

This meeting will be convened as a hybrid in person and electronic meeting, pursuant to Governor Holcomb's Executive Orders 20-04, 20-09, 20-25 and extended by Executive Order 20-47, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the emergency. Those wishing to participate electronically can do so by joining the meeting on the GoToMeeting platform

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/GregoryWhite/lowell-bza-11122020>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 863-802-085

LOWELL BOARD OF ZONING APPEALS AGENDA

November 12th, 2020

6:00 PM

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

III. ROLL CALL:

IV. GUIDELINES FOR PARTICIPATION:

BZA Public Meeting Participation Guidelines

- 1.Meeting participants, staff and Commission members shall practice social distancing guidelines including hand washing, wearing face masks, cough and sneeze etiquette and distancing.
- 2.The meeting room will be limited to 25 occupants at any time including Board members, staff, petitioners and audience.
- 3.The petitioner shall be limited to two persons. One shall be the owner or the owner's representative.
- 4.Because of the meeting room limitation, audience members wishing to witness a petitioner's presentation or comment about the petition may be required to take turns listening/speaking then leaving the meeting room to allow others to listen/speak. All those wishing to comment will be heard.
- 5.To conserve space in the meeting room, the Board members suggest that audience members limit their participation to the petition they are interested in to allow others to occupy the meeting room.
- 6.Audience members wishing to comment publicly should address Board members only and keep their comments concise, courteous and constructive.

V. APPROVAL OF MINUTES – September 10th, 2020

VI. NEW BUSINESS:

BZA # 20-012 - SPECIAL USE - PROPERTY ADDRESS: PARCEL NORTH OF 18275 BURR -for a special use as identified in the Town of Lowell Zoning Ordinance §155.034(3)(a)(2) R4 District –and land use matrix §155.043 -residential uses has been filed by

Mannik Smith Group, 1160 Dublin Rd. #100, Columbus, OH for their client: Trilogy Real Estate Lowell, LLC. This is for property located at approx. parcel north of 18275 Burr St. Lowell, IN
Petition is to build an assisted living facility on the parcel.

BZA # 20-013-405 E. MAIN PROPOSED LOT 1 - a variance from developmental standards of the terms of the Town of Lowell Zoning Ordinance §155.034(B) District Standards of lot area and width has been filed by Eric Padgett 405 E. Main St., Lowell, IN 46356 for property located at 405 E. Main St., Lowell, IN, Parcel #45-19-23-412-006.000-008. This parcel is zoned R4.

BZA # 20-014 - 405 E. MAIN PROPOSED LOT 2 - a variance from developmental standards of the terms of the Town of Lowell Zoning Ordinance §155.034(B) District Standards of lot area, width and side setback has been filed by Eric Padgett 405 E. Main St., Lowell, IN 46356 for property located at 405 E. Main St., Lowell, IN, Parcel #45-19-23-412-006.000-008. This parcel is zoned R4.

VII. OLD BUSINESS:

BZA #19-015 506 Gatewood Terrace – extend variance developmental standards approved 11/14/19. 30x30 Accessory Structure. 700 sq. ft. variance.

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on December 10th, 2020

IX. PUBLIC COMMENTS:

X. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on Monday, November 9th, 2020 and hand-delivered and/or e-mailed to the following: Lowell Board of Zoning Appeal Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, and Z107.