

**MINUTES
WHITLEY COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
October 26, 2021
7:30 P.M.**

**Whitley County Government Center
Meeting Room A/B**

MEMBERS	PRESENT	ABSENT	STAFF
Tim Denihan	X		Nathan Bilger
Sarah Lopez		X	Brent Bockelman
Danny Wilkinson	X		
Doug Wright	X		LEGAL COUNSEL
Joe Wolf	X		Elizabeth Deckard
Kelley Sheiss (<i>alt.</i>)	X		

AUDIENCE MEMBERS

The list of audience members, in-person and electronic, is attached to these minutes. The signed guest list is kept on record.

CALL TO ORDER/ROLL CALL

Mr. Wilkinson called the meeting to order at 7:30 p.m. Mr. Bilger read the roll call; the members present and absent are listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the September 28, 2021, regular meeting were presented for review. Mr. Wright made a motion to approve the minutes as presented; Mr. Wolf seconded the motion. The motion passed by a vote of 4-0-1. Tim Denihan abstained due to being absent from previous meeting.

ADMINISTRATION OF OATH

Ms. Deckard provided the oath to the audience members wishing to speak.

OLD BUSINESS

There was no old business.

NEW BUSINESS

21-W-VAR-17, Setback Variance, 2594 E. Beech Avenue

David Byers requested a variance of the required front setback for the property at 2594 E. Beech Avenue, located on the south side of Beech Avenue approximately 275' west of Hall Street in Section 12 of Thorncreek Township.

Mr. Bilger presented the staff report. The petitioner proposed to construct a 14'x26' detached garage on the north side of the lot. The building would be approximately 20' from the Beech Avenue right-of-way and 7' from the west property line. The structure would be constructed over an existing concrete slab, apparently left from a garage demolished years ago, and the slab would extend from the building on the north and west sides.

Mr. Bilger discussed the review criteria as noted in the written report. He stated there could be practical difficulties due to the grade and the reuse of the existing slab.

Mr. Bilger asked the Board if it had any questions for him. Hearing none, Mr. Wilkinson asked the petitioner or its representative to address the Board.

David Byers, petitioner, stated that staff had explained the proposal and that the proposed new structure would be a detached garage on an existing pad to park in.

Mr. Wilkinson asked the Board if it had questions for the petitioner.

Hearing none, Mr. Wilkinson opened the public hearing. Hearing no public comment, he closed the public hearing. Having no other discussion from the Board, he called for a vote. The petition was approved by a vote of 5-0.

21-W-VAR-18, Setback Variance, 2542 E. Beech Ave.

Brent and Lauren Carlisle requested a variance of the required front setback for the property at 2542 E. Beech Avenue, located on the south side of Beech Avenue, approximately 750' west of Hall Street in Section 12 of Thorncreek Township.

Mr. Bilger presented the staff report. The petitioner proposed to construct a 20'x30' detached garage on the Elm Avenue side of the lot. The building would be approximately 20' from the right-of-way and 5' from the east property line. Since this lot did not have lake frontage but had frontages on both Elm Avenue and Beech Ave, the front setback of 35' would apply to both road sides.

Mr. Bilger discussed the review criteria as noted in the written staff report. He said that while not within the distance used by the averaging rule, Elm Ave. did already have some existing encroachments nearer the Willow Ave. intersection. He stated that the grade on the property and location of existing improvements could create practical difficulties.

Mr. Bilger asked the Board if it had any questions for him. Hearing none, Mr. Wilkinson asked the petitioner or its representative to address the Board.

Brent Carlisle, petitioner, described the project and that the structure would be used for storage of vehicles and agreed that moving it to be compliant would not be possible due to the grade.

Mr. Wilkinson opened the public hearing. Hearing no public comment, he closed the public hearing. Having no other discussion from the Board, Mr. Wilkinson called for a vote. The petition was approved by a vote of 5-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Having no other business, Mr. Wilkinson adjourned the meeting at 7:45 p.m.

GUEST LIST

1. Jeanne & Dave Byers.....2586 E. Beech Avenue, Columbia City
2. Will Byers5546 N. Willow Avenue, Columbia City
3. Brent Carlisle2537 E. Beech Avenue, Columbia City

GUEST LIST – ELECTRONIC

There were no electronic attendees.