

**MINUTES
BOARD OF ZONING APPEALS
MAY 28, 2019**

The Warsaw Board of Zoning Appeals met for regular session on Monday, May 28, 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 April 22, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the April 22, 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 2019-05-01 – Variance from Development Standards – 424 W. Market St. - Allow a 22.50 sq. ft. Sign in an R-3 – St. Anne’s Episcopal Church – Allen turned the meeting over to Senior Planner Taylor. The petitioner is requesting a variance to permit a 27 s.f. sign that is 7’2” tall in an R-3 zoning district. The proposed sign will replace an existing freestanding sign. The new sign will be placed on a recently acquired parcel to the east of the church building. This parcel has been combined with the petitioner’s lot so it will be considered an on-premise sign. The property is flanked by some professional uses, as well as commercial and residential uses.

12.0.3. - R-3 residential district.

12.0.3.1.

Description of district. This [R-3] district provides for high density residential areas within the community. The intent of this district is to create a predominantly residential environment for all types of residential structures, in addition to schools, parks, public facilities and other uses which serve the residents of the [R-3] district. Professional offices and some commercial uses, serving the neighborhood, will be permitted. This [R-3] district should relate to the central business

R-3	Residential and Professional Office District
	A. One monument sign is permitted at each primary entrance to a subdivision, apartment complex, or other residential development.
	a. The sign shall not exceed 16 square feet in area and 4 feet in height.
	b. The sign may be externally lit.
	c. The sign shall incorporate at least one of the following decorative features:
	i. Landscaping around the base equal ½ the area of the sign face
	ii. Decorative brick embellishments around two sides of the sign
	iii. An alternative design feature if approved by the Warsaw Planning Department
	B. One sign is permitted per lot. It shall not exceed 16 square feet in area and 6 feet in height. See Table 6 for types of permitted signs.
	C. In addition, temporary signs are permitted, subject to section 13.4.3.1.

district and to primary thoroughfares providing access to site and to other areas of the community.

12.0.3.2.

Development standards. See Tables 3 and 4 for the development standards for this [R-3] district.

Certain terms and words used herein shall be interpreted and defined as follows:

13.4.1.1.

g. Freestanding sign. A sign supported by one or more uprights, poles, columns or braces placed in or upon the ground surface and not attached to any building or structure. Freestanding signs shall be designed so that all frame work for the lateral support of the sign shall be contained within the body of the sign or within the structure to which it is attached and shall not be visible. Exposed guy wires, chains or other connections shall not be made a permanent part of the sign.

Based on the information provided, it is the opinion of the Planning Department that the addition of this sign will not drastically change the character of this neighborhood and the approval of this variance will not be damaging to public health, safety, morals, and general welfare of the community.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Brenda Rigdon, representing the petitioner, was present to explain the request and answer any questions. No other person was present to speak for or against the petition. Allen closed the meeting to the public.

Discussion followed among Board members. Motion was made by Smith to approve *Item 2019-05-01 – Variance from Development Standards – 424 W. Market St.* Dalton seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- Next meeting will be June 24, 2019

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

Tom Allen, President

Kim Arnold, Recording Secretary