

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 26<sup>th</sup> of January 2023, at 1:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

## **AGENDA**

- A. Pledge of Allegiance**
- B. Correspondence**
- C. Old Business:**

---

### **Case: DV-22-0068**

---

Applicant: Vernon & Karen Nuest  
 Location: 476 East 1000 South, Kouts, IN 46347 (Pleasant Township)  
 Zoning: A1, General Agriculture  
 Acres: 159  
 Request: To allow for a proposed two (2) lot Administrative Subdivision to vary from the following codes:

- Chapter 2.08 Minimum Lot Area      Code: 10 acres      Request: Lot 1 - 4.59  
Lot 2 - 4.51
- Chapter 2.08 Exceeding minimum front setback of 50 feet
- Chapter 5.04 (F) Placement (existing structures)
- Chapter 9.04 Nonconforming Structures

---

### **D. New Business**

---



---

### **Case: DV-23-0001**

---

Applicant: Korellis Major Subdivision c/o Kevin Coros w/McMAHON Associates, Inc.  
 Location: Corner of Lumber Lane & South Biscayne Street, Valparaiso, IN 46385 (Porter Township)  
 Zoning: R1, Low Density Single-family Residential District  
 Acres: 21.85  
 Request: To allow for a proposed replat (of lots 18 through 33 in Marian Manor) to create a two (2) lot major subdivision to vary from the following codes:

- Lot width less than 100 feet
- Accessory Timing & Placement

---

Any other matters that may come properly before the board.

Kristy Marasco  
 Planning & Zoning Manager