

Scott County Board of Adjustment
February 22, 2012
1st Floor Board Room Administrative Center

Members Present: Dittmer, Hittle, Jenkins, Scheibe

Members Absent: Vollbeer

Staff Present: Huey, Kelly

Others Present: 4 others

1. **Call to order.** Chairman Scheibe called the meeting to order at 4:00 p.m.
2. **Minutes** – Dittmer made a motion to approve the November 16, 2011 minutes. Jenkins seconded the motion. All Ayes (4-0)
3. **Public Hearing-Variance-** Irwin Young, Lincoln Township, Section 11

Huey showed air photos of the property and explained the front yard setback and road easement. The site plan submitted was shown. Huey showed site photos of the property and other structures built in the subdivision with a reduced front yard setback. Huey explained the blanket variance for the subdivision that was approved due to the number of variance requests being received because of the configuration of the lots in Willow Stream Estates. Huey showed the road easement and explained how the existing road is not in the center of the road easement.

Scheibe asked if the applicant would like to respond. Young said he just wants to be able to build a garage like a number of others in the area.

Scheibe asked if anyone from the public wished to speak. Harry Tuttle, neighbor of the Young's said he would like Young to be able to build his garage.

Scheibe asked for staff's recommendation. Huey said staff recommends that the variance to allow the proposed 27-foot x 30-foot detached garage to be constructed with a reduced front yard setback based on the configuration of the lot and that granting this request would not appear to be contrary to the purpose and intent of the Zoning Ordinance and Comprehensive Plan.

Board discussion took place on the location of the proposed garage and the reduction in front yard setback.

Dittmer made a motion to grant the variance based on the lot configuration, the location of the road easement and that granting the variance would not appear to be contrary to the purpose and intent of the Zoning Ordinance and the Comprehensive plan and with the condition that the garage be built with a maximum distance of ten (10) feet from the existing home. Hittle seconded the motion.

Vote: All Ayes (4-0)

4. **Election of Officers**

Motion was made for Scheibe to retain Chair and Jenkins Vice Chair. Motion carried.

Vote: All Ayes (4-0)