

Scott County Board of Adjustment
February 23, 2005
1st Floor Board Room Administrative Center

Members Present: Bates, Dittmer, Jenkins, Scheibe, Vollbeer

Members Absent: None

Staff Present: Kononovs and Buck

Others Present: 2 others

- 1.
2. **Call to order.** Chairman Dittmer called the meeting to order at 4:00 p.m.
2. **Minutes.** Scheibe made a motion to approve the minutes of the January 26, 2005 meeting. Dittmer seconded the motion. All ayes (5-0).
3. **Public Hearing-Variance** Plett, Section 28, Butler Township

Dittmer read the notice and asked for staff's review. Kononovs showed the air and site photos of the property and said this request is to allow fifteen (15) foot front yard setback for a single family home, in lieu of the fifty (50) foot required. Kononovs said there is a drainage way along the south boundary of this property that runs under the road and drains into the lake. The houses to the north and south of this lot appear to be constructed with the fifty foot front yard setback said Kononovs. There have been five variances granted for houses in Lake Huntington 2nd Addition, said Kononovs allowing a twenty five (25) foot front yard setback. A sign was placed on the property and property owners within five hundred feet were notified of this request, said Kononovs, staff received two calls regarding this request, one in support and one against the request. The Health Department and County Engineer had no comments on this request said Kononovs.

Dittmer asked if the applicant would like to speak. Brad Plett said that due to the topography of the property an enormous amount of fill would be necessary and any reduction in the front yard setback would help. Plett told the Board the style of home planned for the site.

Dittmer asked for staff's recommendation. Kononovs said staff would recommend approval of a variance to allow a forty (40) foot front yard setback on the basis of the hardship created by the slope and topography of the property.

After deliberation and viewing the site photos and air photos again, Scheibe made a motion to grant a forty (40) foot front yard setback. Dittmer seconded the motion.

Vote: 5-0 All Ayes

With no new business to come before the Board the meeting was adjourned at 4:32 P.M.

