

LOWELL BOARD OF ZONING APPEALS MEETING
July 13th, 2023

Vice Chairman Shane Lawrence called the meeting to order at 6:01pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Bryan Schuch, Jim Konradi, Tom Cartwright, and Shane Lawrence. Dave Regan was absent. Also present was, Nicole Bennett, Town Legal Counsel and Rich Oman Director of Planning and Building.

APPROVAL OF MINUTES:

Mr. Cartwright made a motion to approve the April 13th, regular meeting minutes, seconded by Mr. Konradi and carried by roll call vote of all ayes.

OLD BUSINESS: NONE

NEW BUSINESS:

BZA #23-005 - 440 BURR ST - variances from developmental standards of Town of Lowell Zoning Ordinance §155.075 (B)(1)(a) - size. The petitioner is requesting to build an accessory structure that is larger than what is allowed. Petition has been filed by Robert Brown, 440 Burr S., Lowell, IN. Parel #45-19-24-401-001.002-008.

Bob Brown, 440 Burr St. Lowell. Mr. Brown stated he would like to build a garage that is 28x40. It will have a single and double garage door.

Mr. Konradi stated the petitioner is quite a distance from the neighbors. Mr. Borwn stated that is correct. Mr. Konradi stated the property is setback from the road. Mr. Brown stated the property does go downhill it is not a flat elevation. Mr. Brown stated he is surprised he needed a variance.

Kristi Brown, 440 Burr St., Lowell. She stated before they cleared out the lot there were a lot of large trees that were taller than this garage would be.

Mr. Oman stated from an impervious calculation they are only at 10%, zoning code allows 40%. There are no issues with stormwater.

Vice Chairman Lawrence opened up the public hearing. No remonstrances were heard in person or on-line.

Mr. Cartwright made a motion to approve BZA #23-005, to build an accessory structure that is 1120 sq. ft., seconded by Mr. Konradi and carried with a roll call vote of all ayes.

MOTION PASSED 4-0.

Mr. Konradi made a motion to approve the staff report as the Finding of Facts, seconded by Mr. Schuch and carried out with a roll call ayes of all ayes.

MOTION PASSED 4-0

PUBLIC COMMENT: NONE

ANNOUNCEMENTS: Next regularly scheduled meeting is on, August 10th., 2023

ADJOURNMENT:

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

Shane Lawrence, Vice Chairman

Bryan Schuch, Secretary