

# LOWELL BOARD OF ZONING APPEALS

April 11<sup>th</sup>, 2024

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

## **APPROVAL OF MINUTES:**

Mr. Cartwright made a motion to approve the regular meeting minutes from March 14<sup>th</sup>, 2024, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

**OLD BUSINESS:** None

## **NEW BUSINESS:**

BZA #24-002 - 17312 BROOKWOOD DR -An application to request a Variance from Developmental Standards from the requirements of Ordinance §155.082 (A)2(b) Entrance/Drive Standards. The petitioner is requesting an increase in the driveway apron width from a maximum of 24'. Petition has been filed by Mike Ball, 17312 Brookwood Dr., Lowell, IN 46356 Parcel #45-19-13-383-001.000-008.

Mike Ball, 17312 Brookwood Dr., Lowell, IN. Mr. Ball stated that he is petitioning to widen the driveway base going down to the street. Instead of having a curb off the 3<sup>rd</sup> bay. Mr. Konradi asked what the practical difficulties were that is being stated as the hardship. Mr. Ball stated parking and ease of access to the 3<sup>rd</sup> bay. Mr. Konradi asked if there were any site hindrances. Mr. Oman stated as you can see where the lot is in respect to the intersection having a car or two parked extra in the driveway would keep the parking off the road in an intersection. Mr. Oman stated it is thru intersection for multiple subdivisions, from a safety standpoint it would be better. Mr. Lawrence asked what the standard is. Mr. Oman stated 24'. The petitioner is requesting a 33' or an extra 9' at the apron. Mr. Oman stated they are requesting to go straight out to the street. Discussion. Mr. Oman stated at this intersection he is all for getting any extra cars off the street and in a driveway.

Ms. Cripe stated for the record she will be abstaining tonight due to conflict. She stated the general contractor is her family.

Mr. Regan opened the public hearing. No remonstrances were heard in person or online. The public hearing was closed.

Mr. Oman asked Attorney Bennett if the vote had to be unanimous since Ms. Cripe was recusing herself. Attorney Bennett stated the petitioner would need 3 ayes.

Mr. Cartwright made a motion to approve the variance for BZA #24-002, requesting a 9' increase in the driveway width at the apron, seconded by Mr. Konradi and carried with a roll call vote of 4 ayes. Ms. Cripe abstained.

Mr. Cartwright made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Konradi and carried with a roll call vote of 4 ayes. Ms. Cripe abstained.

**DISCUSSION:** NONE

**PUBLIC COMMENT:** NONE

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on May 9<sup>th</sup>, 2024

**ADJOURNMENT**

With no further comments or questions, Mr. Lawrence made a motion to adjourn the meeting at 6:15pm., seconded by Mr. Konradi and carried by a roll call vote of all ayes.

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Dave Regan, President

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Paige Cripe, Secretary