

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 27<sup>th</sup> of January 2022, at 1:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

**AGENDA**

- A. Pledge of Allegiance**
- B. Approval of Minutes** – November 18 and December 16, 2021
- C. Correspondence**
- D. Old Business:**

Case: DV-21-0067 (continued)

Applicant: Union Farms Minor Subdivision c/o Donald Guerrero  
 Location: CR500 West & Ludington Ditch (N of SR 2)  
 Zoning: RR, Rural Residential District  
 Acres: 33.24  
 Request: To vary from planting street trees and to allow more than (1) driveway for every (2) lots, for a proposed (3) lot minor subdivision.

**E. New Business:**

Case: DV-21-0079

Applicant: Gary & Cathy Murphy  
 Location: 433 East 300 North, Valparaiso, IN 46383 (Washington Township)  
 Zoning: RR, Rural Residential District  
 Acres: 1  
 Request: To allow a (36'x 48') pole barn to vary from the following:

- To exceed the maximum floor area
  - Allowed: 1,300 sqft Request: 2,424 sqft Over: 1124 sqft
- To allow an Increase in maximum accessory structure height from:
  - Code: 20 ft Request: 20 ft 10 inches
- A reduction in side yard setback from:
  - Code: 15 ft Request: 14 ft
- Appearance:
  - Code: Closely resemble the finish and façade materials used on the primary structure.
  - Request: To be red in color and not resemble the primary structure.

Case: DV-21-0080

Applicant: Nelissen "South" Administrative Subdivision c/o Jan Nelissen  
 Location: 597 North 175 West, Valparaiso, IN 46385 (Center Township)  
 Zoning: RR, Rural Residential District  
 Acres: 33.91  
 Request: To allow a reduction in minimum lot width for lots 1 & 2 for a proposed two (2) lot Administrative Subdivision.

---

Case: DV-21-0081

Applicant: Nelissen "North" Administrative Subdivision c/o Jan Nelissen  
 Location: 601 North 175 West, Valparaiso, IN 46383 (Liberty Township)  
 Zoning: RR, Rural Residential District  
 Acres: 37.44  
 Request: To vary from road frontage for lot 1 & exceed the maximum width to depth ratio for both lots for a proposed two (2) lot Administrative Subdivision.

---

Case: DV-21-0083

Applicant: Nielsen Minor Subdivision c/o Jeff Nielsen  
 Location: 700 North 400 East (on the Northwest corner), Valparaiso, IN 46385 (Jackson Township)  
 Zoning: RR, Rural Residential District  
 Acres: 4.44  
 Request: To allow a reduction in road frontage from the required 240ft to 171.29ft and to exceed the maximum width to depth ratio for both lots for a proposed two (2) lot Administrative Subdivision.

---

Case: DV- 22-0003

Applicant: Ledgemere Acres Minor Subdivision c/o William Ferngren  
 Location: 1219 N 450 E, Chesterton, IN 46304 (Pine Township)  
 Zoning: RR, Rural Residential District  
 Acres: 31.81  
 Request: To allow more than (1) one drive per each (2) lots (in such subdivision) and allow a decrease in the minimum spacing between driveways for a proposed (4) lot minor subdivision, located in Rural Residential (RR) District

---

Case: DV- 22-0004

Applicant: Tomas & Vicki Sach  
 Location: 446 N 325 W, Valparaiso, IN 46385 (Union Township)  
 Zoning: RR, Rural Residential District  
 Acres: 2.46  
 Request: To allow a reduction in side yard setback for a proposed (50'x30') garage addition.

---

Any other matters that may come properly before the board.

Kristy Marasco  
 Assistant Director