

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 8<sup>th</sup> of April 2021, at 1:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

## **AGENDA**

- A. Pledge of Allegiance
- B. Approval of Minutes – February 25, 2021
- C. Correspondence
- D. Old Business:

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Case: DV-21-0004

Applicant: David Pullen, Jr.

Location: 510 East 700 North, Valparaiso, IN 46383 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 3.5 +/-

Request: To allow a (40'x80') pole barn to exceed the maximum floor area and to allow an increase in maximum accessory structure height from 20' to be at 23'5".

*Continued: Recheck on size of the building and height.*

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Case: DV-21-0007

Petitioner: Timothy & Julie Huycke

Location: 715 South Baums Ridge Road, Kouts, IN 46347 (Pleasant Township)

Zoning: R1, Low Density Single Family Residential District

Acres: 5 +/-

Request: To allow for a proposed (40'x60') pole barn to be built in the front yard and to permit a (3<sup>rd</sup>) third accessory structure on the parcel.

*Continued: Hearing Officer to revisit site.*

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- E. New Business:

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Case: DV-21-0002

Applicant: Daniel Roeske

Location: 487 West State Road 8, Hebron, IN 46341 (Boone Township)

Zoning: A1, General Agriculture District

Acres: 7.0 +/-

Request: To allow a reduction in side yard setback from the required 30ft to 20ft for a proposed 120'x60' (7200 sqft) pole barn to be used for farm equipment.

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Case: DV-21-0019

Applicant: East Porter County School Corp c/o Craig Kenworthy

Location: 299 South State Road 49, Valparaiso IN 46383 (Morgan Township)

Zoning: IN, Institutional District

Acres: 1.10 +/-

Request: To allow a LED sign to be closer than (100ft) from a residential area, to allow an increase in size to be at (46.4 sf) and to allow more than one message within a 24-hour period.

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Case: DV-21-0017

Applicant: Michael Jones

Location: 406 East Tratebas Road, Valparaiso, IN 46383 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 3.0 +/-

Request: To allow for a new (40'x64') pole barn with a (12'x64') porch to vary from the following:

- To allow placement of pole barn to be in the front yard.
- To allow an increase in maximum floor area    Allowed: 2,613 sq. ft.    Request: 3,328 sq. ft.
- To allow an increase in structure height        Allowed: 20 feet        Request: 23ft 5 in

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Case: DV-21-0020

Applicant: Todd Gore Homes

Subdivision: Coventry

Location: 685 Friars Green, Valparaiso, IN 46385 (Portage Township)

Zoning: PUD, Planned Unit Development

Acres: 0.16 +/-

Request: To allow an increase in side & front yard setback for a constructed residence.

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Case: DV-21-0021

Applicant: Valparaiso City Utilities

Location: 2101 Wesley Road, Valparaiso, IN 46383 (Center Township)

Zoning: IN, Institutional District

Acres: 4.74 +/-

Request: To allow for a new 2880 sq. ft. (72'x 40') pole barn to be placed over the 50' building line.

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Case: DV-21-0022

Applicant: Gerald R. Abbett

Location: 211 South 75 East, Valparaiso, IN 46383 (Morgan Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 5.07 +/-

Request: To allow an 8,436 sq. ft. (114'x74') pole barn to be over the maximum floor area allowed, for the height to be at 30'3", and for it to be placed within the front yard.

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Case: DV-21-0023

Applicant: Anthony Jr. & Kristen Cunningham

Location: 879 North Calumet Avenue, Chesterton IN 46304 (Liberty Township)

Zoning: RR, Rural Residential District

Acres: 8.5 +/-

Request: To allow for one (1) addition buildable lot in Liberty Minor Subdivision 1921-A-1 to vary from the following:

- to allow a reduction in minimum lot width
- to exceed the Maximum Width-to-Depth Ratio of 1:4
- to allow more than one driveway for two (2) lots in a minor subdivision.
- to allow a reduction in separation distance for two (2) driveways on the same side of the road in a Minor Subdivision.
- to allow a reduction in side yard setback for an existing accessory structure.

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Any other matters that may come properly before the board.

Kristy Marasco  
Assistant Director

The County of Porter, Indiana will provide reasonable accommodations to people with disabilities. We invite any person(s) with special needs to contact the Plan Commission office at 219-465-3540 at least 72 hours before the scheduled Board of Zoning Appeals Hearing Officer meeting to discuss any special accommodations that may be necessary.