

MINUTES
COLUMBIA CITY BOARD OF ZONING APPEALS
REGULAR MEETING
MAY 4, 2021
7:00 P.M.

WHITLEY COUNTY GOVERNMENT CENTER
MEETING ROOM A/B, LOWER LEVEL

MEMBERS PRESENT

Cathy Gardner (remote)
Jon Kissinger, Chairman
Dwayne Knott
Anthony Romano, Vice Chair
Dennis Warnick

MEMBERS ABSENT

STAFF

Nathan Bilger
Amanda Thompson

ATTORNEY

Dawn Boyd (remote)

AUDIENCE MEMBERS

There were two visitors present at the meeting and no attendees on the webcast. A Guest List is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL

Mr. Kissinger called the meeting to order at 7:02 P.M.

Ms. Thompson read the roll call with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Knott made a motion to approve the April 6, 2021, meeting minutes as presented. Mr. Warnick gave the second. By roll call vote, the motion passed, 4-0-1. Mr. Romano abstained from the vote.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Boyd administered the Oath to the two visitors.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 21-C-VAR-4

William and Doreen Negley requested a Variance of the front setback requirement in order to construct a porch on their property at 310 Shinneman Drive, Columbia City. Mr. Bilger described the history of the area, having been platted in the 1940s with the homes constructed shortly after, prior to implementation of the City's Zoning Ordinance. He stated that the Negleys propose to convert the existing flat porch roof to a gable, which will cause the roof system to extend 3 feet closer to Shinneman Drive. Mr. Bilger explained the front setback requirement in the Single-Family Residential District is 35 feet, and an averaging provision would allow construction at a setback of approximately

31 feet. But, Mr. Bilger stated, the setback for the Negleys' home is already 29.9 feet; the proposed porch's 3 foot encroachment causes the need for the owner to request allowance for a front setback of 26.9 feet. He displayed aerials of the area and discussed the varying setbacks of other homes. Mr. Bilger summarized the review criteria in the Staff Report. There were no questions for Mr. Bilger, and Mr. Kissinger invited the petitioner to speak.

Doreen Negley was present and introduced herself and her husband to the Board. She referenced photos she had provided and pointed out exterior improvements she and her husband had completed to make the property more aesthetically pleasing and to improve accessibility. Ms. Negley described that the design of the flat porch roof had caused water damage, and she felt a gable style roof would best solve the problem while also contributing to the positive visual appearance of the home. She pointed out a correction to one of the staff renderings in the meeting packet, explaining that the proposed posts will be located on either side of the existing paver sidewalk.

Ms. Gardner thanked Ms. Negley for her well-organized presentation and asked if the Negleys planned to enclose any portion of the porch area. Ms. Negley replied that it would remain an open porch, as illustrated in the staff's drawing. There were no other questions for Ms. Negley. Mr. Kissinger asked if anyone else wished to speak with regard to the petition. Hearing none, he closed the public portion of the meeting. Ms. Gardner stated that she felt the necessity of construction of the gable to repair damage and the nature of the new construction, needing the additional footage, demonstrated that the setback requirement was creating an undue hardship for the property. Mr. Kissinger voiced his agreement with Ms. Gardner's comments. Mr. Warnick made a motion to approve 21-C-VAR-4, as presented. Mr. Romano gave the second. By roll call vote, the motion passed 5-0.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Romano made a motion to adjourn. Mr. Kissinger gave the second, and the meeting was adjourned at 7:18 P.M.

GUEST LIST

1. William L. Negley 310 Shinneman Drive, Columbia City
2. Doreen L. Negley 310 Shinneman Drive, Columbia City

GUEST LIST (WEBCAST)

3. No attendees