

LOWELL BOARD OF ZONING APPEALS

July 10th, 2025

Chairman Dave Regan called the meeting to order at 6:00pm. The Pledge of Allegiance was recited. Recording Secretary, Dianna Cade called the roll. The members answering the roll call were Dave Regan, Tom Carwright, and Jim Konradi. Shane Lawrence and Dan Calhoun were absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Konradi made a motion to approve the regular meeting minutes from May 8th, 2025, seconded by Mr. Calhoun and carried with a roll call vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

BZA #25-006 1308 Wildwood Dr - Petition to request a Variance from Developmental Standards from the requirements of ordinance 155.075(A)(1) has been filed by Michelle Smith 1308 Wildwood Dr, Lowell, IN. Parcel #45-19-25-353-002.000-008 to construct a deck that is in the plated 35' building setback line

Michelle Smith, 1308 Wildwood Dr, Lowell, IN. She stated she wanted to build a porch. Chairman Regan asked the petitioner if the deck was already built. Mr. Oman stated they built a deck because the concrete porch was pulling away from the house and the stairs were cracking. The petition did not know that a deck porch was not allowed to be built over a set back line as a concrete stoop is. The deck is built the petition would get the resident in compliance with the setback ordinance. The deck was put over the old concrete.

Mr. Oman stated the deck is far enough away from the ROW and the sidewalk. Mr. Regan stated if not approved would the resident have to remove the deck? The deck is around 10' feet over. The setback line is plated so that the houses all line up, it is more for aesthetics.

Chairman Regan opened the public hearing, no one is heard in person or online. The public hearing was closed.

Mr. Konradi made a motion to approve the variance request to build a deck ten (10) feet past the front setback line, seconded by Mr. Cartwright and carried with a roll call vote of all ayes.

Mr. Konradi made a motion to approve the staff report as the Findings of Fact, seconded by Mr. Cartwright and carried with a roll call vote of all ayes.

BZA #25-007 - 219 E MAIN ST - Petition to request a Variance from Developmental Standards from the requirements of ordinance 155.075(A)(5)(c)(d) has been filed by Goran Zarkovic, 9012 Drake Dr, St. John, IN, for property located at 219 E. Main St., Lowell, IN. Parcel #45-19-23-330-026.000-008 to erect an accessory structure that is located closer to the primary structure than the required 10' and not in the rear of the property.

Goran Zarkovic, owner of property at 219 E Main St., Lowell, IN

Mr. Zarkovic stated he would like to erect a shed at 219 E Main St. The building will be for storing seasonal goods only no electric. The property is a corner lot, and he owns the adjoining lot which he

would like to possibly build in the future the 10' requirement from the house would disrupt building on the adjacent lot. Chairman Regan asked if it was a Tuff Shed. Mr. Zarkovic stated yes.

Mr. Konradi stated it is a narrow lot at 49 feet. Mr. Oman stated yes. Discussion on location of lot. Mr. Oman stated the shed will go on the west side of the house.

Mr. Oman stated staff had no further comments.

Chairman Regan opened the public hearing, no one is heard in person or online. The public hearing was closed.

Mr. Cartwright made a motion to approve the variance of erecting a shed closer than 10 feet from the primary structure and not in the rear of the property, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

Mr. Konradi made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Cartwright and carried with a roll call vote of all ayes.

PUBLIC COMMENT: NONE

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on August 14th, 2025

ADJOURNMENT

With no further comments or questions, Mr. Cartwright made a motion to adjourn the meeting at 6:12 pm, seconded by Mr. Konradi and carried by a roll call vote of all ayes.

Dave Regan, President

Dan Calhoun, Secretary