

The regular meeting for the Porter County Board of Zoning Appeals will be heard on Wednesday, the 16th of February, 2022, at 5:30 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

- A. Pledge of Allegiance & Roll Call
- B. Election of Officers
- C. Correspondence
- D. New Business:

Case: UV-22-0005

Applicant: George Landgrebe
 Location: 208 North 250 West, Valparaiso, IN 46385 (Center Township)
 Zoning: R1, Low Density Single-family Residential District
 Request: Renew the Use Variance; to permit manufacture and sale of automobile tow dollies.

Case: DV-22-0001

Applicant: Burke's & Brown, Inc., c/o Attorney William Ferngren
 Location: 744 West Joliet Road, Hobart, IN 46342 (Union Township)
 Zoning: CH, High Intensity Commercial District
 Request: To allow for a proposed new lawn and garden building to vary from the following:

Site Design

- Section 2.34 – CH, High Intensity Commercial District
 - Minimum Lot Area Code: 5 acres Request: 2.41 acres
- Section 3.05 – Outdoor Storage
- Section 3.06 – Arterial Roadway Overlay District
 - Build-to line (setback) - Dimensional requirements for build-to line from the ROW line:
 - Primary Arterial: Code: 100 feet Request: 51.33 feet
 - Entrance and Driveway
 - Landscaping Standards (greenbelt)
 - Minimum Depth Code: 100 feet Request: 51.33 feet
 - Trees and Shrubs
 - Shade Trees Code: 38 Request: 9
 - Ornamental Trees Code: 23 Request: 0
 - Shrubs or Evergreen Trees Code: 23 Request: 0
 - Lighting Standards – Height Code: 15 feet Request: 22 feet
 - Lighting Standards – illumination exceeds one (1) lux requirement
 - Parking Standards (spaces in greenbelt) Code: 0 spaces Request: 4.5 spaces
- Section 5.24 – Landscaping; General Parking

Three (3) shrubs shall be planted per one (1) parking space; (22) parking spaces:

 - Perimeter Planting Code: 66 shrubs Request: 55 shrubs

- Section 5.26 – Landscaping Lot Plantings
 Fifteen (15) shrubs per acre shall be planted
 - Shrubs per acre (2.41 acres) Code: 36 shrubs Request: 5 shrubs
- Porter County Thoroughfare Plan – Collector Routes Setback
 - Building line Setback off CR 750W Code: 40 feet Request: 25 feet
- Section 7.28 – Storm Water Standards; General
 Perpetual unobstructed drainage easement Code: 30 feet Request: 25 feet

Architectural Design

- Section 3.06 (C)(1)(c)(iv) - Four-sided Architecture
- Section 3.06 (C)(1)(c)(v) – Wall Planes
- Section 3.06 (C)(1)(c)(vi) – Façade Colors
- Section 3.06 (C)(1)(d) – Building Corners
- Section 3.06 (C)(1)(g)(ii) – Cornice
- Section 3.06 (C)(1)(g)(iii) – Minimum Eave/Overhang Width
- Section 3.06 (C)(1)(g)(v) – Pitched Roofs
- Section 3.06 (C)(1)(g)(vii) – Variation in Roofline
- Section 3.06 (F)(1)(a)(i) – Height Standards

Sign Design

- Section 3.06 (L)(2)(a)(1) – Orientation
- Section 5.48 CH – Wall
- Section 5.48 CH – may extend roof line

Case: DV-22-0006

Applicant: Stephen & Lauren Felty, c/o Todd A. Leeth/Katie L. Kopf

Location: 152 North 250 West, Valparaiso, IN 46385 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Request: To allow for a proposed (60'x91') 2-story pole barn to vary from the following;

- Maximum structure height Code: 20' Request: 32'
- Maximum number of accessory structures permitted Code: 3 Request: 6
- Appearance not match or closely resemble the finish and façade materials used on the primary structure

Any other matters that may come properly before the board.

Kristy Marasco
 Assistant Director