



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
February 15, 2018 – 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

MINUTES: Rick Burns moved to approve the minutes as presented from the December 14, 2017 and January 11, 2018 meetings. So approved.

CORRESPONDENCE: None

OLD BUSINESS:

Case: DV-17-0093

Applicant: Joseph Underwood

Location: 549 West 100 South, Hebron 46341 Porter Township

Zoning: R1, Low Density Single-family Residential District

Request: Case continued from the January 11, 2018 meeting to allow for a proposed accessory structure (56' X 30' pole barn) to be placed in the front yard and to allow for an increase in the maximum height allowed from 20 feet to be at 22 feet 1 inch.

Joseph Underwood presented. He has had the property surveyed. He has been working with NIPSCO. They do not have a problem with the request.

Discussion: When he bought the house everything appeared to check out. Now that he has had it surveyed there are issues. It needs to be cleared up as to how the bank gave a mortgage with the house on the easement.

Motion: Rick Burns moved to table case DV-17-0093.

Case: DV-17-0098

Applicant: Carmen Good Builders Inc. and Lonnie Ailes, c/o Todd Leeth

Location: At the south side of CR 150 South, between 200 West and 100 West, Valparaiso, Porter Township

Zoning: RR, Rural Residential District.

Request: Case continued from the January 11, 2018 meeting. Seeking a Development Standards Variance to allow a reduction in the minimum lot width required for a proposed (1) Lot Administrative Subdivision.

Todd Leeth presented. They are proposing one house. Mike Novotney has sent an email indicating no drainage complaints. There was discussion regarding the culvert on the north side and that it should be taking some of the drainage further east from this property. This culvert will be repaired. If any damage is done within the 135' access, the developer will repair it at his cost. This should be a condition of the building permit.

Motion: Rick Burns moved to approve Case DV-17-0098 with the condition if they damage the culvert within their 135' access it will be their responsibility to repair it. The permit will also specify the depth and location of the culvert.

NEW BUSINESS

Case: DV-18-0001

Applicant: Stanley & Carolyn Fyffe

Location: 735 West 50 North, Valparaiso, Union Township

Zoning: RR, Rural Residential District.

Request: Seeking a Development Standards Variance to allow for an existing accessory structure to remain on a lot prior to the primary structure being constructed.

Bill Davie presented. Currently a carport sits on this property with no primary structure. This is a residual property and was purchased in 1990. They are in the process of applying for a building permit. The carport will be in front of the house on the south side.

Discussion: a barn has been on the property for 14-15 years. It will stay on the property. It was not advertised that the house would be behind the carport. It can stay in this location. However, the neighbors need to be re-notified. This needs to be noted on the plat.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Motion: Rick Burns moved to continue Case DV-18-0001 to the March 15, 2018 meeting with the neighbors being re-notified that the carport will be in front of the house. No business can operate out of the building.

Case: DV-18-0003

Applicant: Luis Colon

Location: 919 Tiller Drive, Valparaiso, Liberty Township

Zoning: RR, Rural Residential District.

Request: Seeking a Development Standards Variance to allow for an increase in the maximum cumulative square footage of 1300 square feet to 1572 square feet, for a proposed (46' X 30') pole barn.

Luis Colon presented. He wants to keep his shed. It matches his house. The pole barn will also match the house.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: The building will be used for storage and basketball for his daughter. It is all personal use. The height will not be over 20'.

Motion: Rick Burns moved to approve case DV-18-0003 with the condition it is for personal storage only. No business can be run out of the building or the County can remove it.

Case: DV-18-0004

Applicant: Kevin Surowiec

Location: 388 South 600 West, Hebron, Porter Township

Zoning: A1, Agriculture District.

Request: Seeking a Development Standards Variance to allow for an increase in the maximum height allowed at 20 feet to 25 feet, for a proposed pole barn.

Kevin Surowiec presented. This will be used for storage of a camper.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Motion: Rick Burns moved to approve case DV-18-0004 with the conditions that it is for personal use only. No business can be run out of it or the County can remove it.

There being no further business, the meeting adjourned.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director