

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 18th day of May, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Diana Harwood, c/o Bill Rensberger, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 2, Section 2.12, to exceed the maximum Width-to-Depth Ratio; 1:4; and Chapter 5, Section 5.04(F), to allow existing accessory structures to be located in front of the primary structure; and Chapter 10, Section 10.33, to allow road frontage to be less than the required 330 feet, for a proposed two (2) lot minor subdivision, located in a Rural Residential (RR) District.

LEGAL DESCRIPTION: PER DOCUMENT #2006-06121

PART OF THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

ALL THAT PART OF THE NORTHEAST 1/4, SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 WEST, SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, WHICH LIES SOUTH OF THE RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD AND NORTH OF THE CENTERLINE OF TRATEBAS RD., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 19, THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SECTION 19, 1311.55 FEET, TO THE CENTERLINE OF TRATEBAS ROAD, THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE OF TRATEBAS ROAD, SOUTH 73 DEGREES 58 MINUTES 00 SECONDS WEST, 123.52 FEET, SOUTH 79 DEGREES 18 MINUTES 00 SECONDS WEST, 61.05 FEET, SOUTH 81 DEGREES 45 MINUTES 00 SECONDS WEST, 59.62 FEET, SOUTH 80 DEGREES 15 MINUTES 40 SECONDS WEST, 647.90 FEET, SOUTH 80 DEGREES 22 MINUTES 51 SECONDS WEST, 323.58 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID CENTERLINE OF TRATEBAS ROAD, SOUTH 80 DEGREES 22 MINUTES 51 SECONDS WEST, 67.40 FEET, SOUTH 79 DEGREES 42 MINUTES 41 SECONDS WEST, 364.20 FEET, SOUTH 80 DEGREES 12 MINUTES 56 SECONDS WEST, 145.57 FEET, SOUTH 72 DEGREES 47 MINUTES 31 SECONDS WEST, 77.55 FEET, SOUTH 61 DEGREES 09 MINUTES 31 SECONDS WEST, 89.43 FEET, TO THE WEST LINE OF SAID 21 ACRE PARCEL, THENCE NORTH 02 DEGREES 34 MINUTES 26 SECONDS WEST, ALONG SAID WEST LINE OF SAID 21 ACRE PARCEL, 918.62 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD, THENCE SOUTH 77 DEGREES 24 MINUTES 19 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 669.89 FEET, THENCE SOUTH 10 DEGREES 08 MINUTES 37 SECONDS EAST, 614.09 FEET TO THE POINT OF BEGINNING. CONTAINING 11.756 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 64-07-19-280-034.000-006
GENERAL LOCATION: A parcel of land located at 167 East Tratebas Road, in Liberty 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

5/12/17 - hspaxlp