

**HEARING OFFICER –Kelly Conference Room #155
April 3, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, April 3, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

REPORTS RESOLUTIONS AND COMMUNICATIONS:

Rosenbarger, Hearing Officer, announced that CU-07-19 (Matthew Francisco and Selma Sabanovic) has been forwarded from the Hearing Officer agenda to the April 25, 2019 Board of Zoning Appeals hearing.

PETITIONS:

V-08-19 **David Lentz**
315 S. Clifton Ave.
Request: Variance from side yard building setback standards to allow the construction of a single-family residence.
Case Manager: Ryan Robling

Ryan Robling presented the staff report on V-08-19. Staff is recommending adoption of the proposed findings in the staff report, including the following condition:

1. The petitioner must obtain a building permit prior to construction.

Rosenbarger, Hearing Officer, confirmed this petition involves the development of a single-family home on a lot in the RC (Residential Core) zoning district. The parking requirement for this zoning district is two parking spaces. Robling agreed. Rosenbarger confirmed there is no requirement to construct a sidewalk.

Neil Harper, Deckard Land Surveying, is present to speak on behalf of the petitioner. He agreed with the conditions as stated in the staff report and had no further comments.

No comments from the public.

****Rosenbarger approved V -08-19 based on the written findings, including the one condition outlined in the staff report.**

V-09-19 **Southern Indiana Parts, Inc.**
402 W. 17th St.
Request: Variance from minimum driveway separation requirements to allow two new drives for a 7,680 sq. ft. retail store.
Case Manager: Eric Greulich

Eric Greulich presented the staff report on V-09-19. Staff is recommending adoption of the proposed findings in the staff report, including the following condition:

1. A 5' wide concrete sidewalk and minimum 5' wide tree plot with street trees are required along Kinser Pike and a 10' wide, asphalt multi-use trail and minimum 5' wide tree plot with street trees are required along 17th Street.

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Rosenbarger, Hearing Officer, confirmed that the next step would be for the petitioner to get a grading permit and a subsequent building permit. Greulich added the only issue that still needs to be resolved is the intersection at 17th and Kinser and how the sidewalks are going to correspond but both will be addressed with the grading permit.

Steve Brehob is present on behalf of the petitioner. He had nothing further to add to Staff's report.

No comments from the public.

****Rosenbarger approved V-09-19 based on the written findings, including the one condition outlined in the staff report.**

Meeting adjourned.