

BZA MINUTES

September 16, 2025

Members present: Bill Davis, Jim Hufford, Jason Hawley, Jon Peacock, and Don Calhoun

Members absent: Jason Allen and Drew Cleveland

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director and Kristi Halloran, Recording Secretary

Others present: Ed Thornburg and Sandra Wehrley

Chairman Hawley: All right good evening it is September 16, 2025 and this is the Randolph County Board of Zoning Appeals. Judging by the clock on the wall it is now 7:00 o'clock. First order I would like to have all the member state their name for the record. My name is Jason Hawley, Bill Davis, Don Calhoun, Jim Hufford, Jon Peacock. Thank you very much. First on the docket we have the approval of the minutes from the last meeting on August 19, 2025. Has everybody had a chance to review those minutes.

Vice Chairman Davis: I'll make a motion to approve as presented.

J. Hufford: I'll second it.

Chairman Hawley: All those in favor say aye. "Aye." Minutes have been passed. All right on our docket tonight we have BZA2025-19-V, Sandra Wehrley. Am I saying that correctly? If you'd like to please come up to the table and state your name and address for the record.

S. Wehrley: May I sit down?

Chairman Hawley: Yes, please.

S. Wehrley: Hi my name is Sandra Wehrley and my address is 912 Lime Avenue, Union City Indiana 47390.

Chairman Hawley: All right before we get started I'd like to remind us that the petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation the board may ask questions. Anyone wanting to speak for or against will have three minutes each and then the petitioner will have an additional five minutes to respond to the questions. Have you sent out notices of certified mail and returned receipts to the Area Planning? Have you received Article V Conduct of Hearing? Why don't you show us what you're looking to do here tonight.

S. Wehrley: So I am looking to build a new home. I put in a variance request to build a new home on a corner lot so it's going to be closer to the property line than what is allowed by the Zoning Board. So my existing foundation is 12 feet closer to the right of way than the 25 feet required. I

plan on doing a 28 by 54 and approximately 1,500 square feet. And it will face Division Street. The lot is 49 feet wide and sits on the corner of Charles Street and Division Street in Union City. So there was once a house there. There's a record of a buildable home but the setbacks have to be met so that's why I'm looking for a variance for the Charles Street side. So I don't know if that's it or not. I think that's it but I'm asking for a variance of 13 feet to be 12 feet from the property line on the west side. The lot is only 49 feet wide. This is the only way we can build a 28 feet wide house. The setback from the east side is eight feet so I wouldn't need anything there. So I'm asking for a variance to get a permit to build on the foundation closer to the property line than allowed by the Zoning Board.

Chairman Hawley: And so you're not building on the existing foundation?

D. Johnting: Well technically it's okay where it's at. It couldn't have been laid out any better. The neighbor had a survey so we know for sure where the east line is and it's eight feet I couldn't have asked for better away from that side. The foundation Bob said can be reused but it needs to be taken out and mortar put in and fixed up. If they get a permit, if they're allowed to get a permit he'll watch over that and make sure that's fair.

Chairman Hawley: So you're also aware of that too?

S. Wehrley: Yes.

D. Johnting: He said it's usable as it is but it has to come out and some work has to be done, but he said it's quite doable.

Chairman Hawley: Are there any other questions from the board?

J. Hufford: I don't have any questions but I know the area quite well and the house that was there was falling in and got tore down. And I imagine the neighborhood gladly see new home built.

D. Johnting: And if you had to pick a side to have a variance I would much rather see it on the street side where there's a wide right of way than closer to the house next door because that's never a good idea.

J. Hufford: And that's a very seldom used street.

D. Johnting: Yes, it is.

Chairman Hawley: Any other questions from the board? Is there anyone else who would like to speak in favor or against the proposal tonight? Seeing no one I motion for a roll call vote.

Vice Chairman Davis: Second.

K. Halloran: Don Calhoun, yes. Jim Hufford, yes. Jason Hawley, yes. Bill Davis, yes. Jason Allen is absent. Jon Peacock, yes. Drew Cleveland is absent.

Chairman Hawley: Motion has been granted, congratulations.

S. Wehrley: Thank you.

Chairman Hawley: Is there any old business? Any new business, reports of officers, committee, and staff? Seeing none I motion we adjourn.

J. Peacock: Second.

Chairman Hawley: Thank you very much ladies and gentlemen.

Chairman, Jason Hawley

Kristi Halloran, Recording Secretary

Vice Chairman, Bill Davis