



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
March 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 February 15, 2018 meeting. 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 February 15, 2018 meeting. Seeking a Development Standards Variance 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.

Discussion: Rick Burns advised Mr. Underwood he can either deny this case or table it. A study is being done to widen 100 South. It has been requested that this case be tabled. If it is tabled no new fees will be incurred to have the case heard. There is no time frame on this project. Richard Quinn, Joseph's father-in-law, asked if the house being in the utility easement is an issue. NIPSCO will not issue any statement saying this is ok. Rick Burns suggested Joseph Underwood go to the title company and see how this got approved.

He might also want to go to the previous owner. There was discussion regarding procedure and responsibility of recording and advising of easements.

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

NEW BUSINESS

Case: DV-18-0001

Applicant: Stanley & Carolyn Fyffe

Location: 735 West 50 North, Valparaiso, Union Township

Zoning: RR, Rural Residential District.

Request: Case continued from the February 15, 2018 meeting. Seeking a Development Standards Variance; **amend** the original request to allow for an existing accessory structure to remain on a lot prior to the primary structure being constructed. **New request;** to allow for the same existing accessory structure to be located in the front yard.

Bill Davies presented. Stanley Fyffe was also present. They have heard from Mike Novotney and are working on his requests. There will be a new separate driveway east of the existing house.

Public Hearing:

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

Motion: Rick Burns moved to approve Case DV-18-0001.

Case: DV-18-0006

Applicant: Matthew and Melissa Carmichael, c/o Gregory T. Babcock

Location: 155 West 1050 North, Chesterton 46304; in Liberty Township

Zoning: I1, Light Industrial District.

Request: Seeking a Development Standards Variance to allow for a reduction in the minimum side yard setback from the required 30 feet to 27 feet 9 inches, for the construction of a four (4) car attached garage.

Greg Babcock presented. Matthew and Melissa Carmichael were also present. There is a farmhouse that was built in 1913 on the property. The site also has one out building. The attached garage gives them a little more security. If it were detached, another variance would be required.

Public Hearing:

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

Discussion: The outbuilding will stay. It is storage. The new garage is just for parking personal cars. There is no connection with the adjacent landscaping business.

Motion: Rick Burns moved to approve case DV-18-0006 with the condition 12' of the gravel driveway be removed.

There being no further business, the meeting adjourned at 1:30 p.m.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director