

NOTICE OF PUBLIC HEARING  
PROPOSED USE VARIANCE

Notice is hereby given that the Board of Zoning Appeals of the County of Porter, Indiana, will hold a public hearing on the 19th day of April, 2017, at 5:30 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Cellusite, LLC, c/o Derek McGrew, seeking a Use Variance from the Unified Development Ordinance; Chapter 05, Section 5.69, to allow construction of a new telecommunication facility, located in a RR, Rural Residential Zoning District.

LEGAL DESCRIPTION:

Parent Parcel

An interest in land, said interest being over a portion of the following described parent parcel: The following described Real Estate in Porter County, in the State of Indiana, to-wit:

A parcel of land in the Southeast Quarter of Section 26, Township 35 North, Range 7 West, bounded and described as follows: Commencing at the Southeast corner of said Section 26 and running thence the  $89^{\circ} 59' 22''$  West along the South line of said Southeast Quarter, 1065.28 feet to a point which is 1585.84 feet East of the Southwest corner of said Southeast Quarter; thence North  $00^{\circ} 48' 56''$  West, 2230.16 feet to the North line of the South 55 acres of the North One-Half of said Southeast Quarter; thence South  $89^{\circ} 57' 20''$  East along said North line, 361.72 feet to a point which is 730.00 feet West of the East line of said Southeast Quarter; thence South  $00^{\circ} 08' 06''$  East, 432.27 feet; thence South  $89^{\circ} 51' 54''$  East, 730.0 feet to a point on the East line of said Southeast Quarter which is 842.76 feet South of the Northeast corner of said Southeast Quarter; thence South  $00^{\circ} 08' 06''$  East along side East line, 448.90 feet; thence South  $89^{\circ} 51' 54''$  West, 250.0 feet; thence South  $00^{\circ} 08' 06''$  East, 400.0 feet; thence North  $89^{\circ} 51' 54''$  East, 250.0 feet to said East line; thence South  $00^{\circ} 08' 06''$  East, 950.0 feet to the Point of Commencement.

EXCEPTING THEREFROM, a parcel of land in the Southeast Quarter (SE 1/4) of Section 26, Township 35 North, Range 7 West of the Second Principal Meridian in Union Township, Porter County, Indiana, described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, a distance of 1350 feet to the Northeast corner of Deed Record 402, Page 538, and the POINT OF BEGINNING; thence continuing North along the East line of said Southeast 1/4, a distance of 448 feet, more or less, to the Southeast corner of Deed Record 407, Page 150, Parcel 1, which is 842.76 feet South of the Northeast corner of said Southeast 1/4; thence West at  $90^{\circ}$  with said East line and along the South line of Deed Record 407, Page 150, Parcel 1, a distance of 250.0 feet; thence South at  $90^{\circ}$  parallel with said East line, a distance 448 feet, more or less, to the Northwest corner of Deed Record 402, Page 538; thence East at  $90^{\circ}$  along the North line of Deed Record 402, Page 538, a distance of 250.0 feet to the POINT OF BEGINNING.

EXCEPTING FURTHER THEREFROM, a parcel of land in the Southeast 1/4 of Section 26, Township 35 North, Range 7 West of the Second principal Meridian, Porter County, Indiana, bounded and described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence South  $00^{\circ} 08' 06''$  East along the East line of said Southeast 1/4, 412.76 feet to the North line of the South 55 Acres of the North 1/2 of said Southeast 1/4; thence North  $89^{\circ} 57' 20''$  West along said North line, 730.00 feet to the true point of beginning; thence continuing North  $89^{\circ} 57' 20''$  West along said North line, 361.72 feet; thence South  $00^{\circ} 48' 56''$  East, 433.45 feet; thence North  $89^{\circ} 51' 54''$  East, 356.57 feet; thence North  $00^{\circ} 08' 06''$  West, 432.27 feet to the true point of beginning.

AND BEING the same property conveyed to Mark K. Betz and Tammy J. Betz from Lyle A. Betz, Frances R. Lowe, Neil R. Betz and Lee B. Betz by Warranty Deed dated February 25, 1998 and recorded March 02, 1998 in Deed Book 487, Page 23.

GENERAL LOCATION: A parcel of land located

GENERAL LOCATION: A parcel of land located at 114 North 600 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

4/7/17 - hspaxlp