

The regular meeting for the Porter County Board of Zoning Appeals will be heard on Wednesday, the 17th of March, 2021, at 5:30 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

- A. Pledge of Allegiance & Roll Call
- B. Approval of Minutes – December 16, 2020 & January 20, 2021
- C. Correspondence
- D. Old Business:

Case: UV-20-0042 (*Update*)

Applicant: All Square Roofing, c/o Matthew & Darcy Knez

Location: 413 East State Road 2, Valparaiso, IN 46383 (Washington Township)

Zoning: RR, Rural Residential District

Request: To allow operation of a roofing business in a rural residential zoned district.

Note: The Board made a motion at the December 16, 2020 meeting to approve for two (2) months with the stipulation that all business related items must be removed from the property within the approved two (2) month time period.

AMENDMENT

Case: DV-16-0036

Applicant: William Dykstra/Shawn Evans

Location: 904 Grandview Avenue, Valparaiso, IN 46383 (Center Township)

Zoning: RL, Residential Lake District

Request: To allow a reduction in the minimum lot area required and a reduction in rear yard setback.

Continued: Petitioners requested a continuation to March 2021 meeting.

Case: UV-21-0010

Applicant: Ryan Peters

Location: 1200 North State Road 49, Chesterton, IN 46304 (Westchester Township)

Zoning: OT, Office and Technology District

Request: To allow a seasonal outdoor establishment for craft beer sales and serve a limited menu in an OT zoning.

Continued: Board would like comments from DRC regarding this project.

APPEAL

Case: AP-20-0053

Applicant: Jeffrey Szarley

Location: 122 West 900 South, Kouts, IN 46347 (Pleasant Township)

Zoning: A1, General Agriculture District

Request: To allow a pole barn to be located in the front yard, the height to be 26 feet (with cupola) and the appearance to be red in color.

Continued: Motion did not pass (2-1); automatically continued to March 2021 meeting.

APPEAL

Case: AP-21-0005

Applicant: Jeff & Sheryl Reeder

Location: 157 West 150 South, Valparaiso, IN 46385 (Porter Township)

Zoning: A1, General Agriculture District

Request: To allow an accessory structure (3,119 sq. ft.) to be built in the front yard.

Continued: Board members to visit site.

E. New Business:

Case: UV-20-0053 (Renewal)

Applicant: Kerry Kapica

Location: 3460 Anthony Drive, Portage IN 46368 (Portage Township)

Zoning: R1, Low Density Single-Family Residential District

Request: To allow a part-time disc-jockey business and related storage in a residential zoned district.

Case: UV-21-0014 (Renewal)

Applicant: Michael Tisma & Deanne Sasser

Location: 294 East 600 North, Valparaiso, IN 46383 (Washington Township)

Zoning: RR, Rural Residential District

Request: To allow a wedding venue & winery in a rural residential zoned district.

Case: UV-21-0015 (Renewal)

Applicant: James Walker

Location: 413 East Archer Way., Valparaiso, IN 46383 (Washington Township)

Zoning: I2, General Industrial District

Request: To allow a retail sales of radio control hobby items and outside radio controlled car track in an industrial zoned district.

Case: UV-21-0013

Applicant: Adam & Kate Brown

Location: 780 North Graham Lake Drive, Chesterton, IN 46304 (Westchester Township)

Zoning: R1, Low Density Single-Family Residential District

Request: To allow a private commissary kitchen in an existing building located in a residential zoned district.

Case: UV-21-0016

Applicant: Third Coast Cottages, LLC c/o Trevin Fowler

Location: 311 East U.S. Highway 20, Michigan City, IN 46360 (Pine Township)

Zoning: CH, High Intensity Commercial District

Request: To allow for a RV resort in a commercial zoned district.

Any other matters that may come properly before the board.

Kristy Marasco
Assistant Director