



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
September 27, 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

NEW BUSINESS

Case: DV-18-0058

Applicant: Gus Olympidis, c/o William Ferngren, Esq.

Location: 355 West 200 North, Union Township

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

Request: To allow the following variance(s) for a proposed (3) lot minor subdivision:

- An existing swimming pool in the front yard;
- An existing accessory structure to remain in the front yard and to vary in appearance from the primary structure;
- Subdivision with less than required frontage on a public road;
- The parcels to be served by well and septic systems.

William Ferngren presented. Kevin Coros of McMahon was also present. Currently there is one single family home on the property. They want to create three lots. This is not part of Shorewood so they cannot hook up to their utilities. This is a low density project.

Public Hearing:

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

Discussion: There are no dimensions on the drawing so Staff is not sure if it meets County standards. Kevin Coros said he believes the driveway is 22'. Rick Burns questioned access for emergency vehicles. He was assured it will be built to code. Applicant was advised he will have to appear before the DRC for approval. Kristy Marasco advised Staff needs a site plan with all dimensions on it.

Motion: Rick Burns moved to approve Case DV-18-0058 contingent on approval of well and septic from the Health Department.

Case: DV-18-0059

Applicant: Michael Zmuda

Location: 589 Elk Court, Westville, Jackson Township

Zoning: RR, Rural Residential District.

Request: Seeking a Development Standards Variance to allow a six (6) foot privacy fence in the front yard.

Michael Zmuda presented. Technically this is in his front yard but it is actually behind his house. It is considered frontage because there is a road platted that was never put in. This is requested because of the installation of an in-ground pool.

Public Hearing:

David Stewart, 841 Elk Lane. He is president of the HOA. The Board of Directors has reviewed this request and there are no concerns.

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

Discussion: The stakes on the property are where the fence will go. Pine trees hide the fence.

Motion: Rick Burns moved to approve Case DV-18-0059.

There being no further business, the meeting adjourned at 1:20 p.m.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director