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**PORTER COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER  
January 17, 2019 – MEETING MINUTES**

**LOCATION:** County Administrative Center, Ste 205 TIME: 1:00 p.m.  
155 Indiana Avenue, Valparaiso IN

**MEMBERS IN ATTENDANCE**

Rick Burns, Hearing Officer  
Kristy Marasco, Assistant Director  
Monica Gee

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**Motion:** Rick Burns moved to approve the minutes from the December 13, 2018 meeting.

**Correspondence:** None

**OLD BUSINESS**

**Case: DV-18-0076 (Continued)**

**Applicant: Timothy Sullivan**

**Location:** 29 East 900 North, Chesterton, Liberty Township

**Zoning:** R1, Low Density Single-family Residential District.

**Request:** To allow for a proposed addition (2, 400 square feet) to an existing (1,536 square feet) pole barn to exceed the maximum floor area, of the cumulative square footage of all accessory structures on the lot (two percent (2%) of the square footage of the lot).

Tim Sullivan – 29 East 900 North, Chesterton, presented. He has classic cars and would like to have them stored all in one place. He has adjusted the figures to a 1,400 square foot pole barn. He will move it to the back of the property.

Rick Burns offered to let the applicant take time and prepare a drawing of size and location of what he is now proposing. This case will be resumed at the end of the meeting.

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## **NEW BUSINESS**

**Case:** DV-18-0079

**Applicant:** Russell Parks

**Location:** 323 Long Prairie Road, Valparaiso, Washington Township

**Zoning:** RR, Rural Residential District.

**Request:** To Seeking a Development Standards Variance to allow a (30' X 36') square foot pole barn to be placed in the front yard on a corner lot.

Russell Parks – 323 Long Prairie, presented. He wants this for storage of a boat and trailer.

Discussion: The addition of this does not exceed the maximum allowed.

### Public Hearing:

Michael Kubaszak - 336 North 325 East. The applicant has a big back yard that he could put this shed in. He feels being in the front yard would devalue the neighbors' property. It will be an eyesore. Also, where will the storm water go?

Helen Bruggenthies – 328 North 325 East. This will be an eyesore from her house. She is opposed to it.

Patricia Kubaszak – 336 North 325 East. She disagrees of this proposal and agrees with all that her husband said earlier.

Russell Parks replied he has lived in this house for three years. He has updated the landscaping. He has never had an issue with storm water. South of his property is all pole barns. In this subdivision there is a home with a pole barn placed like he wants his on a corner lot. There is a residence that has a detached garage in the front yard.

Michael Kubaszak – The pole barns Russell Parks is referring to are located at a business.

The neighbors have reported flooding to the storm water department.

Seeing no one else wishing to address the Board, Rick Burns declared the Public Hearing closed.

Discussion: The septic is on the left side of his property. There is space in the backyard for a shed. The applicant does not agree with that because he says there is some sort of “pipe or storm drain” in the back yard. He could add on to his garage and would not need a variance.

**Motion:** Rick Burns moved to deny Case DV-19-0079 on the basis there is no hardship and it is out of character.

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**Continuation of:**

**Case: DV-18-0076**

**Applicant: Timothy Sullivan**

**Location:** 29 East 900 North, Chesterton, Liberty Township

**Zoning:** R1, Low Density Single-family Residential District.

**Request:** To allow for a proposed addition (2, 400 square feet) to an existing (1,536 square feet) pole barn to exceed the maximum floor area, of the cumulative square footage of all accessory structures on the lot (two percent (2%) of the square footage of the lot).

Discussion: He is now requesting 600 square feet addition directly behind the existing pole barn. The maximum height allowed is 20'.

**Motion:** Rick Burns moved to approve Case DV-18-0076 with the stipulation that it is a 600 Square Foot addition on the rear of an existing pole barn. The new addition has to be the same height as the existing pole barn. No business; for personal use and storage only. If a business is found to be present, the building can be removed by the County at property owner's expense. Must resubmit new building permit application with a new plan and drawings of addition.

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There being no further business, the meeting adjourned at 1:51 p.m.

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Rick Burns, Hearing Officer

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Kristy Marasco, Assistant Director