



County Administration Center
155 Indiana Avenue, Suite 311
Valparaiso, IN 46383
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The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Tuesday, the 3rd of October 2023, at 2:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

A. Pledge of Allegiance

B. Approval of Minutes – January 12, March 23, May 16, June 6, and June 27, 2023

C. Correspondence

D. Business:

Case: DV-2023-42

Applicant: St. Andrews Development LLC c/o Attorney Todd Leeth w/ Leeth Law LLC
Location: Lots 1-52 in St. Andrews Development (Phase 2), Valparaiso, IN 46383 (Liberty Township)
Zoning: R1, Low Density Single-family Residential District
R4, Multiple-family Residential District
Acres: 11 +/-
Request: Motion to deny; Petitioner withdrew case.

Case: DV-2023-13

Applicant: Three Brook Farms LLC, c/o Chuck Leuck
Location: 95 South Smoke Road, Valparaiso IN 46383 (Morgan Township)
Zoning: R1, Low Density Single-family District
Acres: 18.95
Request: To allow a reduction in lot width for a proposed (4) lot minor subdivision.

E. New Business:

Case: DV-2023-47

Applicant: Richard Hardesty
Location: 657 West 350 North, Valparaiso, IN 46385 (Union Township)
Zoning: RR, Rural Residential District
Acres: 115.37
Request: To build a new home and allow an existing building to remain in the front yard.

Case: DV-2023-48

Applicant: BVNK Communications Inc., c/o Boban & Valentina Labovic
Location: 600 West, Valparaiso, IN 46385 (Union Township)
Zoning: RR, Rural Residential District
Acres: 20.76
Request: To allow a (60'x80') accessory structure to be built without a primary structure and allow an increase in maximum height from 20' to 28'6".



Case: DV-2023-49

Applicant: Pat Hoag
Location: 1203 Martinal Road, Valparaiso, IN 46383 (Center Township)
Zoning: R1, Low Density Single-family Residential District
Acres: 2.32
Request: To allow a (16'x24') accessory structure to be built in the front yard.

Case: DV-2023-50

Applicant: Washington Twp. Civil, c/o Todd A. Leeth, Leeth Law LLC
Location: South side of 600 North (between 500 East & State Road 2), Valparaiso, IN 46385
(Washington Township)
Zoning: RR, Rural Residential District
Acres: 2.26
Request: To vary from the following codes for a proposed one (1) lot minor subdivision:

- To allow an existing accessory structure to remain on property prior to primary structure being built;
- To allow a decrease in maximum lot width for a minor subdivision from 240' to 34';
- To vary from the maximum 1:4 ratio (width to depth) requirement;
- To allow a decrease in driveway separation.

Any other matters that may come properly before the board.

Kristy Marasco
Planning & Zoning Manager