

# Trafalgar Board of Zoning Appeals

## Meeting – May 9, 2022

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### CALL TO ORDER

President Sonja Krejci called to order the meeting of the Board of Zoning Appeals at 7:00 P.M. on May 9, 2022 at Trafalgar Town Hall.

### ROLL CALL

Sonja Krejci conducted a roll call. The following persons were present:

Sonja Krejci  
Kyle Siegfred  
John Young, AAL

Sandy Bennett  
Bryan Gregg

All recited the Pledge of Allegiance to the flag.

### APPROVAL OF MINUTES FROM LAST MEETING

Sonja Krejci made motion to accept minutes as written. Sandy Bennett seconded the motion. Sonja Krejci, Sandy Bennett and Kyle Siegfred signed.

### OLD BUSINESS

#### V2021-03 NHJ School Corp Creek Cattle Sign

Joe Dunn, owner, of Creek Cattle Company (a farm to cafeteria operation at Nineveh Hensley Jackson USC – Indian Creek Schools) is requesting a variance for the size of signage to be placed near the property to advertise and show sponsorship of the farm. The signage will have lighting as well.

Sandy Bennett made a motion to approve the variance for the size and Kyle Siegfred seconded and the motion passed.

### NEW BUSINESS

#### V2022-02 Development Standards Request by Anthony Smith of Smithway Homes LLC (House Footers too Close to the Street)

Bryan Gregg moved the public hearing to the forefront and Kyle Siegfred seconded.

According to the Surveyor Location Report provided by Hahn Surveying Group, Inc of Indianapolis, Indiana, the property located at 20 Lancaster Court is 5' ± past the building line and encroaching on setback line. Builder had shifted building plan to allow for more room for the houses directly next to the new build, since part of the property was on a curve. In doing this, he unintentionally crossed the setback line. See exhibits attached. Two nearby residents attended to support acceptance of the builder's error.

Sonja Krejci closed the public meeting and opened to board for discussion to approve the variance.

Kyle Siegfred made a motion to approve the variance and Sandy Bennett seconded and the motion passed.

### Southern Comfort Cafe


Bryan Gregg stated that Southern Comfort Café needs a complaint issued regarding the facility fire sprinkler system that was in violation of fire and safety codes and was supposed to have been brought up to code, but hasn't as of this meeting.


### ADJOURNMENT

Kyle Siegfred made motion to adjourn at 7:31 P.M. and Bryan Gregg seconded the motion.

These minutes were adopted and signed by the Trafalgar Board of Zoning Appeals on this 12<sup>th</sup> day of December, ~~2021~~<sup>2022</sup>.

  
\_\_\_\_\_  
Sonja Krejci, Member

  
\_\_\_\_\_  
Sandy Bennett, Member

  
\_\_\_\_\_  
Kyle Siegfred, Member

  
\_\_\_\_\_  
Bryan Gregg, Member

ABSENT  
\_\_\_\_\_  
Dennis Brownfield, Member

Minutes submitted by: Sandy Bennett

Minutes approved by: \_\_\_\_\_

# SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

**LEGEND**

- B.L. BUILDING LINE
- D. & U.E. DRAINAGE & UTILITY EASEMENT
- R/W RIGHT-OF-WAY



Scale: 1"=30'

LANCASTER COURT  
(24' PAVEMENT)  
(50' R/W PER PLAT)

NOTE: HOUSE 5'± PAST BUILDING LINE.



**HAHN SURVEYING GROUP, INC.**  
Land Surveyors  
8925 N. Meridian Street, Suite 120  
Indianapolis, IN 46260  
PHONE: (317) 846-0840 / (317) 846-4119  
FAX: (317) 846-4298 / (317) 582-0662  
EMAIL: [orders@hahnsurveying.com](mailto:orders@hahnsurveying.com)  
[www.hahnsurveying.com](http://www.hahnsurveying.com)



CERTIFIED: 03/23/2022

*Chad D. Hahn*  
Chad D. Hahn  
Registered Land Surveyor,  
Indiana #20300031  
Job No.: S22-9273  
Drawn By: EWD  
Sheet 2 of 2





<b>Parcel ID</b>	41-10-02-044-109.000-016	<b>Alternate ID</b>	71000203004/00	<b>Owner Address</b>	Smithway
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Res 1 fam dwelling platted lot		5134 S 45C
<b>Property Address</b>	20 LANCASTER CT	<b>Acreage</b>	0.22		Trafalgar,
	TRAFALGAR				
<b>District</b>	016				
<b>Brief Tax Description</b>	SPRING LAKE ESTATES SEC 3 LOT 77				
	<i>(Note: Not to be used on legal documents)</i>				

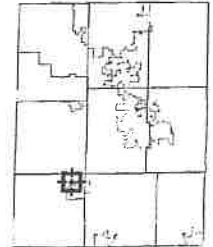
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**Overview**



**Legend**

- Cities
- Parcels
- Roads**
  - ACCESS RAMP
  - HIGHWAY
  - INTERSTATE
  - LOCAL
  - MAJOR ARTERIAL
  - MAJOR COLLECTOR
  - MINOR ARTERIAL
  - MINOR COLLECTOR
  - PRIVATE ROAD

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