



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
January 16, 2020 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205 **TIME:** 1:00 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Rick Burns, Hearing Officer
Kristy Marasco, Assistant Director
Kelly Cadwell
Monica Gee

Minutes: Rick Burns moved to approve minutes from the November 21, 2019 meeting as presented.

Correspondence: Received letter from Fire Department regarding the American Legion proposed project.

OLD BUSINESS

Case: DV-19-0079 (Continued)

Applicant: American Legion Post 502, c/o Robert Harris, Jr.

Location: 429 West 750 North, Valparaiso, Portage Township

Zoning: IN, Institutional District

Acres: 5.9 +/-

Request: To allow for a proposed (12' X 20') shed to exceed the maximum number of two (2) accessory structures permitted on a lot.

Discussion: The size of the building has been reduced to 12' X 16'. This will allow better egress from the main building. They have submitted a new plan and all safety recommendations have been included. The fence needs to be replaced. They hate to plant new trees and then damage them installing a new fence. It is expected they will put arborvitae facing west. They anticipate this being done in the spring. They will purchase arborvitae that are 4'-6' tall. Construction will start mid to late March.

Motion: Rick Burns moved to approve Case DV-19-0079 contingent on Certificate of Occupancy will not be issued until the trees/screening are planted.

NEW BUSINESS

Case: DV-19-0081

Applicant: Jerry and Dianna Greer

Location: North of US Highway 30 on 375 West, Valparaiso, Union Township

Zoning: RR, Rural Residential District

Acres: 7.91 +/-

Request: To allow for the proposed one (1) lot administrative subdivision to vary from:

- Reduction in the minimum lot width from the required 330 feet to be at 250 feet
- Exceed the maximum width to-depth ratio 1:4
- Proposed accessory structure to exceed the maximum height allowed of 20 feet to be at 24 feet.

Bill Arden presented. The address is 341. Currently they are doing storm water review with staff. There are other properties in the area that have a reduction in the lot width. The land is unique and not able to meet the width-depth ratio 1:4. It is actually 1:1.25. The proposed accessory building is 24' at the peak.

Public Hearing:

Seeing no one wishing to address the Board, Rick Burns declared the Public Hearing closed.

Discussion: Rick Burns advised the pole barn will not be discussed today. Plans have not been submitted, he has not been advised if they want to build it before the home, and he has not been advised of the hardship existing regarding the 24' height.

Dianna Greer advised the abutting property has been sold to Gore Realty who will be destroying the existing buildings where their RV and equipment are stored. Therefore, they need the extra height and want to build the pole barn as soon as possible. They have met with people regarding the house. They intend to pull the permits for both at the same time.

Motion: Rick Burns moved to approve Case DV-19-0081 in regard to the first two requests: Reduction in the minimum width from the required 330 feet to be at 250 feet and exceed the maximum width to-depth ratio 1:4. The accessory structure is not approved. Applicant will update original application, re-notice neighbors and re-publish regarding the variance request for height.

There being no further business, the meeting adjourned at 1:38 p.m.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director