

The following cases will be heard by the Board of Zoning Appeals Hearing Officer, on Thursday, the 30<sup>th</sup> of July 2020, at 1:00 P.M., in Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

## **AGENDA**

- A.** Pledge of Allegiance
- B.** Approval of Minutes: March 12, 2020
- C.** Correspondence
- D.** Old Business:

### **Case: UV-19-0020**

**Petitioner:** Charles & Linda Allison  
**Location:** 1226 North County Line Road, Westville, IN 46391 (Pine Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 37.25 +/-  
**Request:** The petitioner is no longer in need of the Use Variance allowing a mobile home on the property, to be used by a family member to provide care for the petitioner and to maintain the property.

### **Case: UV-20-0036**

**Petitioner:** Pamela Fliege  
**Location:** 567 North 400 East, Valparaiso, IN 46383 (Washington Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 14.93 +/-  
**Request:** Extension of a Use Variance to allow the use of a temporary mobile home on the property to provide assistance with maintaining the property.

### **Case: UV-20-0037**

**Petitioner:** Keith & Janice Meyers  
**Location:** 316 East 1050 North, Chesterton, IN 46304 (Jackson Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 61.29 +/-  
**Request:** Extension of the Use Variance to allow a mobile home on the parcel to be used as a residence for hired help, providing labor and security for the farm.

### **Case: UV-20-0038**

**Petitioner:** Kankakee Valley Historical Society, Inc., c/o John P. Hodson Trustee, Revocable Trust  
**Location:** 1101 S. Baums Bridge Road, Kouts, IN 46347 (Pleasant Township)  
**Zoning:** A1, General Agriculture District  
**Acres:** 0.263 +/-  
**Request:** Extension of the Use Variance to permit a mobile home on the parcel to be used as an office and processing artifacts for archeological studies conducted on the site.

### **Case: DV-20-0013 (Continued)**

**Petitioner:** Darrel & Gail Hoover  
**Location:** 970 North 200 West, Valparaiso, IN 46385 (Liberty Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 15 +/-  
**Request:** To allow an accessory structure to be built on a parcel without a primary structure.

**Case: DV-19-0069 (Tabled)**

**Petitioner:** Richard Aguayo  
**Location:** 436 S. Spring Canyon Drive, Hebron, IN 46341 (Porter Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 1.51 +/-  
**Request:** To allow a reduction from the required (40') building line setback to be at (35') for the constructed primary structure.

**Case: DV-16-0036 (Tabled)**

**Petitioner:** William Dykstra  
**Location:** 904 Grandview Avenue, Valparaiso, IN 46383 (Center Township)  
**Zoning:** RL, Residential Lake District  
**Acres:** 0.279 +/-  
**Request:** To allow a reduction in the side yard setback from the required 8 feet to 7.5 feet, on an existing legal non-conforming structure for the proposed two (2) lot minor subdivision.

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E. New Business:

**Case: DV-20-0027**

**Petitioner:** Byron & Brittney Gentry  
**Location:** 99 West 1050 South, Kouts, 46347 (Pleasant Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 1.45 +/-  
**Request:** To allow a (24'x32') pole barn to be built in the front yard for personal storage.

**Case: DV-20-0028**

**Petitioner:** Jeffrey Compass  
**Location:** 549 South 300 East, Kouts, IN 46347 (Morgan Township)  
**Zoning:** A1, General Agriculture District  
**Acres:** 1.24 +/-  
**Request:** To allow a (30'x48') pole barn to vary from the following:

- be built 15 feet from the side yard setback instead of the required 30 feet
- exceed the maximum floor area (the cumulative square footage of all accessory structures shall not exceed (1,300) square feet)

**Case: DV-20-0029**

**Petitioner:** Anthony & Nichole Grabelle  
**Location:** 635 Liberty Lakes Lane, Valparaiso, IN 46385 (Union Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 3.45 +/-  
**Request:** To allow for installation of a full thirty-five (35) foot concrete driveway.

**Case: DV-20-0031**

**Petitioner:** Edgar Todosijevic  
**Location:** 355 North 475 West, Valparaiso, IN 46385 (Union Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 40.15 +/-  
**Request:** To allow a (60'x80') pole barn to exceed the maximum height allowed at 20 feet to be at 26 feet and be located in the front yard.

**Case: DV-20-0032**

**Petitioner:** Nathan Gombus  
**Location:** 262 East 1225 North, Chesterton, IN 46304 (Westchester Township)  
**Zoning:** R1, Low Density Single-family Residential District  
**Acres:** 2.65 +/-  
**Request:** To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow for a 720 square foot to be added to an existing pole barn.

**Case: DV-20-0033**

**Petitioner:** Joseph Yankauskas  
**Location:** 598 South 450 West, Hebron, IN 46341 (Porter Township)  
**Zoning:** A1, General Agriculture District  
**Acres:** 10 +/-  
**Request:** To allow a reduction in the side yard setback from the required 30 feet to 10 feet and to allow for the appearance of a (30'x40') Quonset hut.

**Case: DV-20-0034**

**Petitioner:** Eric & Courtney Miller  
**Location:** 230 West 900 South, Hebron, IN 46341 (Boone Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 5 +/-  
**Request:** To allow for a (80'x48') pole barn to exceed the maximum height required of 20 feet to be at 24 feet.

**Case: DV-20-0035**

**Petitioner:** John Miller  
**Location:** On 1050 South, Kouts, IN 46347 (Pleasant Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 8.63 +/-  
**Request:** To allow for a reduction in minimum lot size from the required 10 acres to be 8.63 acres and minimum lot width from the required 160 feet to 126 feet, for a proposed single-family home site.

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Any other matters that may come properly before the board.

Kristy Marasco  
Assistant Director