



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
June 24, 2021 – 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
Monica Gee
Kelly Cadwell

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

Approval of Minutes

Motion: Rick Burns moved to approve the minutes of the May 13, 2021 meeting.

Correspondence: Lakewood Hills Unit 3 and Wyman property. Both will be addressed when their case is heard today.

Old Business: None

New Business:

Case: DV-21-0031

Applicant: Quintin Pioch

Subdivision: Lakewood Hills Unit 3

Location: 430 Rolling Meadows Drive, Valparaiso Porter Township

Zoning: R1, Low Density Single-family Residential District

Acres: 2.4 +/-

Request: To allow for a new (30' x 56') pole barn to exceed the maximum structure height of 20' to be at 22'.4"

Quintin Pioch - 430 Rolling Meadows Drive, Valparaiso Porter Township, presented. He wants to build a pole barn for personal storage that will be higher than allowed.

Public Hearing

Owen Brown, 428 Cherrywood Court. This is in violation of the restrictive covenants of the Homeowners Association. The covenants require plans be submitted to the HOA for written approval before construction begins. No metal buildings or pole barns will be allowed on the lots.

He bought his property because of the restrictive covenants. He has been paying storage for a vehicle since 1983. Allowing this would set a precedent.

Kelly Cadwell explained the Board does not have the authority to enforce restrictive covenants. Owen Brown asked if anything stored would be part of a business.

Discussion: Quintin Pioch replied when he purchased the property, he was told the HOA was not in existence. Last week he received a letter from the HOA stating he was in violation. Two homes behind him have pole barns on their property. He is working with the HOA regarding the restrictive covenants. Today he is only asking for the variance. He needs the height so he can put in a second floor for more storage if needed. Rick Burns asked if he has looked at scissor truss. Quintin replied he is going with whatever the contractor recommends.

A letter was presented from the President of the HOA. He asked that nothing be approved until he has a chance to look and the plan.

Motion: Rick Burns moved to continue Case DV-21-0031. Public Hearing is not closed.

Case: DV-21-0032

Applicant: Kenneth and Diana Wyman

Location: 87 South 600 West, Hebron (Porter Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 1.3 +/-

Request: To allow an increase in maximum floor area for a new (28' x 50') pole barn.

Kenneth and Diana Wyman - 87 South 600 West, Hebron, presented. The barn has one bay for parking a vehicle. He has a corvette that has been sitting outside. He wants the building to park two trucks and a corvette and a little shop where he can work on his personal projects. Diana Wyman added that it is really not a pole barn but a four-car garage. There will be a lift so he can work on his cars. The barn is 104 years old. It is in bad shape but they do not want to tear it down.

Public Hearing: A letter was presented from a neighbor and she wants to make sure no business is run out of the building.

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

Discussion: Their son used to have a tree cutting business and stored his equipment in the barn. Rick Burns stated he would like to see the old barn come down. He feels the proposed building with the barn is very large. It will be over the allowed size by 2,500'. Even with the barn gone he is still over but it could be worked out. Rick Burns suggested an option of rehabbing the existing barn.

Motion: Rick Burns moved to continue Case DV-21-0032. Public Hearing is closed.

Case: DV-21-0034

Applicant: Bradley Boehlke

Location: 961 North 100 West, Chesterton, IN 46304 (Liberty Township)

Zoning: RR, Rural Residential District

Acres: 14.1 +/-

Request: To allow a (40' x 60') pole barn to be built in the front yard with the height being 22'.4".

Bradley Boehlke - 961 North 100 West, Chesterton, presented. He needs the height for hobby farming equipment and a small car collection. He has lifts for four cars so four can be parked under them. He also does metal artwork as a hobby and needs height for that. Because of easements and a ditch, his house is located in the only spot available. When he applied for the building permit for his house, he showed the proposed pole barn and no one ever told him it could not go there.

Public Hearing:

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

Discussion: Rick Burns asked for clarification on which stakes were for this project. Kelly Cadwell explained when he applied for his house building permit, that is all they look at. Accessory structures may or may not happen so they do not comment on them. Rick Burns suggested he look at scissor truss.

Motion: Rick Burns moved to approve Case DV-21-0034 contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

There being no further business, the meeting adjourned.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director

