

NOTICE OF PUBLIC HEARING
PROPOSED DEVELOPMENT
STANDARDS VARIANCE

Notice is hereby given that the Board of Zoning Appeals of the County of Porter, Indiana, will hold a public hearing on the 23rd day of February, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Samuel Barney, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 10 Section 10.34a Subdivision Control; Minor Plats; to allow reduction of the required 30' building setback adjacent to the 30' utility, drainage and ingress/egress easement, along the south side of Lots 1, 2 and 3, in Barney Minor Subdivision, located in a Low Density Single-family Residential (R1) District.

Legal Description: A parcel of land in the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 29, Township 35 North, Range 6 West of the Second Principal Meridian, in Union Township, in Porter County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter Quarter Quarter Section; thence South 0 degrees West along the East line of said Quarter Quarter Quarter Section, 457.0 feet to the point of beginning; thence South 89 degrees 30 minutes West, parallel to the North line of said Quarter Quarter Quarter Section, 230 feet, more or less, to a contour line which is 725.0 feet elevation above mean sea level and described in Miscellaneous Record Book 55 page 97, in the Office of the Recorder of Porter County, Indiana; thence South and Westerly along 725.0 feet contour line to its intersection with the West line of Quarter Quarter Quarter Section, at a point approximately 134 feet North of the Southwest corner of said Quarter Quarter Quarter Section; thence Northerly along said West line, 198 feet, more or less, to its intersection with said 725.0 feet contour line; thence Easterly and Northwesterly along said contour line to its intersection with a line parallel to and 60.0 feet South of the North line of said Quarter Quarter Quarter Section; thence West along said parallel line 20 feet, more or less, to the West line of said Quarter Quarter Quarter Section; thence Southerly along said West line to the Southwest corner of said Quarter Quarter Quarter Section; thence Easterly along the South line of said Quarter Quarter Quarter Section to the East line of said Quarter Quarter Quarter Section; thence North 0 degrees East along said East line to the point of beginning.

EXCEPTING THEREFROM: That part of Parcel "C"; as per Deed Record Book 261 page 36, recorded in the Porter County, Indiana Recorder's Office, lying above the contour line which is at an elevation of 725.00 feet above mean sea level, the approximate description of said parcel as follows: Commencing at the Southeast corner of Lot 472, in Section 14A of Shorewood Forest Subdivision, as per plat thereof, recorded in Plat File 16-B-3B, in the Recorder's Office of Porter County, Indiana; thence North 00 degrees 00 minutes 00 seconds West, along the East line of said Section 14A and along the East line of Lot 472, 4.12 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 10 seconds West along said East line, 251.44 feet to the Northeast corner of Lot 471, in said Section 14A; thence North 83 degrees 05 minutes 30 seconds East, 30.97 feet; thence South 44 degrees 04 minutes 26 seconds East 37.47 feet; thence South 42 degrees 48 minutes 48 seconds East, 57.90 feet; thence South 53 degrees 12 minutes 01 seconds East, 51.45 feet; thence South 25 degrees 37 minutes 46 seconds East, 56.90 feet; thence South 25 degrees 56 minutes 12 seconds East, 33.25 feet; thence South 26 degrees 56 minutes 25 seconds East, 49.11 feet, thence South 60 degrees 00 minutes 25 seconds East, 38.51 feet thence South 37 degrees 47 minutes 16 seconds West, 36.81 feet; thence North 38 degrees 36 minutes 20 seconds West, 20.96 feet; thence North 77 degrees 23 minutes 16 seconds West, 39.47 feet; thence North 65 degrees 31 minutes 05 seconds West, 39.56 feet; thence North 45 degrees 42 minutes 58 seconds West, 81.85 feet; thence South 72 degrees 00 minutes 21

feet; thence South 73 degrees 09 minutes 31 seconds West, 42.72 feet; thence South 45 degrees 33 minutes 33 seconds West, 46.68 feet to the point of beginning.

General Location: A parcel of land located at 164 North 350 West, in Union 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

2/17/17 - hspaxlp