

City of Earlham
Board of Adjustment Minutes
June 5, 2018

The Earlham Board of Adjustment met on Tuesday, June 5, 2018. Due to the absence of Chairperson Jim Lemon, the meeting was called to order by board member Jan Fletcher at 7:00 p.m. Present Jan Fletcher, Jess Lillie, Lindsey Mutchler, Gary Arnburg. Absent: Jim Lemon. Also present: Zoning Administrator Adam Gordon.

Monty and Cindy Smith are asking for a variance to build an additional shed on their property. The building permit had been denied under Code 165.26(6) "Accessory buildings and structure shall not occupy more than 30 percent of any yard area on a lot and shall not exceed 1,000 square feet of building area."

Mr. Smith stated he wants a 1500 sq. ft. building to restore tractors as a hobby. Fletcher opened the floor to anyone present to comment. Andrew Arnburg stated the original ordinance is for lots that are regular residential sized city lots. The Smith's have an 88,000 sq. ft. executive lot, and a 1500 sq. ft. building will still leave plenty of land left. As a neighbor, he is not against that sized building. Gary Arnburg reiterated the ordinance does not address this size of lot, and as a property owner in that neighborhood, he does not see a problem with that size of building. Fletcher agreed and noted there should be some level of flexibility written into the zoning code for this size lot. Gordon stated that is what the board of adjustment is for and that there are only 8 lots of this type in town. Fletcher said Planning & Zoning should look to the future as the town grows and plan for this type of lot.

Motion by Lillie, second by Mutchler, to grant the variance the variance to Monty and Cindy Smith
Roll: Lillie – yea; Mutchler – yea; Fletcher – yea; Arnburg – abstained. Motion passes.

Being there was no further business meeting was adjourned at 7:10 p.m.

Jan Fletcher