



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
July 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
Kelly Cadwell
Monica Gee

Approval of Minutes: Rick Burns moved to approve minutes from the June 14, 2018 BZA Hearing Officer meeting.

NEW BUSINESS

Case: DV-18-0035

Applicant: Timothy and Katherine McCrorie

Location: 678 West Division Road, Hebron, Porter Township

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

Request: To allow for proposed accessory structures (12' X 20' shed) and 12' x 20' gazebo) be built on a lot without the primary structure being constructed.

Timothy and Katherine McCrorie presented. They currently live in Crown Point. They purchased the property to build a two or three bedroom home. This would be a retirement home and a place where they could go and enjoy the lake. They were denied a septic system. They still want to use the property and be able to enjoy the lake but need a place to store items they use there.

Public Hearing:

Dan Biggs – 680 West Division. He is a neighbor of the subject property. He has lived there for 18 years. The McCrorie's purchased this to be able to park their motor home. He believes they initially were going to put a doublewide pre-fab home on the property which would lower his property values. Once they learned about the septic issue they said they were going to build a park which would include a gazebo, shed, and volleyball court. The proposed location of the shed is directly in his view of the lake. He also is concerned about traffic issues.

Cheryl Nash - 20 south 675 west. She was the original owner of the lots. When she had it, this lot was approved to have a septic system. The motor home is hidden behind the trees and no one can see it. There also is a shed that no one sees. There should be some sort of compromise that goes just for these people. She discussed zoning changes and possible camping area.

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

Discussion: Katherine McCrorie discussed how they have put up privacy trees and have not had a lot of people come over. This is a place to store the motor home. They will have parties in the summer. They have paid association fees and money to stock the lake. They were going to build a modular home valued at \$280,000. She feels this would enhance the neighborhood. Timothy McCrorie talked about how they have cleaned up the property. It is not fair to them that they cannot use this property. Rick Burns advised if this is approved it is forever. This is out of character for the neighborhood.

Motion: Rick Burns moved to deny case DV-18-0035.

Case: DV-18-0039

Applicant: Richard and Bonita Sumney

Location: 1042 North 250 East, Chesterton, Jackson Township

Zoning: RR, Rural Residential District.

Request: To exceed the maximum floor area of the cumulative square footage for all accessory structures on a lot (two percent (2%) of the square footage of the lot) and allow a (14' X 28') yard shed to be built.

Bonita Sumney- 1042 North 250 East presented for the applicant. They need more room for storage of yard maintenance equipment.

Public Hearing:

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

Discussion: There is no floor or foundation for the building. It is portable. It is hidden in the back of the property. This will be all that can be added in the way of buildings since they are over the allowed limit already.

Motion: Rick Burns moved to approve Case DV-18-0039 with the condition that no business can be operated out of the building. If one is, they can be made to remove the building from the property at their expense.

Case: DV-18-0040

Applicant: Terry Glovier

Location: 376 East 1125 South, Kouts, Pleasant Township

Zoning: A1, Agriculture District.

Request: To allow for a proposed accessory structure (30' X 48') to be placed in the front yard.

Terry Glovier – 376 East 1125 South presented. He wants to build a pole garage with an 8' porch on the 30' side.

Public Hearing:

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

Discussion: Rick Burns does not see the hardship. There are several options. He is concerned that a business will be run out of the building. This is out of character for the neighborhood.

Motion: Rick Burns moved to deny Case DV-18-0040.

Case: DV-18-0041

Applicant: John and Marilyn Jean Jessen

Location: 83 East 55 South, Valparaiso, Morgan Township

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

Request: To allow for a proposed accessory structure (20' X 34' garage) to be placed in the front yard.

Mr. and Mrs. Jessen presented. They have lived here 18 years and have always kept their property up. They want to build a detached garage behind an existing turnaround. The main reason is to have quick access to their private subdivision roadway with their snowplow truck. It would be a hardship to build in the back because of the length to walk in snow and the extra length to have to plow. Building this in the proposed area would add dimension. The watershed will not be an issue.

Public Hearing

John McQuestion. He shares a property line with the Jessen's. This is on a private lane road. Everyone in the neighborhood is in favor. They all think it would look better in this spot.

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

Discussion: There is a Home Owners Association. They have a Driveway Maintenance Agreement on file with the County. Rick Burns does not see a hardship. It could be set a few feet back from the front of the home. This is out of character for the neighborhood.

Motion: Rick Burns moved to deny Case DV-18-0041.

There being no further business, the meeting adjourned at 1:40 p.m.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director