



---

**PORTER COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER  
June 14, 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

Approval of Minutes: Rick Burns moved to approve minutes from the April 12, 2018, April 26, 2018 and May 17, 2018 BZA Hearing Officer meetings.

**OLD BUSINESS**

---

**Case: UV-18-0031**

**Applicant:** Kankakee Valley Historical Society, Inc., c/o John P. Hodson, Trustee, Revocable Trust

**Location:** 1101 South Baums Bridge Road, Kouts, Pleasant Township

**Zoning:** A1, General Agriculture District.

**Request:** Seeking a Use Variance extension to permit a mobile home on the parcel, to be used as an office and processing artifacts for archeological studies conducted on this site.

John Hodson presented. The only change is new stairs and cleaned up branches.

Discussion: They have started restoration of the lodge. He has purchased another parcel of property to possibly restart digs. The restoration process of the lodge will be several years.

Motion: Rick Burns moved to approve Case UV-18-0031 for one additional year with same conditions.

---

**Case: UV-18-0032**

**Applicant:** Keith & Janice Meyers

**Location:** 316 East 1050 North, Chesterton, Jackson Township

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

**Request:** Seeking a Use Variance extension to permit a mobile home on the parcel, to be used as a residence for hired help, providing labor and security for the farm.

Keith and Janice Meyers presented. They are still farming the land.

Discussion: The old wiring is capped. The handrail has been fixed. When someone moves in or out, the office needs to be advised. This cannot be rented. Presently it is the grandson living in there.

Motion: Rick Burns moved to approve Case UV-18-0032 for one year with the same conditions that it is hired help and not a rental.

---

**Case: UV-18-0033**

**Applicant: Pamela Fliege**

**Location:** 567 North 400 East, Valparaiso, Washington Township

**Zoning:** RR, Residential District.

**Request:** Seeking a Use Variance extension to allow the use of a temporary mobile home to provide assistance with maintaining the property.

Pamela Fliege presented.

Discussion: Nothing has changed. Her brother is living in the mobile home.

Motion: Rick Burns moved to approve case UV-18-0033 for one additional year with same conditions.

---

**Case: DV-18-0013**

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

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

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

**Request:** Case tabled from the April 12, 2018 meeting. 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 parcel;

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

Wendy Roberts presented.

Discussion: The trailer has been removed. It was costly so she cannot get a garage now. She has other buildings to get down but cannot put a time frame on removal. The sheet metal building needs to come down if she gets the garage.

Motion: Rick Burns moved to table Case DV-18-0013 until such time as the applicant is able to get family to help her get the sheet metal building down.

---

**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 tabled from the April 26, 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. The building proposed now is 40' X 112'. The height is 20'.

Discussion: They have pulled down one structure. They added to the building for hay storage. This was advertised at 96'. The property is 10 acres so the increase in size does not require a variance. Staff needs an updated drawing showing the correct size of the building. After the stable is built they need one month to remove the trailer.

Motion: Rick Burns moved to approve Case DV-18-0012 with 90 days to remove the trailer once the structure is built.

---

## **NEW BUSINESS**

**Case: DV-18-0024**

**Applicant: Steve & Sandra Pierce, c/o Krull Abonmarche**

**Location:** 191 North 750 West, Valparaiso, Union Township

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

**Request:** Seeking a Development Standards Variance from the following requirements for a proposed four (4) lot minor subdivision:

- To allow a reduction in the minimum spacing required between driveways;
- To allow reductions in minimum setback requirements on existing structures;
- To vary from the maximum width-to-depth ratio 1:4;
- To permit existing accessory structures on a parcel without a primary structure

Steve Pierce presented. Also present was Scott Gregory of Krull Abonmarche. The applicant would like to construct a residence for himself on Lot 4. He would also like to create more buildable lots for family or sale in the future. The metal building to the east is on the Lot that Mr. Pierce would like to build his residence on.

Public Hearing:

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

Discussion: The new driveway will be under the NIPSCO wires. DRC has suggested contacting NIPSCO. On Lot 4 the home will be built in front of the existing building.

Motion: Rick Burns moved to table case DV-18-0024. Applicant needs to get a commitment letter from NIPSCO regarding the easement and driveway.

---

**Case: DV-18-0026**

**Applicant: James Gasvoda**

**Location:** 2000 Arrow Leaf Lane, Valparaiso, Center Township

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

**Request:** To allow a six (6') fence to be located in the front yard, on a corner lot.

Brian Hurley presented for the applicant. The property is a corner lot. This means two sides are considered a front side. They have a dog that can clear a 4' fence. They have grandchildren who will be playing in the yard. They would like to install a 6' fence for safety. Line of sight will not be affected.

Public Hearing:

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

Discussion: Line of sight is a concern for the extension.

Motion: Rick Burns moved to approve Case DV-18-0026 with the existing 4' fence being replaced with a 6' fence. The extension is not included.

---

**Case: DV-18-0028**

**Applicant: Douglas and Gina Gilliam**

**Location:** 447 West 300 South, Valparaiso, Porter Township

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

**Request:** To allow an accessory structure prior to the primary structure being built and to exceed the maximum width-to-depth ratio, 1:4; for a proposed (40' X 60') pole barn.

Gina Gilliam presented. She would like to build a pole barn on the property before they build their house.

Public Hearing:

Elaine Mischan, 451 West 300 South. She is concerned if there is enough room. The property is not kept up very well. There are drainage issues.

Oscar Mischan, 451 West 300 South. He has looked at what they have planned and it does not work. The septic will not fit. If the outbuilding is put up, the house will not be built. The property needs to be maintained.

Sharon Sanelli, 443 West 300 South. She asked for clarification on the 1:4 ratio. She does not feel there is enough room. The height limit of a pole barn is 20'. The proposal is for 16' but the drawing shows 23' 6". She would like to know what the pole barn will be used for. She does not see a driveway permit.

Response: A pole barn is quicker to get up than a house. They would like to be able to start enjoying the property with their children. They would like to build the house in September. They keep up with the back part of the property where they have bonfires. This is where they have pallets that are used for the fires. They are working on getting a mower to keep the property up.

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

Discussion: Staff is aware of and is working on drainage issues. The property will have to be surveyed. If approved, and if the proposed building is over 20', neighbors will have to be notified and a variance sought. Staff needs to see a sketch of the layout and the height of the building. It was suggested she get a surveyor to lay everything out and make sure there is enough room. There will not be a business in the pole barn. They do not have a house plan yet. If they put the pole barn up and then it is in the way for placement of the septic it could be costly.

Motion: Rick Burns moved to table Case DV-18-0028. The applicant will get with a surveyor and home builder and bring documents back for review.

---

**Case: DV-18-0030**

**Applicant: Charles and Pamela Mote**

**Location:** 148 West 900 North, Chesterton, Liberty Township

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

**Request:** To allow a side yard reduction from 15' to 10' for a proposed (28' X 24') new garage; (replacing existing building using same footprint and foundation).

Charles Mote presented. He wants to tear down his old garage and building a new one on the exact same spot. The new one will not be over 20' tall.

Public Hearing:

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

Discussion: As soon as the garage is down the storage shed already on the property will be moved. It will be moved to directly behind the garage.

Motion: Rick Burns moved to approve Case DV-18-0030.

---

**Case: DV-18-0034**

**Applicant: Ryan Pendowski, c/o Tiemens Land Surveying**

**Location:** 637 and 639 South 150 East, Kouts, Pleasant Township

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

**Request:** Seeking a Development Standards Variance from the following requirements for a proposed three (3) lot minor subdivision:

- To allow a reduction of road frontage on Lot 2 from the 240' required to 190';
- To allow an accessory structure to remain on Lot 2 without a primary structure;
- To allow a reduction in the minimum spacing required between driveways.

Ryan Pendowski presented. Also present was David Tiemens. There are two existing residences on the five parcels. They are proposing to develop this into a (3) lot minor subdivision. They are asking for one buildable lot to be created. They are doing it this way to clean up irregular divisions that have occurred over the years. They want to tear the trailer down, keep the existing driveway and build a house in place of the trailer. That would happen as soon as they get through the minor subdivision process. Both driveways are existing driveways that they would like to keep. That is the reason for the variance regarding the reduction in spacing between driveways. There is 117' between the two. The frontage variance is due to the placement of the existing barn. The configuration has been this way for over 20 years.

Public Hearing:

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

Discussion: The shed will be removed with the trailer. Everything on Lot 3 stays. If this is approved, this parcel cannot be subdivided any further.

Motion: Rick Burns moved to approve Case DV-18-0034. On Lot 2 the trailer and shed will be removed within 90 days after the house is completed. If the house is never built the garage will have to be removed within eighteen months. Lot 3 everything stays the same. The distance of 117' between driveways is approved. The frontage on Lot 2 is approved at 190'.

---

There being no further business, the meeting adjourned at 2:30 p.m.

---

Rick Burns, Hearing Officer

---

Kristy Marasco, Assistant Director