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The following cases will be heard by the Board of Zoning Appeals Hearing Officer, on Thursday, the 27<sup>th</sup> of August 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: July 16, 2020
- C.** Correspondence
- D.** Old Business:

### **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.  
**Continued:** Petitioner to provide a letter from an engineer stating the trailer is safe and broken window is fix.

### **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.  
**Continued:** Petitioner to check if he can downsize the length.

### **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.  
**Continued:** Petitioner to check on scissor truss to lower the height.

### **Case: DV-20-0031**

**Petitioner:** Edgar Todosijevec  
**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.  
**Continued:** Petitioner to check on scissor truss to lower the height.

**E. New Business:**

**Case: DV-20-0043**

**Petitioner:** Andrew Pappas & Antje Gehrken c/o Attorney Todd Leeth  
**Location:** 182 West 1050 North, Chesterton, IN 46304 (Liberty Township)  
**Zoning:** R1, Low Density Single-family Residential District  
**Acres:** 16 +/-  
**Request:** To allow for a riding area to exceed the maximum height required of 20 feet to be at 36 feet.

**Case: DV-20-0044**

**Petitioner:** Greg & Lila Dunham  
**Location:** 755 South Baums Bridge Road, Kouts, IN 46347 (Pleasant Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 1.2 +/-  
**Request:** To allow a reduction in minimum lot size, minimum lot width and a side yard setback.

**Case: DV-20-0045**

**Petitioner:** Brian Fender  
**Location:** 943 North Fernwood Drive, Valparaiso, IN 46383 (Jackson Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 1.5 +/-  
**Request:** To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow for a proposed (40'x60') pole barn.

**Case: DV-20-0046**

**Petitioner:** Nathan & Cynthia Payton  
**Location:** 453 South 720 West, Hebron, IN 46341 (Porter Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 2.35 +/-  
**Request:** To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow for a proposed (32'x56') pole barn.

**Case: DV-20-0047**

**Petitioner:** Jason & Crystal Coffey  
**Location:** 130 West 200 South, Valparaiso, IN 46385 (Porter Township)  
**Zoning:** A1, General Agriculture  
**Acres:** 2.5 +/-  
**Request:** To exceed the two percent (2%) of cumulative square footage of all accessory structures and to allow a reduction in side yard setback for a proposed (40'x54') pole barn.

**Case: DV-20-0048**

**Petitioner:** Jay O'Brien  
**Location:** 264 West 100 South, Valparaiso, IN 46385 (Porter Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 2.1 +/-  
**Request:** To allow a (36'x48') pole barn to be built in the front yard for personal storage.

**Case: DV-20-0050**

**Petitioner:** Fred & Tracy Ruiz, c/o Region Contractors LLC  
**Location:** 566 West 213 South, Hebron, IN 46341 (Porter Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 4.6 +/-  
**Request:** To allow an addition to an existing pole and vary from the following:

- To exceed the two percent (2%) of cumulative square footage of all accessory structures
- To allow a reduction in side yard setback
- Allow an increase in maximum height of an accessory structure

**Case: DV-20-0051**

**Petitioner:** Curtis Ksenak & Christopher Strong  
**Location:** 68 South 500 West, Valparaiso, IN 46385 (Porter Township)  
**Zoning:** R1, Low Density Single-family Residential District  
**Acres:** 10 +/-  
**Request:** To exceed the two percent (2%) of cumulative square footage of all accessory structures and to allow an increase in maximum height of an accessory structure from the required 20' to be at 28'6" for a proposed 72'x108' pole barn.

**Case: DV-20-0049**

**Petitioner:** Bob Poparad  
**Location:** 640 East 1100 North, Westville, IN 46391 (Jackson Township)  
**Zoning:** RR, Rural Residential District  
**Acres:** 40 +/-  
**Request:** To allow an increase in maximum height of an accessory structure from the required 20' to be at 26' for proposed pole barn.

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Any other matters that may come properly before the board.

Kristy Marasco  
Assistant Director