



County Administration Center
155 Indiana Avenue, Suite 311
Valparaiso, IN 46383
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www.porterco.org

**** NOTE:** Recording system was not working correctly during this meeting. A disc was provided of the meeting but it is inaudible.

**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
August 27, 2020 – 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

Rick Burns called the meeting to order and led the pledge of allegiance.

Approval of Minutes:

Motion: Rick Burns moved to approve minutes from the July 16, 2020 meeting.

Correspondence: None

Old Business:

Case: UV-20-0038 (Continued)

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

Location: 1101 S. Baums Bridge Road, Kouts, IN 46347 (Pleasant Township)

Zoning: A1, General Agriculture District

Acres: 0.263 +/-

Request: Extension of the Use Variance to permit a mobile home on the parcel to be used as an office and processing artifacts for archeological studies conducted on the site.

Tina Rogers -5 Washington Street, Suite 300-32, Valparaiso and a consultant for Kankakee Valley Historical Society, Inc. - presented. John Hodson was also present. The window has been fixed in the trailer. A letter has been submitted from an engineering firm stating that the building is stable.

Discussion: inaudible

Motion: Rick Burns moved to approve Case UV-20-0038 for one year with the same stipulations as in the past.

Case: DV-20-0029 (Continued)

Petitioner: Anthony & Nichole Grabelle

Location: 635 Liberty Lakes Lane, Valparaiso IN 46385 (Union Township)

Zoning: RR, Rural Residential District

Acres: 3.45 +/-

Request: To allow for installation of a full thirty-five (35) foot concrete driveway.

Anthony Grabelle - 8762 Double Tree Drive, Crown Point - presented.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0029 for a 30' driveway.

Case: DV-20-0034 (Continued)

Petitioner: Eric & Courtney Miller

Location: 230 West 900 South, Hebron IN 46341 (Boone Township)

Zoning: A1, General Agriculture District

Acres: 5 +/-

Request: To allow for a (80' x 48') pole barn to exceed the maximum height required of 20 feet to be at least 24 feet.

Discussion: Inaudible. The building has already been bought from a business in Crown Point.

Motion: Rick Burns moved to continue Case DV-20-0034 to the next meeting. The Hearing Officer will visit the site between now and then. Staff needs pictures of the proposed building.

Case: DV-20-0031 (Continued)

Petitioner: Edgar Todosijevic

Location: 355 North 475 West, Valparaiso, IN 46385 (Union Township)

Zoning: RR, Rural Residential District

Acres: 40.15 +/-

Request: To allow a (60' x 80') pole barn to exceed the maximum height allowed at 20 feet to be at 26 feet and be located in the front yard.

Edgar Todosijevic - 355 North 475 West, Valparaiso - presented.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0031 contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

NEW BUSINESS

Case: DV-20-0043

Petitioner: Andrew Pappas and Antje Gehrken c/o Attorney Todd Leeth

Location: 182 West 1050 North, Chesterton, IN 46304 (Liberty Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 16 +/-

Request: To allow for a riding area to exceed the maximum height required of 20' to be at 36'.

Attorney Todd Leeth - presented.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible. More information is needed on the riding arena as to why it has to be so large. The building is proposed to be 32' high with a 4' copula for a total of 36'.

Motion: Rick Burns moved to continue case DV-20-0043.

Case: DV-20-0044

Petitioner: Greg and Lila Dunham

Location: 755 South Baums Bridge Road, Kouts (Pleasant Township)

Zoning: A1, General Agriculture District

Acres: 1.2 +/-

Request: To allow a reduction in minimum lot size, minimum lot width and a side yard setback.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0044.

Case: DV-20-0045

Petitioner: Brian Fender

Location: 943 North Fernwood Drive, Valparaiso (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 1.5 +/-

Request: To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow for a proposed (40'x60') pole barn.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0045 contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

Case: DV-20-0046

Petitioner: Nathan and Cynthia Payton

Location: 453 South 720 West, Hebron (Porter Township)

Zoning: A1, General Agriculture District

Acres: 2.35 +/-

Request: To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow for a proposed (32'x 56') pole barn.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0046 contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense. Also contingent on existing shed needs to be removed within thirty days.

Case: DV-20-0047

Petitioner: Jason and Crystal Coffey

Location: 130 West 200 South, Valparaiso (Porter Township)

Zoning: A1, General Agriculture District

Acres: 2.5 +/-

Request: To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow a reduction in side yard setback for a proposed (40'x 54') pole barn.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0047 contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense. Also contingent on both sheds must be removed within six (6) months; both vehicles moved by September 4, 2020; and with a 12' side yard setback.

Case: DV-20-0048

Petitioner: Jay O'Brien

Location: 264 West 100 South, Valparaiso (Porter Township)

Zoning: RR, Rural Residential District

Acres: 2.1 +/-

Request: To allow a (36' x 48') pole barn to be built in the front yard for personal storage.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible. Rick Burns did not feel there was a hardship and it is not consistent with the neighborhood.

Motion: Rick Burns moved to deny Case DV-20-0048.

Case: DV-20-0050

Petitioner: Fred and Tracy Ruiz, c/o Region Contractors LLC

Location: 566 West 213 South, Hebron (Porter Township)

Zoning: RR, Rural Residential District

Acres: 4.6 +/-

Request: To allow an addition to an existing pole barn and vary from the following:

- To exceed the two percent (2%) of cumulative square footage of all accessory structures
- To allow a reduction in side yard setback
- Allow an increase in maximum height of an accessory structure

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to continue Case DV-20-0050 to the next meeting. The area of the proposed addition needs to be staked out.

Case: DV-20-0051

Petitioner: Curtis Ksenak & Christopher Strong

Location: 68 South 500 West, Valparaiso (Porter Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 10 +/-

Request: To exceed the two percent (2%) of cumulative square footage of all accessory structures and allow an increase in maximum height of an accessory structure from the required 20' to be at 28'6" for a proposed 72' x 108' pole barn.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to continue Case DV-20-0051 to the next meeting. This will give the applicant time to figure out how to lower the height.

Case: DV-20-0049

Petitioner: Bob Poparad

Location: 640 East 1100 North, Westville (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 40 +/-

Request: To allow an increase in maximum height of an accessory structure from the required 20' to be at 26' for proposed pole barn.

Public Hearing:

Public Hearing was opened and closed. Comments, if any, were inaudible.

Discussion: Inaudible

Motion: Rick Burns moved to approve Case DV-20-0049 contingent on the height being 23'2". Also contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

There being no further business, the meeting adjourned.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director