

NOTICE OF PUBLIC HEARING
PROPOSED DEVELOPMENT
STANDARDS VARIANCE

Notice is hereby given that the Board of Zoning Appeals Hearing Officer of the County of Porter, Indiana, will hold a public hearing on the 11th day of January, 2018, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Carmen Good Builders Inc. and Lonnie Ailes, c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 2, Section 2.12 and Chapter 10, Section 10.33; to allow a reduction in the minimum lot width required for a proposed (1) Lot Administrative Subdivision, located in a Rural Residential (RR) District.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION REMAINDER PARCEL:

Part of the West Half of Section 10, Township 34 North, Range 6 West of the Second Principal Meridian, Porter County, Indiana, more particularly described as follows: commencing at the West Quarter Corner of said Section 10; thence North 90 degrees 00 minutes 00 seconds East along the East/West Centerline of said Section 10, 620.00 feet to a point on the East line of Porter Minor Subdivision 1342-B-1 as per plat thereof recorded in Plat File 28-A-1 in the Office of the Recorder, Porter County, Indiana, said point being the Point of Beginning; thence North 00 degrees 21 minutes 07 seconds West along the said East line, 49.50 feet to the Northeast corner of Lot 4 in said Porter Minor Subdivision 1342-B-1; thence North 90 degrees 00 minutes 00 seconds East parallel with the said East/West Centerline, 70.01 feet to a point on the West line of a parcel of land described in a Quit Claim Deed, dated August 25, 1995 and recorded in Deed Book 460, Page 559 as Document number 95-16986 in the Office of the Recorder, Porter County, Indiana; thence North 00 degrees 21 minutes 07 seconds West along the said West line, 26.63 feet to the Centerline of County Road 150 South; thence South 89 degrees 12 minutes 00 seconds East along the said Centerline, 135.00 feet to the Northeast Corner of the said Quit Claim Deed; thence South 00 degrees 21 minutes 07 seconds East along the East line of said Quit Claim Deed, 24.77 feet to a point 49.50 feet North of the said East/West Centerline; thence North 90 degrees 00 minutes 00 seconds East parallel with the said East/West Centerline, 473.49 feet to a point on the Centerline of said County Road 150 South; thence South 66 degrees 58 minutes 00 seconds East along the said Centerline of County Road 150 South, 33.19 feet to a point on the East line of the Southwest Quarter of the northwest Quarter of said Section 10; thence South 00 degrees 16 minutes 34 seconds East along the said East line 35.18 feet to a point on the said East/West Centerline; thence North 90 degrees 00 minutes 00 seconds East along the said East/West Centerline, 6.02 feet to a point 1338.07 feet East of the West line of said Section 10; thence South 00 degrees 21 minutes 07 seconds East parallel with the West line of said Section 10, 331.71 feet; thence South 90 degrees 00 minutes 00 seconds West, 718.07 feet to the Southeast Corner of Lot 3 in said Porter Minor Subdivision 1342-B-1; thence North 00 degrees 21 minutes 07 seconds West along the East line of said Porter Minor Subdivision 1342-B-1, 331.71 feet to the Point of Beginning.

GENERAL LOCATION: A parcel of land located on the south side of CR 150 South between 200 West and 100 West, Valparaiso, in Porter Township, Porter County, Indiana.

Written suggestions to said proposed Variance may be filed with the Director of the Porter County Plan Commission before such public hearing and/or verbal statements relating thereto will be heard at the above-designated time and place. A copy of the file is available for public view at the Plan Commission office.

BOARD OF ZONING APPEALS

PORTER COUNTY, INDIANA

Kristy Marasco

Assistant Director

1/5/18 - hspaxlp