

The Pendleton Board of Zoning Appeals met on July 17, 2018 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 7pm. Board Members present were Tammy Bowman, Matt Roberts, Jerry Kelly and Tim Swartz. A quorum was established with four of five members present. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Planning Clerk Kate Edwards. Minutes of the June 19, 2018 meetings were approved.

Others in attendance included Shane and Kelli Isaacs of 416 S East Street Pendleton and Kim Borinsky of 106 E Madison Avenue Pendleton.

### **OLD BUSINESS**

CU04192016-02      Appeal – Finding of Fact  
   Pendleton Athletic Club  
   627 Falls Park Drive

**FINDING OF FACT FOR CU04192016-02 APPEAL SIGNED BY ALL  
PRESENT MEMBERS AND ATTESTED BY KATE EDWARDS.**

### **NEW BUSINESS**

V07172018-01      0 S Broadway - Accessory Building

Kayla Hassett presented on Google Drive the Notice of Public Hearing and the Application for a Variance from Development Standards regarding 2,400 square footage and 17 foot height of the proposed barn structure and the proposed gravel driveway. Presentation included a schematic of the garage, a design summary of the garage, the garage floor plan, an aerial photo of the property at time of purchase and photos of current property, as well as the property plans overlaid on the aerial picture.

Hassett reported the neighbors on both sides of this property have accessory buildings, one being the exact same size as the proposed Isaacs barn. Adding that there are several gravel drives throughout town that are grandfathered in as they existed prior to the current ordinance.

#### Staff Findings

Unified Development Code

158.04.03 Bulk Requirements for Accessory Structures

A. Maximum ground floor area of an accessory structure shall be 1,200 square feet.

B. Maximum height of an accessory structure shall be fifteen (15) feet.

158.09.06 Design and Improvement Standards for Off-Street Parking Areas

C. Improvement Standards

1. Off-street parking facilities shall be surfaced with Portland cement concrete, bituminous aggregate mixture, bituminous concrete pavement or paving brick. Tar and chip surfaces, cold patch, and gravel are not considered permanent surfaces and are not allowed unless otherwise stated in this Section. In low-traffic residential parking lots, porous asphalt or grass pavers may be used to reduce surface runoff. Parking areas with five or fewer spaces in rear yards of residential zoning districts may be surfaced with gravel or tar and chip.

#### Staff Recommendation

Approve with the following conditions:

- Accessory building shall be sided with LP Engineered Wood/SmartSide as shown in plans.
- Driveway must be surfaced in concrete from edge of street to property line by time of garage's completion. Driveway entrance must be in accordance with Unified Development Code, Appendix C.3.
- Driveway must be surfaced in Portland cement concrete, bituminous aggregate mixture, bituminous concrete pavement or paving brick from property line to house parking area/garage by time house is completed.

S Isaacs addressed the board asking:

1. Can the property line to the street wait until both barn and house are complete.
2. If they do a separate drive to the house, can it be concrete and then just the approach be concrete then gravel to the barn.
3. If they do a side load garage on the house and they do a shared driveway, they would do concrete to the house and then gravel from there to the barn.

Hassett indicated two street cuts off the road might be a concern and would need approved by the Director of Public Works. Roberts shared he felt it would look better with a side load garage and gravel to the barn from there. Hassett also indicated waiting until both structures were complete would also need approved by the Director of Public Works, but the Board can recommend that, so any approval by the Board can be contingent on the approval by the Director of Public Works.

**MOTIONED BY TIM SWARTZ, SECONDED BY MATT ROBERTS, TO APPROVE V07172018-01 PER STAFF RECOMMENDATIONS WITH THE FOLLOWING CHANGES CONDITIONS THAT:**

1. DRIVEWAY MUST BE SURFACED IN CONCRETE FROM EDGE OF STREET TO PROPERTY LINE BY TIME OF THE HOUSE COMPLETION OR DECEMBER 31 2019 WHICHEVER IS EARLIER
2. DRIVEWAY ENTRANCE MUST BE IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE APPENDIX C POINT 3
3. DRIVEWAY MUST BE SURFACED WITH PORTLAND CEMENT CONCRETE, BITUMINOUS AGGREGATE MIXTURE, BITUMINOUS CONCRETE PAVEMENT OR PAVING BRICK FROM PROPERTY LINE TO HOUSE

PARKING AREA/GARAGE BY TIME OF HOUSE COMPLETION OR A  
MINIMUM OR 75' BY DECEMBER 31 2019 AT THE LATEST

4. THESE CONDITIONS ARE CONTINENT ON APPROVAL BY THE DIRECTOR  
OF PUBLIC WORKS

**MOTION CARRIED WITH A UNANIMOUS VOTE.**

**FINDING OF FACT FOR V07172018-01 SIGNED BY ALL  
PRESENT MEMBERS AND ATTESTED BY KATE EDWARDS.**

Next meeting is scheduled for August 21, 2018 at 7:00pm.

Meeting adjourned at 7:33pm.

Kate Edwards  
Planning Clerk  
Town of Pendleton