

MINUTES
BOARD OF ZONING APPEALS
January 29, 2022

The Warsaw Board of Zoning Appeals met for regular session on Monday, January 29, 2022 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, Jeff Johnson, Tammy Dalton, Justin Taylor (City Planner), Whitney Shilling (Recording Secretary)

Absent: Jack Wilhite, Bekah Schrag (Assistant City Planner), Scott Reust (City Attorney),

CALL TO ORDER

Allen called the meeting to order.

ELECTION OF OFFICERS

Motion was made by Keeven to retain Tom Allen as President. Johnson seconded the motion. The motion carried unanimously. Motion was made by Allen to retain Rick Keeven as Vice President. Smith seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

The December 28, 2021 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the December 28, 2021 meeting minutes as presented. Smith seconded the motion. The motion carried unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2022-01-01- 431 S. Detroit Street- Variance from Development Standards- Allen turned the meeting over to the City Planner Justin Taylor for a brief explanation of the request. The petitioner has requested a variance from development standards to build a fence in their front yard. The fence will be constructed of vinyl material and have a height of 3.5 feet. The fence will wrap around the house and contain a gate on the petitioner's sidewalk to enter the public

sidewalk. The surrounding area contains several fences visible from the road, including privacy and chain-link fencing. The petitioner is planning to construct their fence with vinyl material to make it more attractive than alternatives. Based on the Findings of Fact, the information provided, and the context of the community, the planning department believes the board could view this request favorably. Chase Cochran stated that he and his wife recently purchase the property at 431 S. Detroit Street. The reason they want a fence is to provide a space for their dog to safely run around their property. The petitioner is requesting the fence in the front yard since the front door is the only door to the house. Cochran then asked if he could change the height of the fence to four feet tall. He stated he found a fence that looked very nice but it was four feet. Taylor stated the city's recommendation would remain the same with the adjustment to the fence height. Allen expressed concerns when exiting the garage you would not be able to see with the fence. Taylor assured Allen the fence would not interfere with your vision. Allen closed the meeting to the public. Motion was made by Dalton to approve 2022-01-01- 431 S. Detroit Street with the adjustment of the fence height of four feet tall. Johnson seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be February 28, 2021

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

Tom Allen, President

Whitney Shilling, Recording Secretary