

LOWELL BOARD OF ZONING APPEALS

October 9th, 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, Jim Konradi. Shane Lawrence and Dan Calhoun. Also, present was Rich Oman, Director of Planning and Development, was absent. Town Attorney Nicole Bennett participated via zoom.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the regular meeting minutes from September 11th, 2025 seconded by Mr. Cartwright and carried with a roll call vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

BZA #25-009 - 8666 Valley Forge Way. Petition to request a variance from Developmental Standards from the requirements of ordinance 155.075(A)(5)(c)(d) has been filed by Patrick and Alexandra O'Hern, 8666 Valley Forge Way, Lowell, IN. Parcel #45-19-15-454-006.000-038 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 as stated in the above-mentioned ordinance.

Patrick O'Hearn, 8666 Valley Forge Way, Lowell, IN. Mr. O'Hearn stated he is requesting to put a shed on the side of his house instead of the backyard. He stated if he followed the ordinance it would have to be 15' from the rear and that would put it in the middle of his yard. He stated they take care of his special needs nephew who is nonverbal, autistic. He loves to play in the backyard, a structure in the middle of the yard would impede them from watching him if he is behind it and hide. If it is on the side, then they would have to check on him anyway if he is not in their sight visibility. Mr. Regan stated he is assuming they have a fenced yard. Mr. O'Hearn stated yes. President Regan asked Attorney Bennett how far off the fence the shed needs to be. Attorney Bennett stated the petition is to allow the shed not in the backyard and not ten feet from the primary structure. Discussion. Mr. Calhoun asked to verify where the fence line is and the proposed location of the shed in relation to the survey that was given to the Board. Mr. Konradi asked what the measurements are from the house and the property line. Mr. O'Hearn stated he believes it is 4.9' closer to five feet. Mr. Konradi asked if there would be electricity running to it. Mr. O'Hearn stated no. Mr. O'Hearn stated no gas cans or flammables would be stored in the shed he would keep that in the garage. Recording Secretary Dianna Cade, stated his side easement is 7.5' it is for drainage. Structure cannot be located in that easement at all.

Chairman Regan asked if there were any public comments. No one was heard in person or online. Public hearing was closed.

Mr. Calhoun made a motion to approve the variance request for the 3' in height on BZA #25-008, 863 Valley View, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

Mr. Lawrence made a motion to approve the variance of 5.1 feet from the primary structure, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

Mr. Calhoun made a motion to approve the variance to erect a accessory structure that is not located in the rear quarter of the property, seconded by Mr. Lawrence 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.

PUBLIC COMMENT: NONE

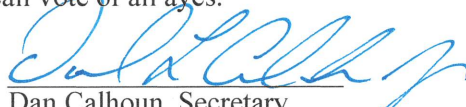
ANNOUNCEMENTS: Next regularly scheduled meeting will be held on November 13th, 2025

ADJOURNMENT:

With no further comments or questions, Mr. Konradi made a motion to adjourn the meeting at 6:10 pm, seconded by Mr. Calhoun and carried by a roll call vote of all ayes.



Dave Regan, President



Dan Calhoun, Secretary