

**REVISED 7/12/16 830AM**

**LOWELL BOARD OF ZONING APPEALS AGENDA**

**July 14<sup>th</sup>, 2016**

**6:30 PM**

**I. CALL TO ORDER:**

**II. PLEDGE OF ALLEGIANCE:**

**III. ROLL CALL:**

**IV. APPROVAL OF MINUTES – June 9th, 2016**

**V. OLD BUSINESS:**

**VI. PUBLIC HEARING:**

**BZA #16-020 – 401 E. Hilltop, Lowell, IN, Levi Weirich, - PUBLIC HEARING CONTINUED FROM JUNE REGULAR MEETING - Variance from Developmental Standards** – in order to erect an accessory structure that is bigger than is allowed and does not meet the rear setback requirement as stated in Ordinance §155.075(A)(a)(B)(a).

**BZA #16-022 – 165 S. Nichols, Lowell, IN, Donald Parker – Variance from Developmental Standards** – in order to erect two (2) accessory structures; one of which is not in the rear yard and the other with a proposed placement that has a rear setback that is less than allowed and to keep the existing structure that is already located on the property bringing the number of accessory structures to 3(three) which is not allowed as stated in Ordinance 155.075(a)(B)(1)(b) 155.033(B). Petitioner seeking 3 (three) variances total. One structure not in rear quarter of property, one for rear setback requesting 5' variance, and a variance for 3 accessory structures on the property. No variance needed for total sq. ft. of all three structures which will be under the allowed under 900 sq. ft.

**V. FINDINGS OF FACT:**

**REVIEW FINDINGS OF FACT: BZA #16-017 – 5950 175<sup>th</sup> Ave., Lowell, IN, Therese Birkmeyer - Variance from Developmental Standards** – in order to erect a fence that is more than three (3') feet in height which is not allowed as stated in Ordinance §155.090(B).

**REVIEW FINDINGS OF FACT: BZA #16-018 – 122 S. Union, Lowell, IN, James Baiel Jr., - Variance from Developmental Standards** – in order to construct an accessory structure with a side and rear setback less than what is allowed as stated in Ordinance §155.033(B).

**REVIEW FINDINGS OF FACT: BZA #16-022 – 165 S. Nichols, Lowell, IN, Donald Parker – Variance from Developmental Standards** – in order to erect two (2) accessory structures; one of which is not in the rear yard and the other with a proposed placement that has a rear setback that is less than allowed and to keep the existing structure that is already located on the property bringing the number of accessory structures to 3(three) which is not allowed as stated in Ordinance 155.075(a)(B)(1)(b) 155.033(B).

**VIII. ANNOUNCEMENTS:**

**IX. PUBLIC COMMENTS:**

**X. ADJOURNMENT:**

PLEASE NOTE: This notice was posted at the Lowell Town Hall on Tuesday 12th, 2016, and hand-delivered and/or e-mailed to the following: Lowell Board of Zoning Appeal Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, and Z107.