

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00011**

APPLICANT: **Jesse Beatty**

SITE LOCATION: **5439 Secor Rd**

ZONING DISTRICT: **10-CN**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0301 C**
If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

ANALYSIS: **Applicant requests variance of 2.5 feet over required 3.5 foot fence height requirement in front yard setback.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00033**

APPLICANT: **Whirlwind Resource Properties LLC**

SITE LOCATION: **5457 Secor Rd**

ZONING DISTRICT: **10-MX**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1111.2000 & 1113.0903**

The Board of Zoning Appeals is authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Commissioner of Building Inspection or the Planning Director in the administration or enforcement of the provisions of this Zoning Code.

Appeals and requests for variance are subject to review of the Board of Zoning Appeals as outlined in Sec. 1111.1700 Variances. Variances shall only be approved when the applicant successfully demonstrates and the Board of Zoning Appeals finds substantial evidence that all of the items listed in Sec. 1111.1705 Approval Criteria are met. Appeals to waive any sign or any part of a sign which is prohibited may not be granted by the Board of Zoning Appeals.

ANALYSIS: Applicant requests to maintain sign as originally installed. (Note: applicant has not yet obtained Certificate of Occupancy for existing business.)

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

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APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00034 – deferred from August**

APPLICANT: **Rev. Monsignor Christopher Vasko**

SITE LOCATION: **439 Eastern Ave**

ZONING DISTRICT: **10-RD6**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1107.1906 ABC**
A. An internal storm drainage system shall be provided and connected to the nearest outlet, subject to the regulations and approval of the Department of Public Utilities.
B. All off-street parking, loading and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
C. Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot or driveway perimeter.

ANALYSIS: **Applicant requests temporary variance to allow an unpaved (gravel) parking lot until such time as funds are raised to pave and purchase necessary tank.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

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CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00038 – deferred from August**

APPLICANT: **Roshawn Jones**

SITE LOCATION: **1905 N Summit**

ZONING DISTRICT: **10-RS6**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1105.0201 BC & 1105.0204 AB**
B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.
C. No accessory building shall be closer than 3 feet to any side or rear lot line.

A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential District.
B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential District.
(Ord. 170-04. Passed 3-23-04.)

ANALYSIS: **Applicant requests variance for setback and rear yard coverage in order to build a garage.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

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CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, September 15, 2025 - 10 A.M.**

BZA NO: **BZA25-00040**

APPLICANT: **Ed Moore**

SITE LOCATION: **3920 & 4004 Angola Rd & 0 S. Byrne Rd**

ZONING DISTRICT: **IL/RS6/MX**

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **1104.0100; 1115.0802 Emergency Request**
The Use Table of this section lists the principal uses allowed within base zoning districts. The symbols used in the Use Table are defined in the following paragraphs.

In the case of violations of this Zoning Code that constitute an emergency situation as a result of public safety concerns or violations that will create increased problems or costs if not remedied immediately, the City may use the enforcement powers available under this Zoning Code without prior notice, but the Commissioner of Building and Code Compliance and/or the Planning Director must attempt to give notice simultaneously with beginning enforcement action. Notice must be provided to the property owner and to applicants for any relevant permit.

ANALYSIS: **Applicant requests a vote to invalidate the original order received on July 16, 2025, which required they cease and desist mining activities.**

BOARD ACTION:

MOTION TO APPROVE/DISAPPROVE:	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Julia Randles	_____	_____	_____	_____	_____	_____	_____
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
Devon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:
