

MINUTES
BOARD OF ZONING APPEALS
SEPTEMBER 26, 2016

The Warsaw Board of Zoning Appeals met for regular session on Monday, September 26, 2016 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, Tammy Dalton, Dan Smith, Jeremy Skinner (City Planner), Justin Taylor (Assistant City Planner), Kim Arnold (Recording Secretary), Mike Valentine (City Attorney)

Absent: Jeff Johnson

CALL TO ORDER

Allen called the meeting to order.

The July 25, 2016 meeting minutes were reviewed and presented for approval. Smith made a motion to approve the July 25, 2016 meeting minutes as presented; Dalton seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Item 2016 - 09 - 02 - Variance from Development Standards- 8' Front Yard Setback-508 N. Lake St. - Assistant Planner Taylor gave a brief explanation of the request. The petitioner is requesting a Variance from Development Standards to allow for an 8-foot variance from the 20-foot front porch setback. There are several homes in the vicinity that have similar setbacks to that of the requested variance. Homes in this area generally have varying setbacks, so uniformity is not a goal. Variance from aesthetic requirements will not have a negative effect on nearby properties.

Lots in this neighborhood are generally small and constrained for space, and density is desirable. Additions to homes in this area should be encouraged to maintain value in a competitive market, and the maximization of space should be prioritized over preservation of aesthetics.

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 Taylor recommended the Board approve the Variance from Development Standards from the front porch setback in an R-3 zoning district located at 508 N Lake St.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Tim Hofer, the petitioner, was present to explain the request and answer any questions.

Allen closed the meeting to the public as there was no other person present to speak for or against the petition.

Keeven made a motion to approve 2016-09-02 - Variance from Development Standards- 8' Front Yard Setback-508 N. Lake St. Smith seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be Monday, October 24, 2016

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

Tom Allen, President

Kim Arnold, Recording Secretary

