



City of Wabash

Board of Zoning Appeals

CITY HALL
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AGENDA

WABASH CITY BOARD OF ZONING APPEALS

April 18, 2024

City Hall @ 6:30 p.m.

1. Old Business:

Minutes from February 22, 2024, meeting.

2. New Business:

- A. Brittany & Joshua Shepherd of 1441 Quaker Ave. Wabash, requests to petition the Board for a Variance for construction of a 16' X 30' addition. That will include a dining/living room and bathroom. The addition will be 6' off the property line on the south side of the house, with a requirement of 10' set-back. They will also be 17'2" off the east side property line with a set-back requirement of 20'.
- B. Alisha Butcher of 421 E. Hill St. Wabash, requests to petition the Board for a Special Exception to put a daycare in her home and to be able to have 6 plus children at one time. This is a residential 2 zoned area requiring a Special Exception for more than 6 children.
- C. Sam Leland of 574 State St. Wabash, requests to petition the board for a Variance to put a 24' x 30' Garage for storage on the original razed garage site. This site does not meet the required 7' distance from the property line. This is on the southwest corner and will be at 4.8' from the property line and the Northwest corner will be at 6.4'.
- D. Loren Hays for Kenneth Beckman of 672 N. Spring St. request to petition the board for a Variance to put a carport of 12' x 20' on the property line. He would also like to put a roof over the existing porch of 6' x 10' and put a roof over the walk connecting to the carport. This will be 3'x10'. The Carport will not meet the 7' city required setbacks. The cover over the roof over the porch will be 16' from the street with a setback of 25' requirement.
- E. Bob Goins for K & J Investments for 1321 N Cass St. Wabash, request to petition the board for a Special Exception to put a commercial parking lot currently in the undeveloped ground approx. 16,400 square feet. And update the current drive through.
- F. Macy Downey of McBride Dale Clarion for Wabash Stations Associates, LLC request to petition the board for a Special Exception to construct a new Kroger Fuel Center in the shopping center zoned GB. They are also petitioning the board for a Variance for additional building signage for the development.

