

**WHITLEY COUNTY BOARD OF ZONING APPEALS
STAFF REPORT**

23-W-SE-11 SPECIAL EXCEPTION
Gregory Dean Cook
610 N. Wolf Road

JULY 25, 2023
AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current zoning: AG, Agricultural
Property area: 8.258 acres

The petitioner, contract buyer of the subject property, is requesting special exception approval for a secondary dwelling unit on the property located at 610 North Wolf Road in Section 5 of Columbia Township. The property is currently improved with a dwelling and outbuildings.

The petitioner proposes remodeling of part of an existing detached garage for use as a dwelling by their parents. The building has previously been used as part of a permissible business. Long-term, the petitioner proposes that the dwelling unit would be removed, and the building converted back to storage.

Secondary dwelling units are defined by the zoning code as “either a portion of the principal building or a separate building, which is utilized as an independent living facility, or a Type II or III manufactured home, located on the same parcel and occupied exclusively by a relative of the family residing in the principal dwelling.” In practice, these units are located in outbuildings or manufactured homes that may be removed or converted upon the conclusion of the secondary dwelling use. This is the significant difference between these units and a second full dwelling unit on a property.

In the AG, Agricultural District, secondary dwelling units require a special exception through the Board of Zoning Appeals. The requirements of Sections 10.9 Special Exception Standards apply.

REVIEW CRITERIA

Indiana Code §36-7-4-918.2 and Section 10.9(A) of the Zoning Code authorize the Board to review special exceptions and 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 special exception shall not involve any elements or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the performance standards;**
Residences typically do not have such elements, cause such conditions, nor contravene the performance standards.

- 2. The special exception shall be sited, or oriented and landscaped to produce a harmonious relationship of building and grounds to adjacent buildings and properties;**
The proposed dwelling would be located within an existing structure, so there would not be significant changes to the harmony with the adjacent buildings and properties.

- 3. The special exception shall produce a total visual impression and environment that is consistent with the environment of the neighborhood;**
Again, as this is a remodel of an existing building, the visual impression and environment to the neighborhood should be consistent as it has been.

4. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood; and

The traffic volume and arrangement access of this use is unlikely to cause traffic congestion any more than any other single-family dwelling. Sufficient area exists to provide parking for the secondary dwelling unit.

5. The special exception shall preserve the purpose of this Ordinance as stated in Section 1.4.

The proposed secondary dwelling unit clearly falls into a permissible special exception of the Zoning Ordinance. It seems this proposal meets the intent and rules for secondary dwelling units and so does not seem contrary to the purpose of the Ordinance.

SUGGESTED CONDITIONS

Staff suggests the following conditions if the Board finds to approve the requested special exception:

1. The Special Exception is granted as presented.
2. Requirements of the Health Department be met.
3. In addition to the requirements in the Zoning Code definition of "Secondary Dwelling Unit", the dwelling shall not be used as an income-producing rental unit.

Date report prepared: 7/3/23

BOARD OF ZONING APPEALS RECORD OF ACTION

Motion: By: Second by:
 Approve —
 Approve w/conditions —
 Deny —

<i>Vote:</i>	Green	Sheiss	Wilkinson	Wolf	Wright
<i>Yes</i>					
<i>No</i>					
<i>Abstain</i>					

Hearld, Dennis
M & Beverly, Sue

Hearld, Dennis &
Beverly

Hearld, Douglas
M & Jeanette E

Schrader,
Holly
Elizabeth

Schrader,
Holly
Elizabeth

Tagtmeyer,
Family Limited
Partnership

Tagtmeyer,
Jeanne E

Holzinger,
Jason A &
Heather

Culp, William
E II & Tobit J

W US 30

W US 30

N WOLF RD

N WOLF RD

Holzinger,
Jason A

Tagtmeyer,
Ruth

Taylor,
Jamie L

Dugan, Thomas
F & Lora L

Johnston,
David L &
Carolyn L

Mhs Columbia
City, Llc

Bumgardner,
Thomas, B

Mhs Columbia
City, Llc