



PORTER COUNTY BOARD OF ZONING APPEALS
April 19, 2023 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205 **TIME:** 5:30 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Debbie Kerr-Cook, Marv Brickner, Jim Clarida – Absent, Brian Damitz, and Luther Williams.

Also Attending:

Attorney Scott McClure, Kristy Marasco and Monica Gee.

Debbie Kerr-Cook called the meeting to order and led the pledge of allegiance.

Correspondence - None

Old Business

Case: UV-18-0007 (Deny)

Applicant: Keith Douts

Location: 792 North County Line Rd, Westville, IN 46391 (Jackson Township)

Zoning: RR, Rural Residential District

Request: Motion to deny, petitioner moved.

Motion: Marv Brickner moved to deny Case UV-18-0007. Brian Damitz seconded the motion and so approved with a 4-0 voice vote.

Case: UV-22-0015 (Informal)

Applicant: Mary McGregor

Location: 439 Piedmont Rd, Valparaiso, IN 46385 (Portage Township)

Zoning: R2, Medium District Single-family Residential District

Request: To conduct a licensed daycare in a residential district.

Kristy Marasco advised the Petitioner has moved and no longer needs the variance.

Motion: Brian Damitz moved to deny Case UV-22-0015. Marv Brickner seconded the motion and so approved with a 4-0 voice vote.

New Business

Case: UV-2023-4

Applicant: Dianne Gaines

Location: 460 West 700 North, Valparaiso, IN 46385 (Portage Township)

Zoning: RR, Rural Residential District

Request: To continue the Use Variance allowing dog grooming in a residential district.

Diane Gaines - 460 West 700 North, Valparaiso, presented. She has had this business for the last five years. Nothing has changed.

Public Hearing

Seeing no one wishing to address the Board, the Public Hearing was closed.

Motion: Marv Brickner moved to approve Case UV-2023-4 for five years with the same restrictions as in the original motion. Luther William seconded the motion and so approved with a 4-0 voice vote.

Case: UV-2023-10

Applicant: Jeff Jirtle

Location: 252 West U.S. Hwy 6, Valparaiso, IN 46385 (Liberty Township)

Zoning: RR, Rural Residential District

Request: To continue the Use Variance permitting a landscaping business, excavating business and contractor's storage yard.

Jeff Jirtle - 252 West U.S. Hwy 6, Valparaiso, presented. Nothing has changed. He might have a few more pieces of equipment and a few more people working for him. In the next couple of years his sons will be taking over.

Public Hearing

Seeing no one wishing to address the Board, the Public Hearing was closed.

Discussion

Brian Damitz – Any major equipment?

Jeff Jirtle – Nothing he has to carry with a semi-truck. No complaints from the neighbors.

Marv Brickner – The place looks good.

Luther Williams - It is cleaned up and looks good.

Motion: Marv Brickner moved to approve Case UV-2023-10 for five years with the same restrictions as in the original motion. Luther William seconded the motion and so approved with a 4-0 voice vote.

Case: UV-2023-11

Applicant: Bradford Bernard

Location: 3054 Sager Rd, Valparaiso, IN 46383 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Request: To allow a second single-family dwelling (connected by a breezeway) on the parcel to help with elderly mother.

Bradford Bernard - 3054 Sager Rd, Valparaiso, presented. He does not have a way to add an addition to his house. He wants to have one contiguous roof with the addition. There is an 8'-10' gap between the addition. He wants the addition where his mom can live so he can care for her. This will add value to the property. The buildings will match.

Public Hearing

Richard Schiller – 3055 Sager Road. He supports this project.

Seeing no one else wishing to address the Board, the Public Hearing was closed.

Discussion

Marv Brickner - How old is his mother.

Bradford Bernard – 78

Marv Brickner – He feels this will narrow the number of people interested in purchasing this home if he wants to sell. Is there an HOA?

Bradford Bernard – No.

Marv Brickner – You are crowding it between the garage and house. The property cannot be divided.

Bradford Bernard – He wants it to be viewed as one structure. It is the same with an in-ground pool.

Some people won't look at a house if it has a pool. Others want it because of the pool.

Marv Brickner – When your mother no longer needs the house then what happens? You can't rent it out.

Bradford Bernard – The cost of this is substantial. To put his mom somewhere would be substantial.

This addition will pay for itself in 5-6 years.

Debbie Cook – She doesn't see how it is beneficial because he will not be able to hear her if she were to call for help.

Brian Damitz – There are medallions people can wear so if you fall or need help you just push a button. Is it ADA?

Bradford Bernard – Yes. There is a kitchenette. It will be more like a studio apartment. The additional garage is to gap the space between garages. This will be for additional storage of equipment. The cabana has a kitchen.

Marv Brickner - Can't you use that?

Bradford Bernard – The way the water flows on his property this would not work. It could be a possibility to turn one of the garages into a living quarters. That is not quite enough space. Aesthetically it is not the most pleasing.

Motion: Luther Williams moved to approve Case UV-2023-11. Brian Damitz seconded the motion. Upon ballot vote the vote was tied so it is automatically continued to next month's meeting.

There being no further business, the meeting adjourned at 6:03 p.m.

Debbie Kerr-Cook, President

Kristy Marasco, Planning & Zoning Manager