

WHITLEY COUNTY BOARD OF ZONING APPEALS

STAFF REPORT

22-W-VAR-14 DEVELOPMENT STANDARDS VARIANCE

Robert & Linda K. Strabbing
6601 E. Harrold Road

JULY 26, 2022

AGENDA ITEM:

SUMMARY OF PROPOSAL

Current zoning: LR, Lake Residential

Property area: 0.2 ± acre

The petitioner, owner of the subject property, is requesting a development standards variance for an encroachment into the required side setback on the property located at 6601 East Harrold Road in Smith Township. The property is comprised of Lot 3 of Frank Harrold's First Addition to Blue Lake Resort (platted 1922). The property is currently improved with a dwelling and detached garage.

The petitioner has proposed to construct a third-car addition to the garage. Approximately 9' would be added to the west side of the garage, which would place the building 1' from the west property line. As proposed, the new garage would maintain the existing setbacks of 16.8 feet along Harrold Road, and 10.5' along the east property line. The proposed structure would result in a 4' variance from the 5' required west side setback.

Several properties along Harrold Road have had variances granted for similar or lesser setbacks for garages.

Based on the Best Available map information and topography, the structure would be located outside the regulatory floodplain.

REVIEW CRITERIA

Indiana Code §36-7-4-918.5 and Section 10.10 of the Zoning Code state the criteria listed below upon which the Board must base its review. Staff's comments/proposed findings of fact under each criterion.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The proposed variance will not likely be injurious to the public safety, health, and morals as the proposed setback generally matches the setbacks of existing structures along Harrold Road. General welfare may be injured if practical difficulties specific to the property are not found.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

It is not expected that this variance will adversely affect the value of the area adjacent to the property as the surrounding properties enjoy similar setbacks as the proposed. However, the proximity of the proposed structure to the existing structure on the adjacent west property could adversely affect the use of that property, and potentially the subject property, by limiting the accessibility around each lot.

3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction or restriction of economic gain.

The strict application of the Ordinance terms may or may not result in practical difficulties. The petitioner proposes to maintain the existing setbacks on two sides of the existing structure.

Date report prepared: 7/19/22

BOARD OF ZONING APPEALS ACTION

Findings of Fact Criteria

	Denihan		Lopez		Wilkinson		Wolf		Wright	
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>
<i>Criterion 1</i>										
<i>Criterion 2</i>										
<i>Criterion 3</i>										

Motion: Grant
 Grant w/conditions
 Deny

By:

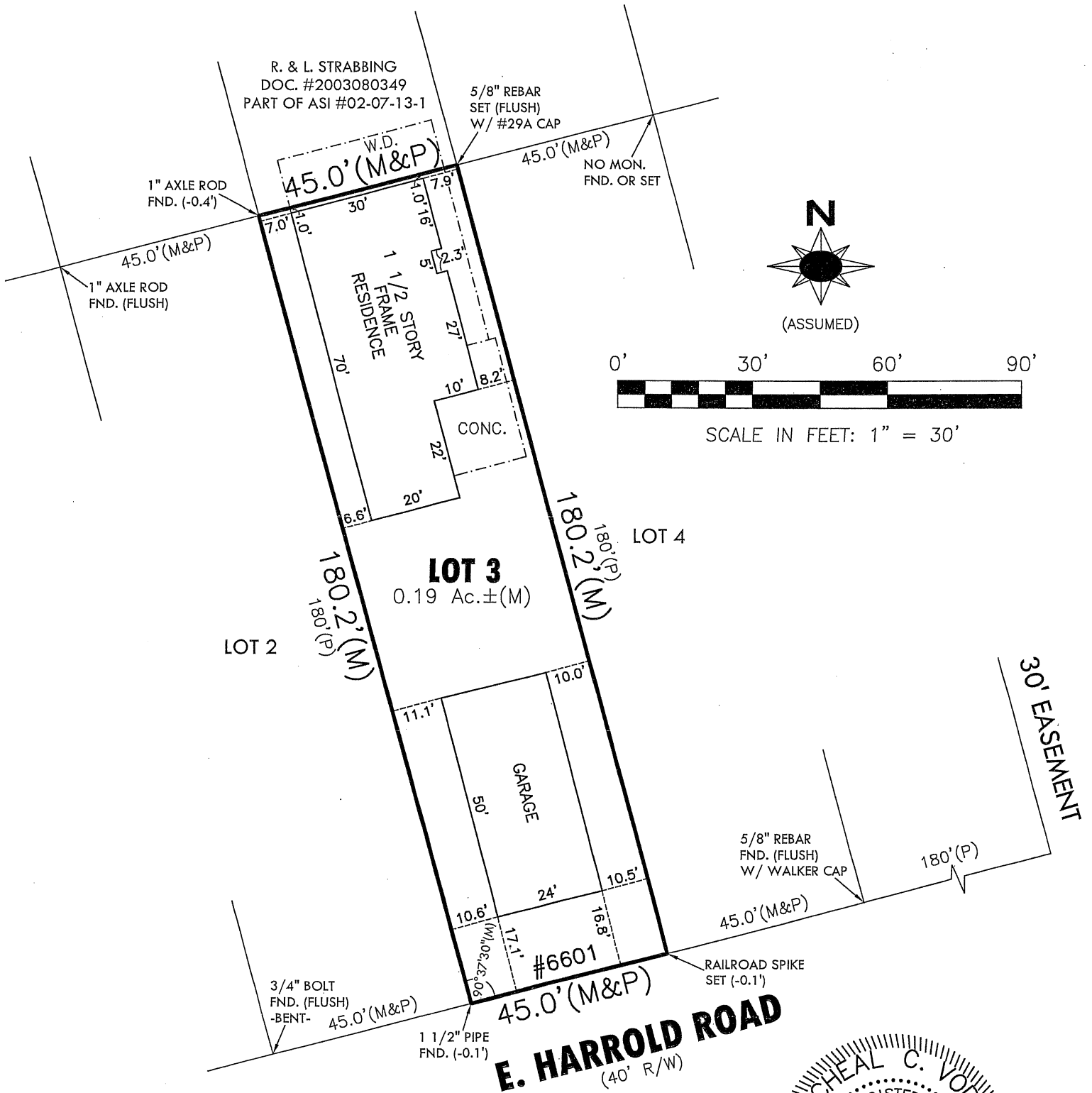
Second by:

Vote:	Denihan	Lopez	Wilkinson	Wolf	Wright
<i>Yes</i>					
<i>No</i>					
<i>Abstain</i>					

PLAT OF SURVEY (Page 1 of 2)

This document is a retracement survey of a parcel of land located in Whitley County, Indiana.

SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 13th day of JUNE, 2022.

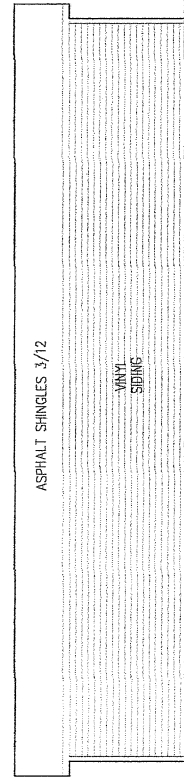
Certified this 15th day of JUNE, 2022.

Prepared exclusively for

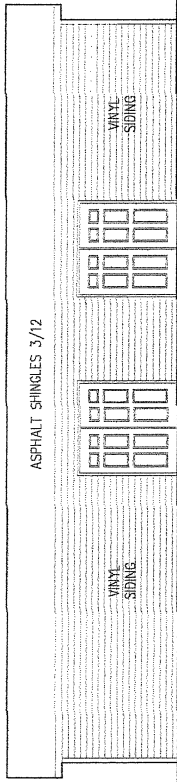
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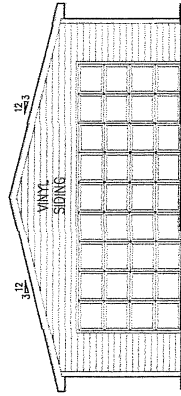
Michael C. Vodde



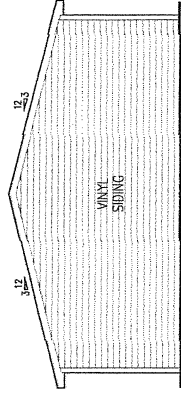
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

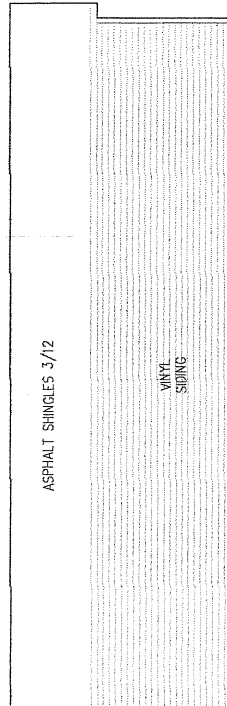


FRONT ELEVATION
1/4" = 1'-0"

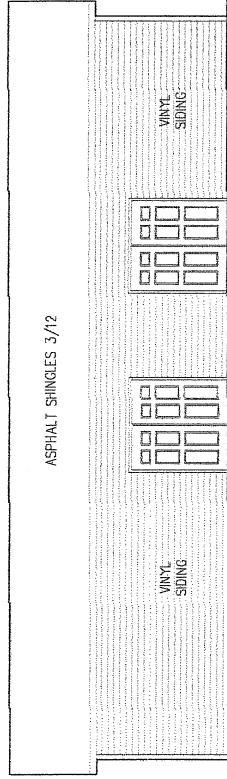


REAR ELEVATION
1/4" = 1'-0"

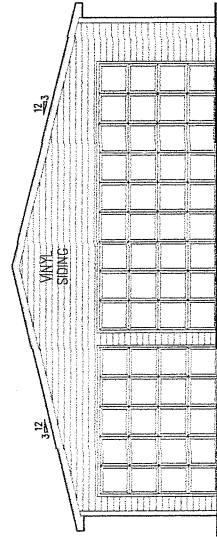
EXISTING ELEVATIONS



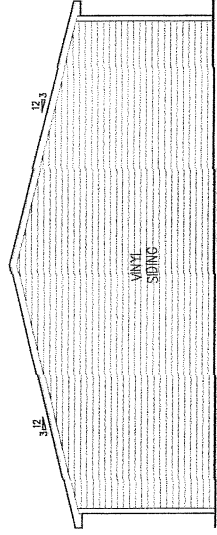
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATIONS

- GENERAL ELEVATION NOTES:
1. VERIFY ALL TYPES AND SIZES OF WINDOW UNITS AND DOORS WITH BUILDER, NOTIFY BUILDER OF ANY DISCREPANCIES.
 2. VERIFY LOCATIONS, TYPES AND SIZES OF VENTS AND EXHAUST FANS WITH BUILDER.
 3. ALL LOOSE CHIMNEY AND WALL INTERFERENCES SHALL BE REMOVED WITH ALUMINUM OR BETTER MATERIAL.

VERTICAL & HORIZONTAL SCALE
1/4" = 1'-0" (VERTICAL)
1/4" = 1'-0" (HORIZONTAL)

DATE
BY
CHECKED BY
DATE

STRAB
1693
FILE NAME
PLOT DATE
RANGED DATE

SQUARE FOOTAGE TABLE	
FOUNDATION	102.57
EXISTING SLAB SQUARE FOOTAGE	445.57
NEW TOTAL SLAB SQUARE FOOTAGE	445.57
DETAILED GARAGE	248.57
NEW TOTAL GARAGE SQUARE FOOTAGE	248.57
NEW TOTAL SQUARE FOOTAGE	1693.57

THESE DRAWINGS ARE PREPARED BY THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PURPOSES SPECIFIED THEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE PROPER SIZE OF ALL MATERIALS, JOISTS, BEAMS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS & LOCATION OF THESE ELEMENTS FOR ACCURACY.

STRA BRING
GARAGE ADDITION

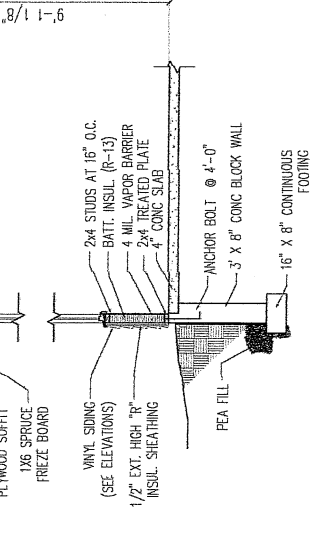
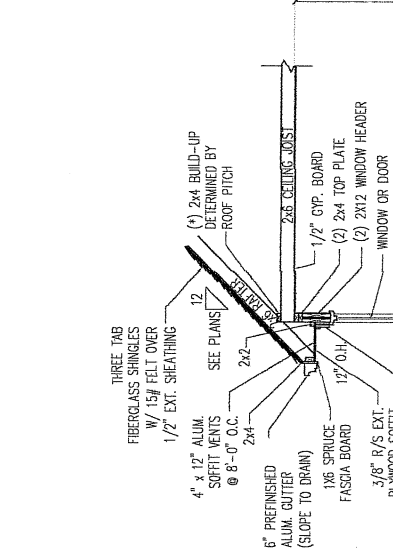
STRA BRING GARAGE ADDITION

STRAB	RECORD
1693	
REF. NAME	
PICT. DATE	
REVISED DATE	

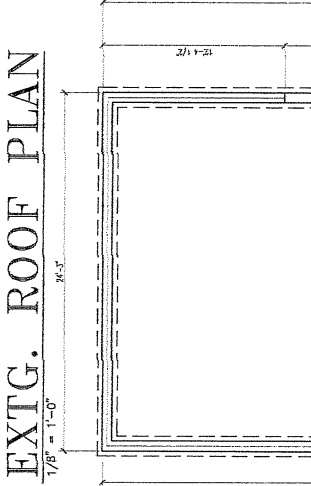
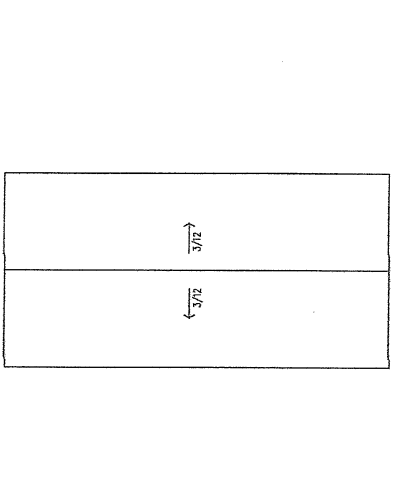
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OF	1

SQUARE FOOTAGE TABLE	
FOUNDATION	1693 SF
EXISTING SLAB SQUARE FOOTAGE	1693 SF
NEW TOTAL SLAB SQUARE FOOTAGE	1693 SF
DETACHED GARAGE	1693 SF
NEW TOTAL SLAB SQUARE FOOTAGE	1693 SF
NEW TOTAL SQUARE FOOTAGE	1693 SF

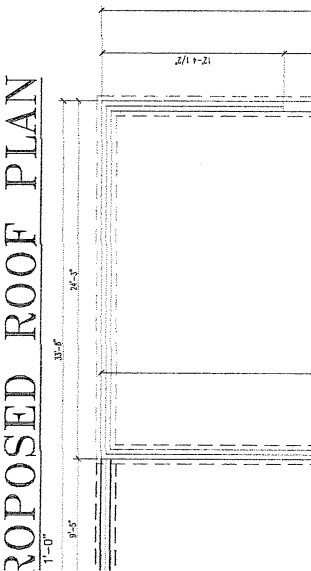
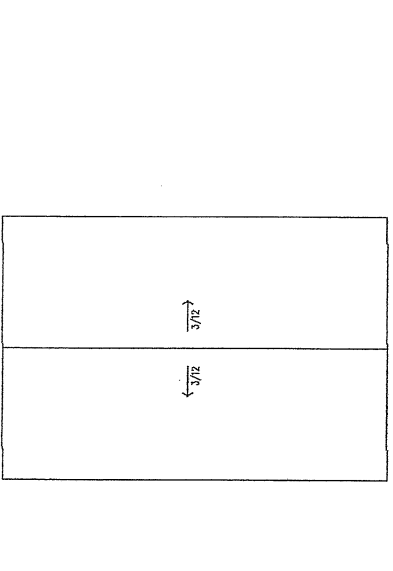
NOTES:
1. ALL ROOFING SHALL BE BELOW FROST LINE.
2. MINIMUM SIZE SHALL BE AS PER LOCAL CODES.
3. FOUNDATION WALLS SHALL BE 8" THICK OR MINIMUM SIZE AS PER LOCAL CODE.
4. ALL FOUNDATION ANCHORS SHALL BE 6" DIA. AND SET 12" BELOW GRADE AND 12" AWAY FROM DRILLING TO PROVIDE PROPER DRAINAGE. MAINTAIN 8" SPACE BETWEEN GRADE AND ANY WOOD ANCHORS.
5. ALL WORK IS TO BE PERFORMED AND FINISHED TO MEET OR EXCEED LOCAL BUILDING CODES.
6. UNFINISHED AREAS ALL DIMENSIONS ARE TO THE FACE OF THE FRAMED WALL.
7. UNFINISHED AREAS ALL DIMENSIONS ARE TO THE FACE OF THE FRAMED WALL.
8. WORK WITH BOLDLINE PRIOR TO PERFORMING FACE OF FRAMED WALLS TO BE 4" OUT FROM FACE OF FOUNDATION WALL.



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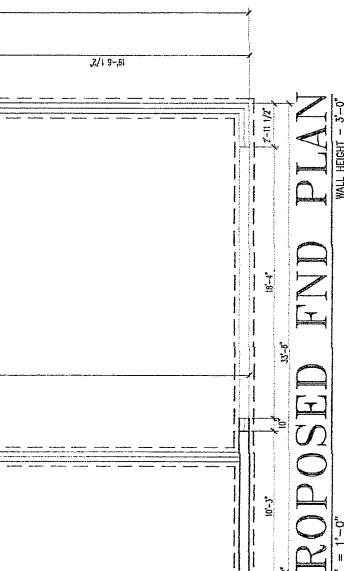
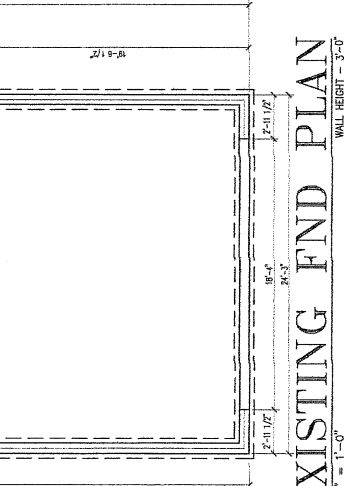
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SQUARE FOOTAGE TABLE	
FOUNDATION	1693 SF
EXISTING SLAB SQUARE FOOTAGE	1693 SF
NEW TOTAL SLAB SQUARE FOOTAGE	1693 SF
DETACHED GARAGE	1693 SF
NEW TOTAL SLAB SQUARE FOOTAGE	1693 SF
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STRABRING

GARAGE ADDITION

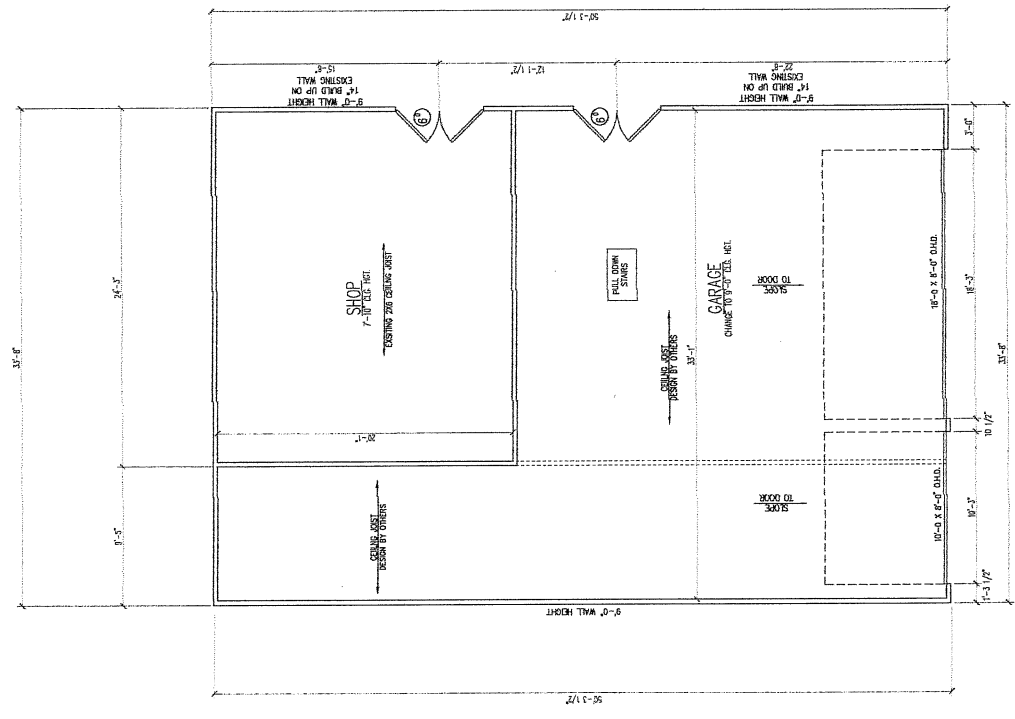
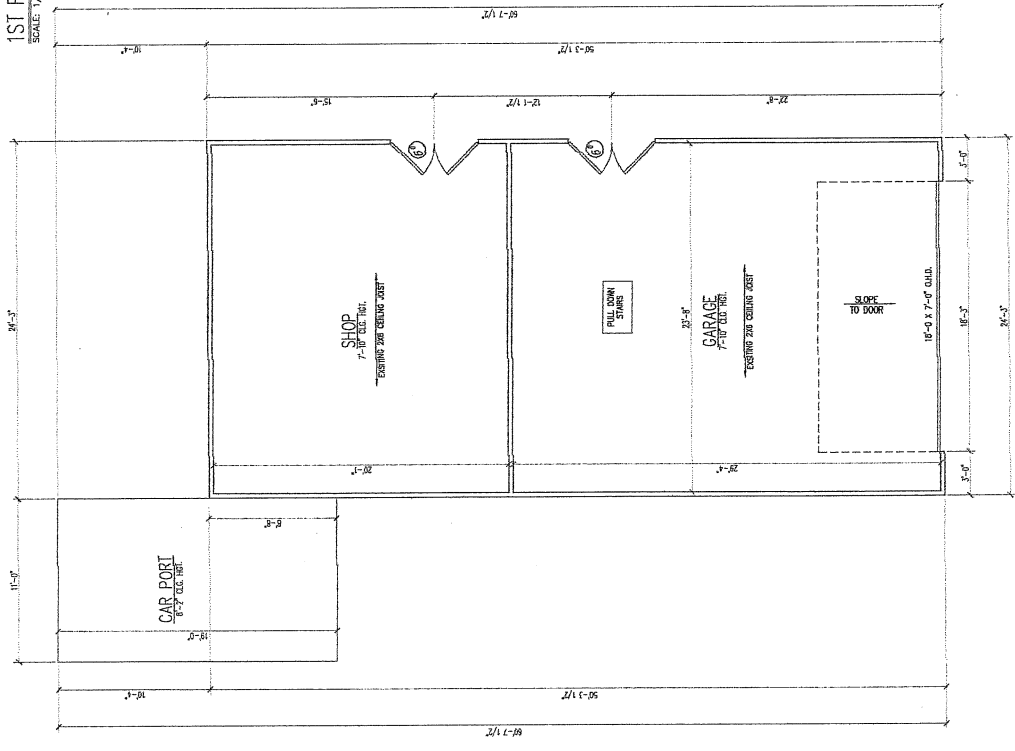
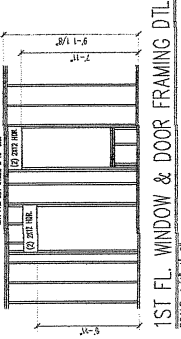
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 FILE NAME: 1
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SQUARE FOOTAGE TABLE	
FOUNDATION	142.5
EXISTING 2ND FLOOR FOOTAGE	172.5
NEW TOTAL 2ND FLOOR FOOTAGE	187.5
DETACHED GARAGE	274.5
NEW ACCORDING TO 2ND FLOOR PLAN	172.5
NEW SQUARE FOOTAGE	102.0
NEW TOTAL SQUARE FOOTAGE	1693.5

THESE DRAWINGS ARE THE PROPERTY OF STRABRING. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. STRABRING SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, INJURIES, OR DEATHS OF THESE DOCUMENTS FOR NEGLIGENCE OR OTHERWISE.

- GENERAL FLOOR PLAN NOTES:**
- ALL INTERIOR WALLS ARE 2X4 OR 2X6 AS SHOWN. EXTERIOR WALLS ARE 2X4 OR 2X6 AND ONE LAYER OF 1/2" GYPSUM BOARD. ALL INTERIOR WALLS ARE 45° FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
 - CONVERT ALL HEIGHTS AND SIZES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE ± 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 - VERIFY ALL TYPES AND SIZES OF WINDOW UNITS AND DOORS WITH OWNER/BUILDER. NOTIFY BUILDER OF ANY DISCREPANCIES.
 - VERIFY LOCATION, TYPES AND SIZES OF VENTS AND EXTERIOR TRIM WITH OWNER/BUILDER.
 - INSULATE HIDDEN AREAS OR ASSEMBLIES BEFORE CONCRETE.
 - BUILDER/OWNER SUPPLIER SHALL VERIFY SIZES OF STEEL UNITS, PROPERLY SIZED, ARE TO BE PROVIDED BY OWNER/BUILDER. NOTIFY BUILDER IMMEDIATELY OF ANY DISCREPANCIES.
 - STEEL UNITS, PROPERLY SIZED, ARE TO BE PROVIDED BY OWNER/BUILDER. NOTIFY BUILDER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL ROOF AND WALL INTERSECTIONS SHALL BE FLASHED WITH ALUMINUM OR BETTER MATERIAL.



EXISTING 1ST FLOOR PLAN
 WALL HEIGHT - 7'-1 1/8"

PROPOSED 1ST FLOOR PLAN
 WALL HEIGHT - 9'-0"



Roberts, Carolyn J

Roberts, Carolyn J

Roberts, Carolyn J & Frederick E

Roberts, Carolyn J & Frederick E

Burris, James R & Karen D

Burris, James R & Karen D

Gleason, Raymond D

Gleason, Raymond D

Sonam, Rachel R

Sonam, Rachel R

Lime, Jennifer D

Lime, Jennifer D

Miller, Michael S & Teresa A

Miller, Michael S & Teresa A

Rennaker, Ronald N & Patricia A

Rennaker, Ronald N & Patricia A

Rennaker, Ronald N & Patricia A

Rennaker, Ronald N & Patricia A

Pape, Richard W Jr & Karen M

Pape, Richard W Jr & Karen M

Rietdorf, Jeremy

Rietdorf, Jeremy

Gibson, Michael V & Beauchot, Annetta M

Gibson, Michael V & Beauchot, Annetta M

Wehrle, Danielle

Wehrle, Danielle

Strabbing, Robert L & Linda K

Strabbing, Robert L & Linda K

Blue Fox Properties Llc

Blue Fox Properties Llc

Hills, Brian J & Janelle A & Hills, Richard J

Hills, Brian J & Janelle A & Hills, Richard J

Tipson, Terry L & Sharon K

Tipson, Terry L & Sharon K

Davis, Patrick C

Davis, Patrick C

Fulkerson, Kimberly S

Fulkerson, Kimberly S

Stoppenhagen, Amy A & Shane M

Baughman, Michael Lee

Allman, Robert L & Linda L

Baughman, Michael Lee

Allman, Robert L & Linda L

Greve, Christopher W & Dawn M

Greve, Donald W Jr & Rose M

Greve, Christopher & Dawn

Palmer, Lynn E & Palmer, Delores F Co-Trustees (The Palmer Family Rev Living Trust, 11/23/)

Rennaker, Ronald N & Patricia A

Simmers, Vincent S & Vicki L

Simmers, Vincent S

Arend, Timothy G & Melynda M

Guenin, Lawrence E & Sandra K

Davis, Patrick C

Davis, Patrick C

Whitley County

Whitley County

Greve, Christopher W & Dawn M

Greve, Christopher W & Dawn M

Anderson, Scott D & Anderson, Barry D

Palmer, Lynn E & Palmer, Delores F Co-Trustees (The Palmer Family Rev Living Trust, 11/23/)