


AGENDA
BOARD OF ZONING APPEALS MEETING
April 6, 2021 at 5:00 o'clock P.M.
Meeting held at the 4-H Community Building

1. Roll Call
2. Determination of a Quorum
3. Consideration of minutes of regular meeting from March 2, 2021
4. Communications: None
5. Current Business: None
6. New Business:
 - a. **David & Amber Wilson**, 3130 E Stephan Lane, Madison, IN, Madison Township, containing 1.09 acres, request a variance of fifteen (15) feet from side property lines instead of the required twenty-five (25) feet. Applicants want to build a 3-bay garage with breezeway that connects to existing home. The applicants have a land-lease agreement between the adjoining land owner to the side property line to use and maintain the land, (see request and diagram on application).
 - b. **Julie Huff**, 4026 N 1360 W, Deputy, IN, Graham Township, containing 131.25 acres, request a conditional use under Section 7.00 - Official Schedule of District Regulations under #596 Retail-Farm and Garden Supplies. Applicant requests to open a you-pick flower farm, nature tours and farm days. All visits will be by appointment/reservation only (see detailed request & diagram on application).
 - c. **Kyle Pelsor**, 1875 S Cabot Cove, Lexington, IN, Republican Township, containing 1.791 acres, request a variance of no less than two (2) feet setback from side property line instead of the required twenty-five (25) feet. Applicant wants to place a 24' x 28' pole barn garage (see request and diagram on application). The adjoining land owner who shares the side property line has no objection to the applicant's request.
 - d. **Verizon Americas, LLC, Daniel Coots, Attorney for applicant, consent from landowner, Gary Short, Jr.**, mailing address 5518 N SR 3, Deputy, IN, location of project situated off of CR 1360 W, Deputy, IN, Graham Township, containing 85.22 acres, request a conditional use under Section 7.00 - Official Schedule of District Regulations under #476 Relay Towers & Transmitting Stations (TV, Radio & Telephone). The proposed telecommunications facility will consist of a 325' self-

support lattice tower with a 5' lightning arrestor (Total Tower height of 330'), along with sufficient ground space within a 100' x 100' lease space for applicant's ground equipment as well as future co-locator's ground equipment, (see request/RF Statement of Need and diagram).

- e. **Sam & Angela Simons**, 4004 N Old State Route 62, Madison, IN, Madison Township, containing 44.548 acres, request a conditional use under Section 7.00 – Official Schedule of District Regulations under #749 Other Recreation including Camping & Picnic Areas (see detailed request and diagram on application)

7. Adjournment

By: 
Lynette Anderson, Secretary