

**PORTER COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER  
April 12, 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 March 15, 2018 meeting. So approved.

**CORRESPONDENCE:** None

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**OLD BUSINESS:**

**Case: UV-18-0015**

**Applicant:** Ruth Allison, c/o Charles & Linda Allison

**Location:** 948 North County Road, Westville, Pine Township

**Zoning:** RR, Rural Residential District

**Request:** Seeking a Use Variance extension to allow a temporary mobile home on the property to be used by a caretaker and to maintain the property.

Charles Allison presented.

Discussion: His son is living in the mobile home. Charles Allison is aware that when his mother is no longer on the property, the mobile home will have to be removed.

**Motion:** Rick Burns moved to approve case UV-18-0015 for one additional year.

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## **NEW BUSINESS**

**Case: DV-18-0012**

**Applicant: Rosa Avalos**

**Location:** 879 South 800 West, Hebron, Boone Township

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

**Request:** Seeking a Development Standards Variance for a proposed (96' X 40') riding arena (pole barn) for horses to vary from the following:

Exceed the maximum number of accessory structures permitted on a parcel;

Allow for an increase in the maximum height allowed from 20' to 22' 4".

Rosa Avalos presented along with Sean Nicholson of Cleary Building Corp. There is a barn there currently. This will be a riding arena. Currently there are eight horses. The property was chained up and Rick Burns was not able to inspect the proposed project.

### Public Hearing:

Attorney Stout representing residents at 861 South 800 North – the property immediately north of the subject property. The residents are opposed to this request. They believe the goal is to be a boarding facility. There have been incidents of loud noise from the subject property. This will adversely affect the value of neighbor's property. There currently are four accessory structures.

Amy Frazer, 14202 Elkhart Street, Crown Point, Indiana. She is speaking on behalf of Rosa Avalos. She is family. Her horses are on the property. She is for the project because they cannot ride in the winter. This would allow that. The height is needed for safety.

Sean Nicholas of Cleary Building. This would not lower the property value of the neighbors. It is speculation by neighbors and is not the intention to board horses.

Discussion: Amy Frazer owns two of the horses on the property. Ava owns the remaining six. It is not known if a report was filed and Sheriff's Department came to the property regarding the loud noise. This will be for private use only.

Attorney Stout discussed the 20' clearance for the horses. An average horse is 6'. He has horses and an indoor riding arena. His building is 14'. He does not see why they need a building that is taller.

Sean Nicholas explained the interior ceiling is 14' but the peak height is 22' 4".

**Motion:** Rick Burns moved to continue case DV-18-0012 until the April 26<sup>th</sup> meeting. The Public Hearing is still open.

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**Case: DV-18-0013**

**Applicant: Wendy Roberts, c/o Garage Guys of Indiana, Inc.**

**Location:** 3810 Vale Park Road, Valparaiso, Washington Township

**Zoning:** RR, Residential District.

**Request:** Seeking a Development Standards Variance for a proposed (18' X 24') detached garage to vary from the following:

Exceed the maximum number of accessory structures permitted on a lot;

Exceed the two percent (2%) of the square footage of the lot on all accessory structures.

Wendy Roberts presented. She is asking for a two car garage for vehicles. The garage currently on the property is up a hill and too far from the house.

**Public Hearing:**

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

Discussion: Some of the buildings are in disrepair and will have to be removed. She is trying to remove the trailer. She does not have funds to have it removed so she is relying on family and friends to get the job done. The contractor discussed that the Petitioner needs a place to put the stuff in the trailer when it is removed. He was advised it is not possible to put a restriction on the permit.

**Motion:** Rick Burns moved to table case DV-18-0013 until such time as the trailer is removed. There are two other buildings that need repair or removal.

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**Case: DV-18-0014**

**Applicant: Juan & Margarita Mendoza, c/o S. Kelly Builders**

**Location:** 76 South 675 West, Hebron, Porter Township

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

**Request:** Seeking a Development Standards Variance to allow a primary structure to be built behind existing accessory structures.

Juan Mendoza presented. Steve Kelly of S. Kelly Builders also presented. The home is going to be 400' back from the street. The existing barn and other structures are right at the street. Two structures are staying and one is being removed.

**Public Hearing:**

Nick Giorgio is the architect for this project. He explained the reason for the placement of the house.

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

Discussion: The north barn is going to be taken down. They will not be running a business out of the property. Currently it appears they are storing vehicles for a landscaping business on the property. If the barns are going to be used to store equipment for the business, a permit must be applied for. It needs to be dealt with now.

**Motion:** Rick Burns moved to approve case DV-18-0014 with the understanding that the north barn will come down, no outside storage, only equipment for him and his son, no sign, no employees are allowed.

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There being no further business, the meeting adjourned.

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Rick Burns, Hearing Officer

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Kristy Marasco, Assistant Director