



County Administration Center
155 Indiana Avenue, Suite 311
Valparaiso, IN 46383
p: 219.465.3540
f: 219.465.3543
www.porterco.org

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 17th of December 2020, 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 – September 24, 2020
- C. Correspondence
- D. New Business:

Case: DV-20-0050 (Amendment)

Applicant: Fred Ruiz
Location: 566 West 213 South, Hebron, IN 46341 (Porter Township)
Zoning: RR, Rural Residential District
Acres: 4.6 +/-
Request: To allow a reduction in side yard setback & an increase in maximum floor area, for proposed additions to existing detached pole barn.

Case: DV-20-0068

Petitioner: Evan Costas
Location: Southwest corner of Harrison Boulevard & Yellowstone Road, Valparaiso IN 46385 (Center Township)
Zoning: R2, Medium Density Single-family Residential District
Acres: 26 +/-
Request: To allow an accessory structure on a lot prior to the primary structure being built.

Case: DV-20-0071

Applicant: Robert Ben Wilson
Location: 520 West 400 North, Valparaiso, IN 46385 (Union Township)
Zoning: RR, Rural Residential District
Acres: 1.95 +/-
Request: To allow an accessory structure to be over the maximum floor area & to be built in the front yard.

Case: DV-20-0072

Applicant: Hector Aguinaga
Location: 283 West Division Road, Valparaiso, IN 46385 (Center Township)
Zoning: R1, Low Density Single-family Residential District
Acres: 2.1 +/-
Request: To allow an accessory structure to be located in the front yard with a reduction in front yard setback.

Case: DV-20-0073

Applicant: Casey O'Connor
Location: 1245 Redbud Drive, Chesterton, IN 46304 (Westchester Township)
Zoning: R1, Low Density Single-family Residential District
Acres: 0.3 +/-
Request: To allow for an accessory structure to be built in the front yard with a reduction in front yard setback.

Case: DV-20-0074

Applicant: Ronald & Tina Falardeau
Location: 950 North, Valparaiso, IN 46383 (Liberty Township)
Zoning: R1, Low Density Single-family Residential District
Acres: 10
Request: To allow an accessory structure to be built prior to the primary structure for personal storage.



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Case: DV-20-0075

Applicant: David Salan
 Location: 687 North 125 West, Valparaiso, IN 46383 (Liberty Township)
 Zoning: RR, Rural Residential District
 Acres: 6.84 +/-
 Request: To allow for an existing accessory structure (20ft x 20ft) to remain in the front yard and be permitted on lot prior to the new primary structure being constructed.

Case: DV-20-0080

Applicant: Jeff & Sheryl Reeder
 Location: 157 West 150 South, Valparaiso, IN 46385 (Porter Township)
 Zoning: A1, General Agriculture District
 Request: To allow an accessory structure to be placed in the front yard of the lot.

Case: DV-20-0081

Applicant: AM Rents LLC, c/o Katie Koph
 Location: 133 West 200 South, Valparaiso, IN 46385 (Porter Township)
 Zoning: A1, General Agriculture District
 Request: To vary from the following codes for further subdividing of the parcel into (2) lots, located in A1, General Agriculture District:

• Minimum Side Yard Setback (west side)	Code: 30ft	Proposed: 24.3
• Minimum Lot Width	Code: 160ft	Proposed: 155 (Lot 2)
• Minimum Lot Area	Code: 10 Acres	Proposed: 2.892

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.