

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 18th of November 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
- C. Correspondence
- D. Old Business:

Case: DV-21-0060 (*continued*)

Applicant: Stephen Cantrell c/o Atty: Katie L. Kopf & Todd Leeth

Location: 33 South 500 West, Valparaiso, IN 46385 (Porter Township)

Zoning: R1, Low Density Single-family District

Acres: 15

Request: To allow an accessory structure to be placed on a lot, prior to primary structure being constructed.

Motion: Case continued, petitioner to provide blueprints for proposed house and a time frame as to when construction of the primary structure will begin before approval of shed.

Case: DV-21-0066 (*continued*)

Applicant: Michael D. Kristek

Location: 661 North 248 West, Valparaiso, IN 46385 (Liberty Township)

Zoning: RR, Rural Residential District

Acres: 18.72

Request: To allow an accessory structure to be built in the front yard.

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- E. New Business:

Case: DV-21-0073

Applicant: Bamesberger Minor Subdivision c/o Atty: Todd Leeth

Location: 3227 Heavilin Road, Valparaiso, IN 46385 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 19.52

Request: To allow Bamesberger Minor Subdivision being a replat of Center Minor Subdivision 1638-B-1 to vary from the following codes: seeking a reduction in front yard setbacks for existing structures on Lots 1&3, to allow a reduction in minimum lot width for Lot 2, and to eliminate street tree planting requirements for Lot 2.

Case: DV-21-0074

Applicant: Trailyard, LLC c/o Kevin Coros w/ McMahon Associates, Inc.
Location: 2551 Clifford Road, Valparaiso, IN 46385 (Center Township)
Zoning: CM, Moderate Intensity Commercial District
Acres: 3.7
Request: To vary from the following codes:

- 5.04 (F) Placement: To allow existing accessory structures to remain in front of primary building.
- 5.08 (C) Accessory Structure; Commercial: To allow existing accessory structures aggregate floor area to be greater than 50% of the primary structure.
- 5.10 (B)(2)(b) Proximity: Entrance and drive location separation distance.

Case: SE-21-0075

Applicant: Trailyard, LLC c/o Kevin Coros w/ McMahon Associates, Inc.
Location: 2551 Clifford Road, Valparaiso, IN 46385 (Center Township)
Zoning: CM, Moderate Intensity Commercial District
Acres: 3.7
Request: To allow the use of well instead of using water utility connections.

Case: DV-21-0077

Applicant: Timothy Asher
Location: 711 West 350 West, Hebron, IN 46341 (Porter Township)
Zoning: RR, Rural Residential
Acres: 7
Request: To allow an existing pole barn to remain in the front yard.

Case: DV-21-0027 (*Revised*)

Applicant: Anderson's Winery & Vineyard c/o Steindler Signs
Location: 430 East U.S. Highway 6, Valparaiso, IN 46383 (Jackson Township)
Zoning: CH, High Intensity Commercial District
Acres: 29.5 +/-
Request: To replace an existing monument sign and vary from the following codes; to exceed the maximum height; to increase the maximum square footage; to allow the changeable area percentage to be increased, and to allow more than one message within a 24 hour period.

Any other matters that may come properly before the board.

Kristy Marasco
Assistant Director