

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 15th day of June, 2016, at 5:30 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Family Express Corporation, seeking a Development Standards Variance from the Unified Development Ordinance: 5.48(G)(a) to permit one change per hour vs. the County's rule of one per day; 5.48(G)(b) to allow Petitioner to choose its own display background color, which may include the color white; and 5.48(G)(c) to allow Petitioner to choose its own display and lettering colors even if within 300 feet of residence; and 7.09 to allow Petitioner to further modify nonconforming signage; to allow for a new 4'x5' LED sign, located in a CH, High Intensity Commercial zoning district.

Legal Description: A parcel of land in the Northwest Quarter (Northwest 1/4) of the Northwest Quarter (Northwest 1/4) of Section 28, Township 36, North, Range 6 West of the Second Principal Meridian, Liberty Township, Porter County, Indiana, being more particularly described as follows: commencing at the Northwest Corner of said Northwest 1/4 of the Northwest 1/4; thence South 89 degrees 40 minutes 08 seconds East (basis of bearings being Document No. 2002-033114) along the North line of said Northwest 1/4 of the Northwest 1/4, a distance of 250.00 feet; thence South 0 degrees 22 minutes 38 seconds East parallel with the West line of said Northwest 1/4 of the Northwest 1/4, a distance of 65.92 feet to the South right-of-way line of U.S. Highway No. 6 and the Point of Beginning; thence North 89 degrees 34 minutes 46 seconds West along said South right-of-way line a distance of 114.71 feet to a bend point in said South 1/4; thence South 64 degrees 21 minutes 36 seconds West along said right-of-way line, a distance of 86.54 feet to the East right-of-way line of State Road No.149; thence South 00 degrees 29 minutes 59 seconds East along said East right-of-way line, a distance of 135.81 feet; thence South 04 degrees 44 minutes 29 seconds East a distance of 85.89 feet; thence South 89 degrees 40 minutes 08 seconds East parallel with the North line of the Northwest 1/4 of the Northwest 1/4, a distance of 186.15 feet; thence North 00 degrees 22 minutes 38 seconds West parallel with the West line of said Northwest 1/4, a distance of 259.08 feet to the point of beginning. Containing 1.11 acres, more or less.

Parcel 2: Non-exclusive Easement rights for Driveway, Storm Sewer, Sanitary Sewer, Detention Pond and Greenspace as described and granted in Easement Agreement recorded November 25, 2002, as Instrument No. 2002-041393

General Location: A parcel of land located at 298 West U.S. Highway 6, 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
6/6/16 - hspaxlp