

**BOARD OF ZONING APPEALS
MINUTES
February 24, 2025**

The Warsaw Board of Zoning Appeals met for a regular session on Monday, February 24, 2025, at 7:00 p.m. in the City Council Chambers, 102 S. Buffalo Street, Warsaw, Indiana. The following members were present or excused:

PRESENT: Dave Baumgartner, Zach Tucker, Duane Huffer, Jackson Longenbaugh (Assistant City Planner), Shawn Holder (Recording Secretary)

ABSENT: Tammy Dalton, Rick Keeven, Scott Reust (City Attorney)

CALL TO ORDER

Baumgartner called the meeting to order.

APPROVAL OF MINUTES

The minutes from the January 27, 2025, meeting were reviewed. Baumgartner called for a motion to approve. Tucker moved to approve the minutes, seconded by Huffer. The motion passed unanimously.

ORAL OR WRITTEN COMMENTS OR REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2025-02-01 – Development Standards – 004-044-318, 004-044-314 - To Allow Two Smaller than Permitted Lots

Baumgartner invited Assistant City Planner Longenbaugh to present the request. The petitioner sought a variance to allow two lots in an R-2 zoning district that does not meet the required minimum size of 7,200 square feet. The proposed lots measure 5,280 and 5,520 square feet, respectively. These lots, originally recorded over 100 years ago, are similar in size to others in the area. The variance is necessary for residential development.

Huffer inquired whether these were platted lots, and Longenbaugh shared that they were historically attached to other parcels, making it difficult to determine. The lots were previously

occupied by a house that has since been demolished. Discussion followed regarding lot ownership, adjacent city-owned land, and access via a plotted alley.

Longenbaugh clarified that the variance pertains strictly to lot size and not rezoning. Huffer expressed concern about whether the lots could accommodate multiple units and questioned if separate variances should be required for two dwellings. The Planning Department confirmed that multi-family units are permitted in R-2 zoning but must meet square footage requirements. There would be 1 house on the northerly lot and 1 house on the southerly lot, hence the need for a variance.

Baumgartner asked if other factors besides lot size were of concern. Longenbaugh referenced zoning codes, particularly depth-to-width ratio requirements. Huffer inquired about square footage requirements for two units on one lot. Longenbaugh reiterated that 7,200 square feet is the minimum requirement when sewer access is available.

The petitioner, Daniel Schlatter, explained that the proposed development would feature duplex-style homes designed to resemble single-family residences. Each unit would be approximately 578 square feet. Similar homes have been successfully built in Winona Lake. The intent is to provide affordable housing options, particularly for single occupants.

Tucker questioned the potential development of the adjacent city-owned property. Longenbaugh stated it is primarily used for overflow parking and is unlikely to undergo significant development.

Baumgartner opened the floor for public comment. No attendees came forward. Public discussion was then closed.

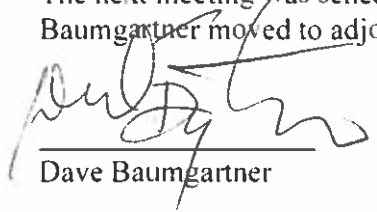
Huffer expressed concerns about reducing the minimum lot size, arguing it deviates from city planning guidelines. Baumgartner acknowledged the need for affordable housing and stated that the proposed homes could benefit single residents or retirees. The Board discussed alternative solutions, including combining the lots to meet zoning requirements.

Baumgartner moved to approve the variance request, seconded by Tucker. Huffer opposed the motion. Due to the lack of a unanimous decision, the motion was tabled for the next meeting when additional board members would be present.

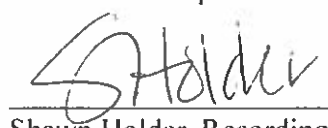
OTHER MATTERS

The next meeting was scheduled for March 24, 2025.

Baumgartner moved to adjourn the meeting. Tucker seconded. The motion passed unanimously.



Dave Baumgartner



Shawn Holder, Recording Secretary