

**AGENDA**  
**ELLETTSVILLE BOARD OF ZONING APPEALS**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Wednesday, March 11, 2026 - 6:00 P.M.**

<p style="text-align:center"><b>Town of Ellettsville Board of Zoning Appeals Members</b></p> <p>Town Council President Appointments:</p> <ul style="list-style-type: none"><li>• Traves Conyer Current Term: 1/23/26 – 12/31/29</li><li>• Kaleb Plummer Current Term: 4/14/25 – 12/31/26</li><li>• Pat Wesolowski Current Term: 1/8/24 – 12/31/27</li></ul> <p>Appointed by Council Vote:</p> <ul style="list-style-type: none"><li>• Matt Siebott Current Term: – 12/31/26</li></ul> <p>Plan Commission Vote:</p> <ul style="list-style-type: none"><li>• David Drake Current Term: 2/2/23 – 12/31/26</li></ul>	<p><b>Pledge of Allegiance</b></p> <p><b>Roll Call</b></p> <p><b>Election of Officers</b></p> <p><b>Approval of Minutes – January 14, 2026</b></p> <p><b>Monthly Conflict of Interest Statement</b></p> <p><b>Old Business</b></p> <p><b>New Business</b></p> <p>Petition for a Variance from Development Standards to Allow an Accessory Structure in the Front Yard Setback along W. Natalie Drive; Location: 7519 W. Anya Court; Petitioner: Denise Buckingham Case No. BZA 26-3</p> <p><b>Planning Department Update</b></p> <p style="text-align:center">Next Meeting – April 15, 2026</p> <p><b>Privilege of the Floor – Non-Agenda Items</b></p> <p><b>Board of Zoning Appeals Comments</b></p> <p><b>Adjournment</b></p>
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The Town of Ellettsville is inviting you to a scheduled Zoom meeting.

Topic: Board of Zoning Appeals

Time: Mar 11, 2026 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/89038758068?pwd=X6gKe3HHaC0O1UvqxuHbtFgZbG3mHR.1>

Meeting ID: 890 3875 8068

Passcode: 506986

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One tap mobile

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Join instructions

[https://us02web.zoom.us/join/89038758068/invitations?signature=vdEiiWEqBbX75JuWH-G7pD\\_hfexeoEhUzbbL2URvYC4](https://us02web.zoom.us/join/89038758068/invitations?signature=vdEiiWEqBbX75JuWH-G7pD_hfexeoEhUzbbL2URvYC4)

## January 14, 2026

The Ellettsville, Indiana Board of Zoning Appeals met on Wednesday, January 14, 2026. David Drake called the meeting to order at 6:00 p.m. Kaleb Plummer led the Pledge of Allegiance.

**Roll Call:** Members present were: David Drake, President; Travis Conyer; Pat Wesolowski and Matt Siebott. Absent was Kaleb Plummer. Denise Line, Planning Director, and Renee Jones, Secretary, were also present.

### Election of Officers 2026

Pat Wesolowski made a motion to retain David Drake as President. Travis Conyer seconded the motion. Motion carried.

Travis Conyer made a motion to have Pat Wesolowski as Vice President. David Drake seconded the motion. Motion carried.

### Approval of Minutes-December 10, 2025

David Drake made a motion to approve the minutes from December 10, 2025. Pat Wesolowski seconded. Motion carried.

### Old Business

None

### New Business

#### **Petition for Variances from Development Standards to Reduce the Minimum Side Yard Setback to Zero and Remove the Requirement of a Right-of-way Permit for Rear Loaded Homes in Phase 1 of the Harman Farm Subdivision; Petitioner: Harman Farms LLC; Case No. BZA 26-1**

**Denise Line, Planning Director**, explained Petitioner, Harmon Farm LLC, requested two (2) variances from development standards, specifically to change the minimum side yard setback to zero (0) and remove the provision for the requirements of a right of way permit for the rear-loaded homes from a private alley.

**AJ Willis, Project Engineer for Bynum Fanya & Associates, Inc, Petitioner Representative**, explained that the alley width has been approved by the fire department, and the HOA will be responsible for the maintenance of the alleyways.

David Drake made a motion to approve the variance, and Traves Conyer seconded the motion. Roll call: David Drake-yes; Traves Conyer-yes; Pat Wesolowski-yes; and Matt Siebott-yes. Motion carried.

#### **Petition for a Variance from Development Standards to Allow a Septic in an Agricultural Zoning District; 4601 W. McNeely Street; Petitioner: Michael Ripley; Case No. BZA 2602**

**Denise Line, Planning Director**, explained Petitioner, Michael Ripley, requested a variance from development standards to allow septic in an Agricultural Zoning District. Subject parcels are located at 4601 W. McNeely Street.

David Drake made a motion to approve the variance, including an amendment applicable to all subdivisions allowing septic in an Agricultural Zoning District. Pat Wesolowski seconded the motion. Roll call: David Drake-yes; Traves Conyer-yes; Pat Wesolowski-yes; and Matt Siebott-yes. Motion carried.

### Planning Development Comments

Next meeting will be February 11, 2026

**Board of Zoning Appeals Comments**

None

**Privilege of the Floor**

None

**Adjournment**

Meeting adjourned at 6:29 p.m.

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David Drake, President

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Pat Wesolowski, Vice President

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Traves Conyer

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Kaleb Plummer

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Matt Siebott

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Renee Jones, Secretary



# Town of Ellettsville

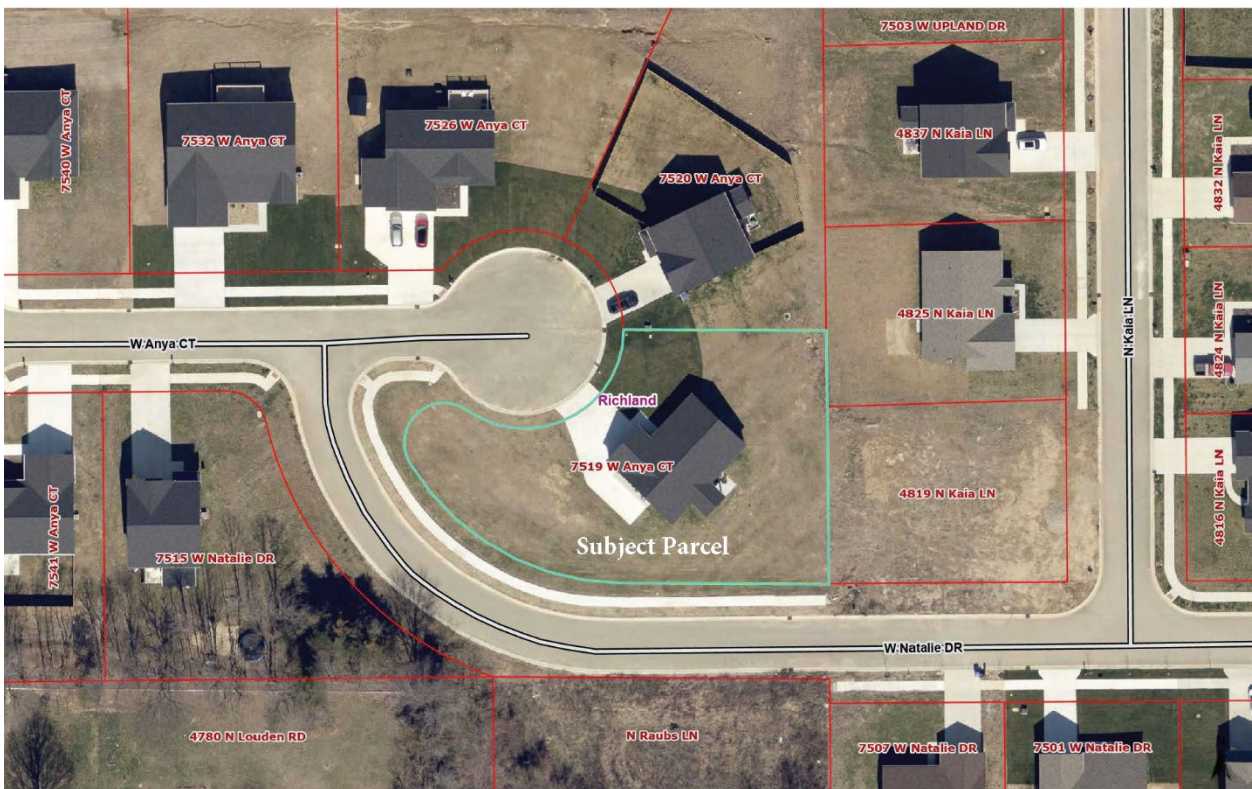
## Department of Planning & Development

### BZA 26-2 – Variance from Development Standards Staff Report

#### Petition

**Case - BZA 26-3.** A request by Denise Buckingham, for consideration of a variance from development standards to allow an accessory structure in the front yard setback along W. Natalie Drive. Subject parcels are located at 7519 W. Anya Court.

#### Surrounding Zoning Districts & Uses



#### Surrounding Zoning Districts & Uses

	Zoning District	Property Use
<b>North:</b>	Residential 1; Single Family Residential	Single Family Residential
<b>South:</b>	RES; Residential 1	Single Family Residential & Vacant Land
<b>East:</b>	Residential 1; Single Family Residential	Single Family Residential
<b>West:</b>	Residential 1; Single Family Residential	Single Family Residential

## **Considerations**

1. The Petitioner is requesting a variance from development standards to allow an accessory structure, specifically a gazebo, in the front yard of 7519 W. Anya Court.
2. The subject parcel is located in a Residential-1 (R1) Zoning District.
3. The parcel is a corner lot. Pursuant to the Unified Development Ordinance (UDO), corner lots have two front yards. The front yard setback with R1 zoning is 25 feet (25').
4. The UDO requires accessory structures be placed in rear and side yards.
5. The parcel has topographical issues in the northeast side of the parcel which is where the accessory structure should be located pursuant to the UDO.
6. The Petitioner is requesting the accessory structure be located on the West Vika Drive side of the parcel, it will be 11 feet (11') from the property line. As stated above, the front yard setback is 25 feet (25'). Attached to this Staff Report is a site plan showing the location of the gazebo, which was completed by Mike Burns, Assistant Planner.
7. Indiana Code (IC 36-7-4-918.5) requires the following criteria be met in order to approve a variance from development standards request:
  - a. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
  - b. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
  - c. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.
8. Additionally, Town Code requires the following criteria to be satisfied:
  - a. The approval does not interfere substantially with the comprehensive plan.
  - b. The approval is not based solely upon financial hardship or mere convenience; and
  - c. The approval is in conformance with all other Town Ordinances.
9. In order to be considered a practical difficulty, the following criteria should be met:
  - a. The need for a variance arises from unique conditions on the property and is not shared by neighboring properties in the same zone;
  - b. Strict compliance with the standard would unreasonably prevent the landowner from using the property for permitted use, or would render conformity necessarily burdensome;
  - c. The particular request, or a lesser relaxation of ordinance standard, would provide substantial justice to the landowner and neighbors; and
  - d. The need for a variance is not the result of a self-created action by the current or any former property owner.

## **Criteria For Decisions – Variance from Development Standards**

In taking action on all variance requests, the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of Indiana Code. The Board may grant a variance of development standards from this Ordinance if, after a public hearing, it makes findings of facts in writing (consistent with IC 36-7-4-918.5) that:

## DECISION CRITERIA – USE VARIANCE

- 1. General Welfare:** The approval of the variances from development standards (will or **will not**) be injurious to the public health, safety, morals, and general welfare of the community.

### *Staff Finding:*

Approval would not cause any significant problems in relation to public health and safety.

- 2. Adjacent Property:** The use or value of the area adjacent to the property included in the variance (will or **will not**) be affected in a substantially adverse manner.

### *Staff Finding:*

The development standard variance will not affect adjacent properties in a substantially adverse manner.

- 3. Practical Difficulty:** The strict application of the terms of the zoning ordinance (**will** or will not) result in practical difficulties in the use of the property.

### *Staff Finding:*

The topography of the lot prohibits the location of the accessory structure according to UDO standards.

- 4. Compliance with Comprehensive Plan:** The variance request (**is** or is not) substantially in compliance with the existing comprehensive plan.

### *Staff Finding:*

The property is located in Prominence Place, a neighborhood with parcels of different sizes and locations. The gazebo will blend with the neighborhood and become part of the landscape.

- 5. Financial Hardship:** The need for the variance (**does** or does not) arise from some condition peculiar to the property involved.

### *Staff Finding:*

If the accessory structure was placed of the minor subdivisions results in financial hardship from a condition peculiar to the property. The two minor subdivisions are derived from one parcel that is the shape of an “U” and in the center is a parcel with two (2) homes, both of which are not connected to sewer.

- 6. Compliance with other Town Codes:** The variance request (**is** or is not) substantially in compliance with other Town Codes.

### *Staff Finding:*

The property is currently in compliance with all other Town Codes.

## **Board of Zoning Appeals Action**

The Board of Zoning Appeals action shall be in the form of *approval, approval with conditions, denial, or a continuance*. The Board of Zoning Appeals takes final action on all variance petitions.

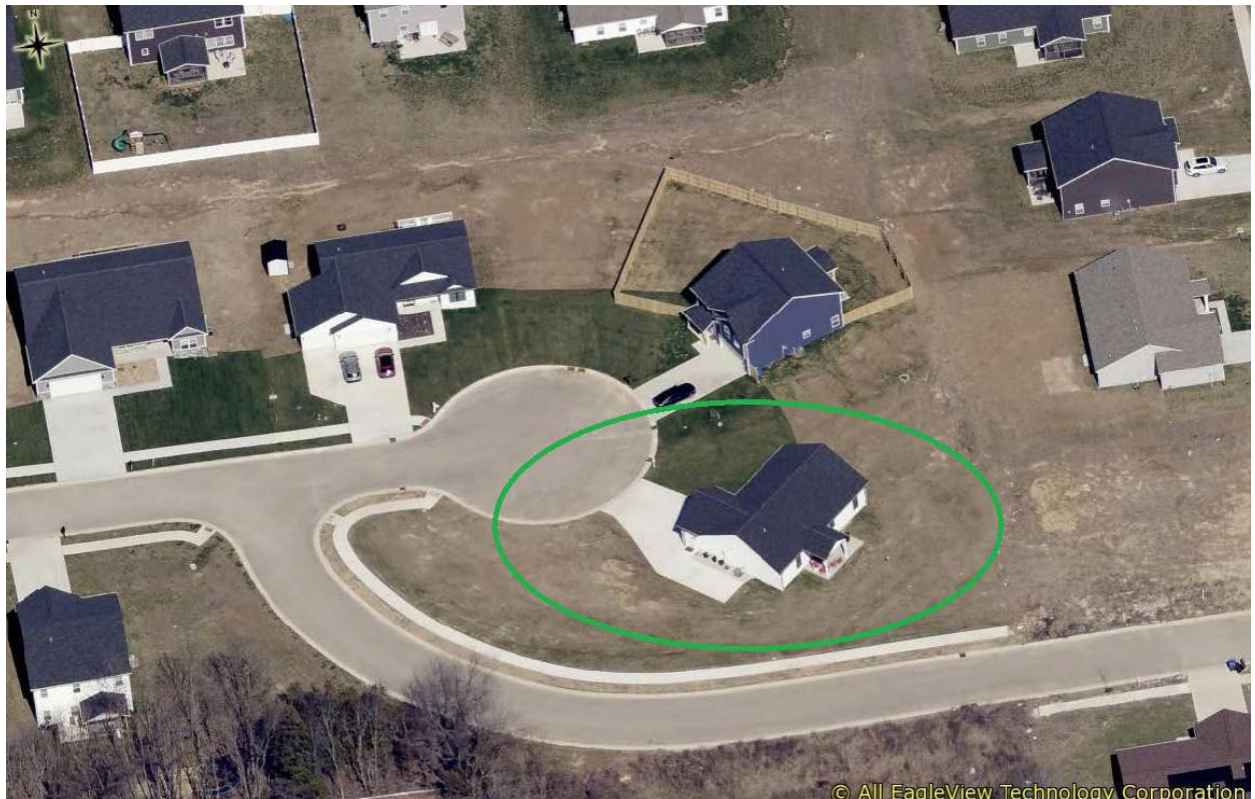
**Staff Recommendation**

The purpose of a variance is to provide relief in situations where the land or other condition offers resistance to meeting a particular zoning regulation through no fault of the occupant of the land.

Therefore, based on the above analysis, it is of Staff opinion that the variance meets all requirements and criteria and, therefore, recommends approval of the variance request. The Board may approve the variance if, after testimony and discussion, it finds that the request meets all six (6) of the stated requirements. If the Board denies a variance, it shall state which requirement(s) have not been met.

Submitted by:

Denise Line  
Director of Planning, Town of Ellettsville  
February 11, 2026



**SITE PLAN**  
**LOT 69 IN PROMINENCE PLACE SUBDIVISION,**  
**PHASE THREE FINAL PLAT**  
**MONROE COUNTY, INDIANA**



LOCATION MAP

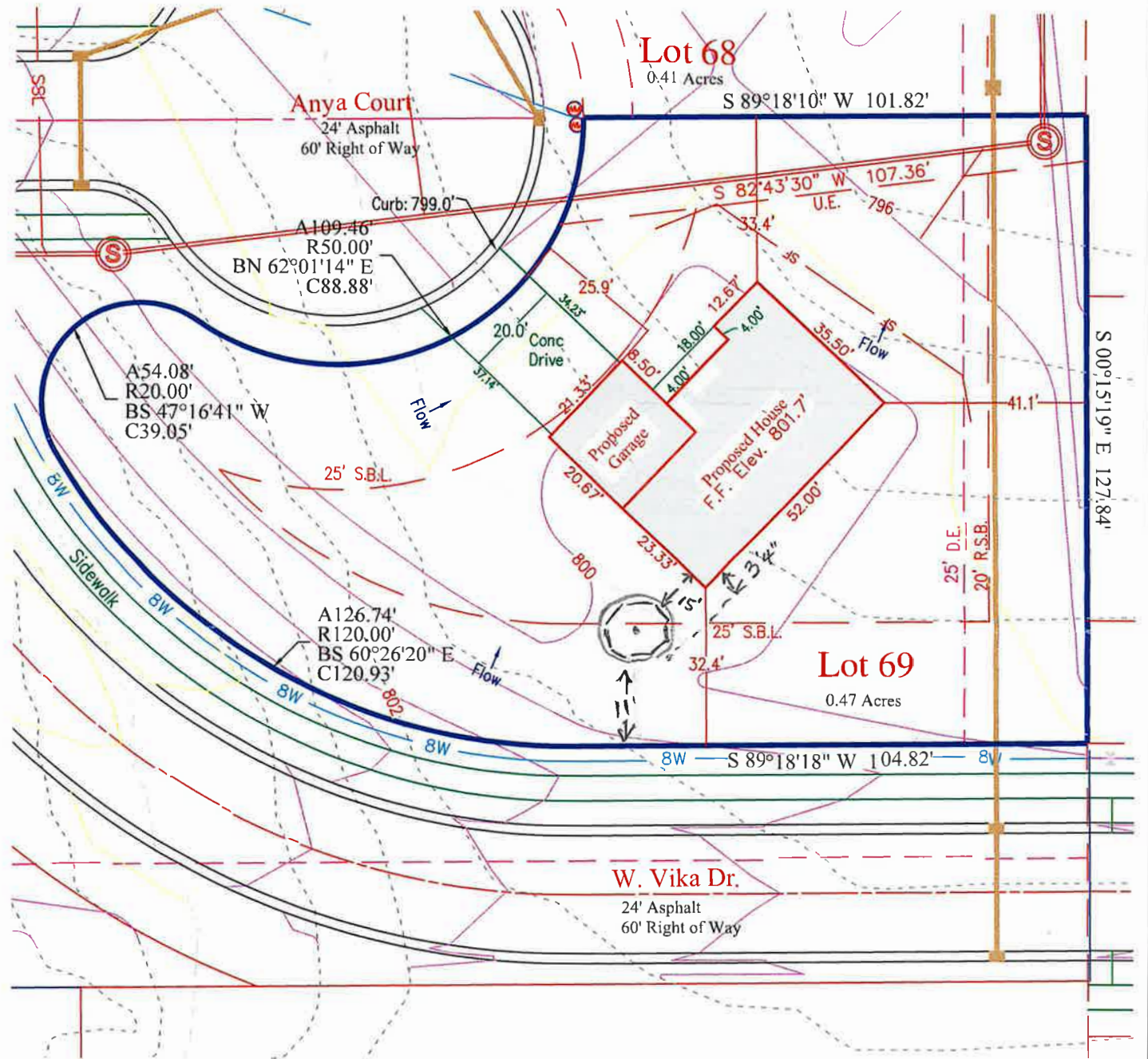
PROJECT LOCATION

**LEGEND**

- SF — SILT FENCE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- F.S.B. FRONT YARD SETBACK
- R.S.B. REAR YARD SETBACK
- S.S.B. SIDE YARD SETBACK

**NOTES:**

- 1). Basis of bearing (State Plane)
- 2). Reference is made to the plat of Prominence Place Subdivision Phase Three Final Plat as found in Instrument (2023003001) in the Office of the Monroe County Recorder.
- 3). This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.
- 4). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

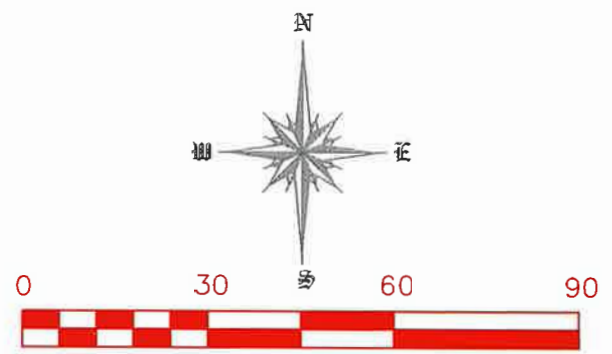


**CERTIFICATION**


This drawing was prepared in the office without the benefit of a field survey and examination of adjoining deeds. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination of a field survey might disclose.

Certified this 24th day of July, 2023

Eric L. Deckard  
 Registered Surveyor LS29900012  
 State of Indiana



SCALE 1" = 30'

<b>VALU-BUILT</b>			DECKARD LAND SURVEYING 1604 S. HENDERSON ST. BLOOMINGTON IN. 47401 (812) 961-0235
<b>SITE PLAN LOT 69</b>			
DRAWN BY: WRS DATED: 7/13/2023	CHECKED BY: ELD	SCALE 1"=30'	PROJECT NO. 21-183