tried to address the drainage question. He indicated that should the variance approved, that gutters and downspouts would be required to be tied into the stormwater inlet in the yard and not be allowed to surface drain across the yard(s). Heather also pointed out that the garage could be built without a variance if the petitioner removed landscaping and sidewalk adjacent to his home and shifted the garage north. Similar concerns and objections to the variance request were made by Steve Davis and Dale Alstadt in writing.

Dave Schipp asked the petitioner if there were other location options available to them. Mr. Kramer stated they could put the building behind their home, but that it would make it a little more difficult to access. He also stated that the building would not be a 'junk' building in construction or appearance. Dave asked whether it was possible to reduce the width of the building from 16' to 14' and Mr. Kramer stated that the boat to be housed in the garage is 20-feet long and reducing the width of the garage and door would make it almost impossible to easily use the structure.

Dave also discussed how important setbacks were due to potential impacts to property value. Mr. Kramer stated he would be happy to install a privacy fence to screen the view of the garage from surrounding property. Primo Nino asked Heather whether she preferred the garage beside her or behind the petitioner's home. Mrs. Kramer stated that whether the garage is 14' or 16' wide, putting it behind their home impacts more neighbors than the proposed location on the side. She said they do not wish to 'hurt' anyone, but that they must do what is best for themselves. Ethan Hopf, surveyor for the Kramer, pointed out that the variance is for the proposed placement of the garage, not the building itself.

The Public Hearing was closed at 6:18 pm.

The board members then went through the variance question by question to determine whether it agreed with the arguments made by the petitioner. The board did not agree with the petitioner that the 5-foot setback would impose practical difficulties on the project (1 said it would, 3 members said it would not). With the finding of 'will not' on question #7, the variance was denied.

There being no further business to come before the Huntingburg Board of Zoning Appeals, Dave Schipp made a motion to adjourn the meeting. Second by Todd Humbert. The February 6, 2025, BZA meeting was adjourned at 6:28 pm.

Submitted by: *Rebecca Divo*
Secretary

Approved by: *Todd Humbert* Date: *4-23-25*
President