



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
April 26, 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: None

CORRESPONDENCE: None

OLD 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: Case continued from the April 12, 2018 meeting. 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. The height is not an issue now. The building will be 20'. The husband has agreed to remove the old garage. The property has a lot of debris. This needs to be cleaned up. There is a semi-trailer that will be relocated to the back of the property and will be painted. This is used for storage of hay. When all of this is done there is no problem with the new stable. A permit will not be issued until all conditions are met. When the work is done, the Petitioner needs to call staff for a re-inspection. This stable is to be for personal use only.

Motion: Rick Burns moved to table Case DV-18-0012 until further notice from Petitioner that all work has been done.

NEW BUSINESS

Case: DV-18-0017

Applicant: Gary P. Brown

Location: 57 North 750 West, Valparaiso, Union Township

Zoning: RR, Residential District.

Request: Seeking a Development Standards Variance to allow for the placement of a proposed (24' X 30') accessory structure to vary from the following:

Be built in the front yard;

Exceed the maximum square footage allowed for "all" accessory structures.

Gary Brown presented. This is for personal storage only.

Public Hearing:

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

Discussion: The backyard cannot be used because of the slope. The house sits way back off the road.

Motion: Rick Burns moved to approve case DV-18-0017. To be used for personal use only. If not, the County can have the building removed at Petitioner's expense.

Case: DV-18-0018

Applicant: Nathan and Bridget Millis

Location: 429 East State Road 8, Kouts, Pleasant Township

Zoning: A1, General Agriculture District.

Request: Seeking a Development Standards Variance to allow for a proposed (40' X 80') accessory structure to be built on a legal non-conforming parcel to vary from the following:

Reduction in setbacks;

To be over the maximum height and square footage allowed.

Nathan and Bridget Millis presented. This is for storage of personal property. They have a lot of equipment to maintain property. Once the building is completed the two sheds will be removed and items in there will go in the new building. The building will be placed as far back on the property as possible.

Public Hearing:

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

Discussion: Their truck is 12' high. A new one could go as high as 13' 6". That is the reason for the request for extra height. Scissor truss is in the plan. The building needs to be able to accommodate a 14' door which would require the 22' height. This property is legal non-conforming which is why they need the setback variance. With this request they will be following the codes for residential development. This is for personal use only. Petitioner needs to notify staff once the two buildings are down.

Motion: Rick Burns moved to approve Case DV-18-0018 with the understanding it will not be used as a business, personal storage only. The two sheds on the property will be removed prior to issuance of the permit.

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

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director