



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
February 24, 2022 – MEETING MINUTES**

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

MEMBERS IN ATTENDANCE

Rick Burns, Kristy Marasco and Monica Gee.

Rick Burns called the meeting to order and led the pledge of allegiance.

Old Business:

Case: UV-22-0007

Petitioner: Paul C. Edmonds, Jr., c/o William A. Ferngren

Location: 792 North Calumet Avenue, Valparaiso IN 46385 (Liberty Township)

Zoning: CH, High Intensity Commercial District

Acres: 6.9 +/-

Request: Renewal of the Use Variance to permit a mobile home on the property to be used by the petitioner's son or mother.

Attorney Bill Ferngren presented. There is some debris on the property which will be cleaned up in 30-60 days. The granddaughter of Paul Edmonds and her husband are moving into the trailer. They will be there approximately one year while they build their home.

Motion: Rick Burn moved to approve Case UV-22-0007 for one year with the stipulation that the debris and fallen trees be removed. The people living in the trailer will be the granddaughter of Paul Edmonds and her husband.

New Business:

Case: DV- 22-0008

Applicant: Sean Cannon

Location: 450 East 900 North, Valparaiso, IN 46383 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 1.40

Request: Seeking approval for a proposed (40'x30') pole barn to be placed in the front yard, to allow an increase in maximum floor area and for the color not to match primary structure.

Sean Cannon – 450 East 900 North, presented. He requests to put a pole barn in the front yard because of power lines and a septic field. The building will be used for storage of vehicles. No business will be in it. He wants to keep the shed currently on the property for the dirty equipment.

Public Hearing

Emails were received from two neighbors who oppose the project.

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

Discussion: Rick Burns stated the petitioner has options. He can build behind the current structures or on the other side of the home. Placing the proposed building in the front yard is out of character with the neighborhood.

Motion: Rick Burn moved to deny Case DV-22-0008.

Case: SE-22-0009

Applicant: Brad & Michele Matheny c/o Kevin Coros, McMahon Associates, Inc.

Location: 550 South, Valparaiso, IN 46385 (Porter Township)

Zoning: GW, Greenway District

Acres: 40.8

Request: Seeking approval to allow residential use (single family house to be built) in a Greenway Zoned District.

Kevin Coros of McMahon Associates presented. The petitioners are seeking to build a single-family house in a Greenway Zoned District. The site plan has been submitted. They have approval from the Health Department.

Public Hearing

Brian Neises – 554 S 450 W – He is not against the building. He just wants to know where it will be located on the lot. He understands they will be 115’ from the front and 122 feet from the west property line. All the trees will remain. He also is concerned about the petitioner running a dog kennel out of the house. He was told the petitioner raises dogs but it is not a kennel.

John Graber - 445 S 400 W – Questioned if a kennel will be on the property.

Tina Meyer – 420 W 550 S – Also questioned if there will be a kennel on the property.

Brian Neises – 558 S 450 W – Advised currently the petitioner has Silver Dollar Kennels.

Kevin Coros replied to the concerns that the petitioner does have kennels currently. The petitioner plans to abide by the code which allows him to have four dogs. If he decides to do more, he will apply for a special exception. His son is buying the house he currently lives in.

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

Motion: Rick Burn moved to approve Case SE-22-0009 with the stipulation that he cannot have a kennel and the house will be a single-family house.

There being no further business, the meeting adjourned.

Rick Burns

Kristy Marasco, Assistant Director