

CITY OF KNOX BOARD OF ZONING APPEALS

101 West Washington Street
Knox, Indiana 46534
574-772-5445

Meeting Minutes: November 18, 2024

Members Present:

President Mike Skinner, Vice President James Jenkins, Secretary Shannon Hoekman, Jeff Houston, Monica Miller, Lonnie Boley

Director: Lonnie Boley

Call to Order

The November 18, 2024, Board of Zoning Appeals meeting was called to order at 6:00 p.m. by President Mike Skinner. Roll call was performed.

Approval of Minutes

Vice President James Jenkins made a motion to approve the February 20, 2024, meeting minutes. Secretary Shannon Hoekman seconded the motion. Motion carried 6-0.

Public Hearing

Petitioner: Devin and Elizabeth Wallen

Request: Variance to allow a pole barn larger than Ordinance No. 971A allows.

Property Location:

- 605 Ann's Court, Knox, Starke County, Indiana
- Zoned R1
- Parcel Number: 75-06-24-300-041.000-003

Purpose of Variance:

- Construction of a 2,160-square-foot pole barn (40' x 54') exceeding size limits allowed by ordinance.
- Proposed height of 28 feet, exceeding the accessory building height limit of 18 feet.

Summary of Proceedings:

- **Director's Report:**

Director Boley stated the property, combined with an adjacent lot, totals 1.05 acres. The property can support the proposed structure without impacting property values or violating setbacks. Lot combination ensures compliance and prevents future development issues.

- **Petitioner's Testimony:**

Mr. Wallen explained the building will be used for family recreational activities, including basketball and pickleball, and will feature landscaping to reduce visual impact on neighbors. A small bathroom will be connected to the existing septic system with health department approval.

- **Public Comments:**

- No written or verbal objections were received.
- Three neighbors supported the variance in person, citing the Wallens' excellent property upkeep.

Board Discussion:

After review, the board agreed the variance met community standards and supported the intended family use.

Motion:

Vice President James Jenkins made a motion to approve the variance request with the following conditions:

1. **Building Specifications:** Maximum dimensions of 2,160 sq. ft. (40' x 54') and 28 ft. height.
2. **Lot Combination:** Lots must be combined into one parcel.
3. **Septic System:** Bathroom must tie into the existing septic system.
4. **Usage Restrictions:** No commercial use or second story permitted.

Secretary Shannon Hoekman seconded the motion. Motion carried 6-0.

Adjournment

Vice President James Jenkins made a motion to adjourn at 6:23 p.m. Secretary Shannon Hoekman seconded the motion. Motion carried 6-0.

Prepared by:

Shannon Hoekman
Secretary