

MINUTES
BOARD OF ZONING APPEALS
October 27, 2014

The Warsaw Board of Zoning Appeals met for regular session on Monday, October 27, 2014 at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

Present: Tom Allen, Rick Keeven, Jack Wilhite, Ron Shoemaker, Tim Dombrosky (Assistant City Planner), Kim Arnold (Recording Secretary)

Absent: Tammy Dalton, Mike Valentine (City Attorney)

CALL TO ORDER

Allen called the meeting to order.

The September 22, 2014 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 22, 2014 meeting minutes as presented; Wilhite seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Item 2014 – 10 - 01 – Variance from Development Standards- . 2101 E. DuBois Dr. –Kosciusko Community Hospital- Petitioner Jay de los Reyes, COO of Kosciusko Community Hospital, has requested a Variance from Development Standards to permit an oversized sign in an M-1 district.

The petitioner has requested a Variance from Development Standards to increase the size of their existing sign. The M-1 zoning district has a limit of 8' high, 32 square feet. Attached is the table of sign sizes in all districts. You can compare the size of the sign being reviewed to what is allowed in other districts.

The surrounding properties are medical uses with signs of varying sizes, a majority of which are owned by the petitioner. The request will not have an impact on surrounding uses. The sign will not interfere visually with vehicular traffic.

The lot on which the sign sits is large and houses multiple separate services. The current sign does not have adequate space to advertise for all of the services. An increase in size would be proportional with the lot and building size. It would also allow all of the services to be displayed without reducing the text size on the sign, which would be unsafe for passing drivers.

Recommendation:

- The requested use will not be injurious to the public health, safety, morals, and general welfare of the community.
- The use and value of the area adjacent to the property will not be affected in a substantially adverse manner.
- The strict application for the terms of the Zoning Ordinance will constitute an unnecessary hardship in the use of the property.

Based on the information provided and the Findings of Fact, Dombrosky recommend the Board approve the Variance from Development Standards to permit a 10' tall, 80 square foot sign in an M-1 zoning district located at 1205 Provident Drive.

Attachments:

- 1) Findings of Fact
- 2) Sign Dimensions and Design
- 3) Table 6 Sign Regulations

Assistant City Planner Dombrosky gave a brief overview of the request and explained his recommendation. Allen opened the meeting for any person to speak in favor or against the request for Variance from Development Standards.

Jay de los Reyes, representing Kosciusko Community Hospital, was present to explain the request and answer any questions.

The meeting was closed to the public, as there was no one else to speak in favor or against the petition.

Discussion followed between Board members.

Shoemaker made a motion to approve Item 2014 – 10 - 01 – Request for Variance from Development Standards-Kosciusko Community Hospital- Wilhite seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be Monday, November 10, 2014

Keeven made a motion to adjourn the meeting; Shoemaker seconded the motion. The motion carried unanimously. Allen adjourned the meeting.

Tom Allen, President

Kim Arnold, Recording Secretary