

**CITY OF KNOX BOARD OF ZONING APPEALS
101 WEST WASHINGTON STREET
KNOX, INDIANA 46534
574-772-5445**

Meeting Minutes: July 24, 2023

Members Present: Jim Jenkins, Jeff Houston, Monica Miller, Shannon Hoekman

Staff Present: Lonnie Boley

Staff Not Present: Mike Skinner

The July 24, 2023, Board of Zoning Appeals meeting was called to order at 6:01 p.m. by Vice President Jim Jenkins. Roll Call was preformed. Member Houston made a motion to approve the July 24, 2023 minutes, and member Hoekman seconded the motion. Carried 4-0.

Re-Organization:

Vice President Jenkins stated a meeting is needed to elect officers. Member Houston made a motion to set a meeting. Member Miller seconded the motion. Lonnie will speak with President Skinner and get the meeting posted in the paper. Carried 4-0

Public Hearing: Robert Bubac, Variance Request – Vice President Jenkins opened the Public Hearing at 6:05pm, and read the Legal Notice. Robert Bubac was present to request a 2 foot variance for an accessory building to be erected 5ft from the property line.

On a property that is currently zoned R-1 Residential, commonly known as 101 W. Washington Street, Knox, Indiana. The property is owned by Robert Bubac. The building would be five feet from the property line. Mr. Bubac spoke about the need for the building and it usage. Lonnie Boley added that all the required steps had been taken and that he has no additional concerns. Member Houston stated he went to the property and spoke with neighbors, none of the neighbors expressed concern. He stated the property is very well maintained and he would be in favor of the variance. Vice President Jenkins closed the hearing at 6:08 pm. Member Houston made motion to approve the variance. Member Miller seconded the motion. Carried 4-0

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Public Hearing: David & Leanne Homoky, Variance Request – Vice President Jenkins opened the Public Hearing at 6:08 pm, and read the Legal Notice. David Homoky was present requesting a variance for a 12x16 accessory building. He stated the building will meet all easement requirements. However, with the house and the garage it does exceed the 25 percent allowed over all, but is under the requirements for the back yard according to the city ordinance. Lonnie Boley stated the property measures 132’ deep and 70’ wide 9432 sq. ft. The house and the garage combined is 4470 this puts it just over 50 percent. The land coverage is the only issue Lonnie stated the property is fenced in and has paid his filing fees and waited patiently for the board to meet.

Member Houston also went to the property he said the property is well maintained and the general concern is clutter or drainage, since this is not an issue he would be in favor in granting the variance. No other concerns were brought before the board. Vice President Jim Jenkins closed the public meeting at 6:14 pm. The motion to accept was made by Secretary Hoekman and Vice President Jenkins seconded the motion. Motion carried 4-0

Other Business: Lonnie Boley ask that the matter of postage be added to the agenda for the next meeting. The yearly budget for postage is \$1000.00 of which \$600.00 was spent on the postage for the current meeting. Lonnie ask that the postage be paid by the petitioner along with the filing fee. This item will be added to the next meeting agenda.

Adjournment: Vice President Jim Jenkins made a motion to adjourn at 6:18 pm. Member Miller seconded the motion. Carried 4-0

Shannon Hoekman

Secretary

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