

MINUTES
BOARD OF ZONING APPEALS
February 25, 2019

The Warsaw Board of Zoning Appeals met for regular session on Monday, February 25, 2019 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, Dan Smith, Tammy Dalton, Jeff Johnson, Justin Taylor (Assistant City Planner), Kim Arnold (Recording Secretary)

Absent: Scott Reust (City Attorney)

CALL TO ORDER

Allen called the meeting to order.

The January 25, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 25, 2019 meeting minutes as presented; Smith seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Item 2019-02-01 – Variance from Development Standards – 550 N Lake St. - Allow 2’ Variance from 5’ Side Yard Setback – David Bedsun – Allen turned the meeting over to Senior Planner Taylor. The petitioner is requesting a Variance from Development Standards to permit a 3’ side yard setback instead of the existing 5’ setback. The petitioner would like to construct a wooden stair to replace the dilapidated concrete steps along the south side of the property. The attached plan and elevation show the location of the proposed stairs and how the petitioner hopes to connect them to a deck on the rear of the house.

12.0. - Residential districts.

Table 3. Residential Uses and Requirements - One Family Dwelling

Zoning District	R-3
Minimum Lot Area (sq. ft. unless noted)	
Maximum Height of Buildings	35’
Minimum Front Yard	20’ (2)

Minimum Side Yard	5' (1)
Minimum Rear Yard	25'
Maximum Lot Coverage	65%

* 25 feet where yard adjoins a lake or waterway

It is the opinion of the Planning Department, that the approval of this variance would not have a detrimental impact on the adjacent property, as long as the petitioner maintains a minimum of 3' from the property line. Maintaining at least a 3' side yard setback would ensure that state fire codes can be upheld for future development.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak for or against the petition. Allen closed the meeting to the public.

Discussion followed among members. Motion was made by Keeven to approve *Item 2019-02-01- Variance from Development Standards – 550 N Lake St. - Allow 2' Variance from 5' Side Yard Setback – David Bedsun*. Smith seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be March 25, 2019

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

Tom Allen, President

Kim Arnold, Recording Secretary