



County Administration Center
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The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 12th of August 2021, 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 – June 24 & July 22, 2021
- C. Correspondence
- D. Old Business:

Case: DV-21-0030

Applicant: David & Veronica Duenas, c/o Alan J. Sirinek, Attorney at Law

Location: 1581 North 600 East, Michigan City, IN 46360 (Pine Township)

Zoning: RR, Rural Residential District

Acres: 2.0 +/-

Request: To allow a rear yard setback for an existing accessory structure.

Tabled: *Petitioner needs to get property surveyed with additional land for existing barn.
(Tabled at the May 13, 2021 meeting).*

E. New Business:

Case: DV-21-0044

Applicant: Adonis & Myrna Sison

Subdivision: Coventry Subdivision

Location: 681 Coventry Court, Valparaiso, IN 46385 (Portage Township)

Zoning: PUD, Plan Unit Development District

Acres: 0.18 +/-

Request: To allow a reduction in minimum rear setback for a proposed sunroom addition to the primary structure.

Case: DV-21-0045

Applicant: James Richmond

Location: 649 North 700 West, Hobart, IN 46342 (Portage Township)

Zoning: RR, Rural Residential District

Acres: 2.5 +/-

Request: To allow an increase in the maximum floor area (the cumulative square footage of all accessory structures) for a proposed (36'x48') pole barn.



Case: DV-21-0046

Applicant: Crusader Homes, Inc., c/o McMahon Associates, Inc.

Project: Shine Ridge Minor Subdivision

Location: 348 East 600 North, Valparaiso, IN 46385 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 50.98 +/-

Request: To vary from the following for a proposed four (4) lot minor subdivision:

- Greater than 1:4 width-to-depth ratio
- More than one (1) drive for each two (2) lots
- Drives closer than 320 feet
- Street tree plantings

Case: DV-21-0047

Applicant: DG Partners, LLC, c/o Falk PLI

Project: Dollar General Store #21780

Location: 373 US Highway 6, Valparaiso, IN 46385 (Portage Township)

Zoning: CH, High Intensity Commercial District

Acres: 1.17 +/-

Request: To vary from the following for a proposed convenient store:

- To allow an increase in maximum front setback
- To allow a reduction in buffer yard
- To allow the façade to be different than code
- To allow a reduction in driveway distance from an intersection (using the existing driveway)
- To allow a reduction in minimum lot area

Case: DV-21-0048

Applicant: Cory Brown

Location: 519 East 900 North, Valparaiso, IN 46383 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 2.42 +/-

Request: To allow an increase in maximum floor area allowed for a proposed (40'x60') pole barn.

Case: DV-21-0049

Applicant: Timothy & Frieda Nelson

Location: 413 North 325 East, Valparaiso, IN 46383 (Washington Township)

Zoning: RR, Rural Residential District

Acres: 2.0 +/-

Request: To allow for a proposed pole barn to vary from the following:

- To allow an increase in maximum floor area allowed
- To allow an increase in maximum structure height

Any other matters that may come properly before the board.

Kristy Marasco
Assistant Director