

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 14th day of June, 2018, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Ryan Pendowski, c/o Tiemens Land Surveying, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 10, Section 10.34a- from the following requirements for a proposed three (3) lot minor subdivisions: to allow a reduction of road frontage on lot 2; to permit an accessory structure to remain on Lot 2 without a primary structure; and to allow a reduction in distance required between driveways, located in a Rural Residential (RR) District.

LEGAL DESCRIPTION:

Parcel 1:

A parcel of land in the Northeast Quarter of Section 6, Township 33 North, Range 5 West of the Second Principal Meridian, Pleasant Township, Porter County, Indiana, described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00 degrees 00 minutes 46 seconds West, along the West line of said Northeast Quarter, 500.00 feet to the Point of Beginning; thence continuing North 00 degrees 00 minutes 46 seconds West, along said West line, 200.00 feet; thence North 89 degrees 59 minutes 14 seconds East, at right angles to said West line, 220.00 feet; thence South 00 degrees 00 minutes 46 seconds East, parallel with said West Line, 200.00 feet; thence South 89 degrees 59 minutes 14 seconds West, 220.00 feet to the Point of beginning. Containing 1.010 acres, more or less, and subject of all legal highways and easements of record.

Parcel 2:

A parcel of land in the South Half of the Northeast Quarter of Section 6, Township 33 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, bounded and described as follows:

Commencing at the Southwest corner of said South Half; thence North 00 degrees 00 minutes 46 seconds West along the West line of said South Half, 700.00 feet to the Point of Beginning; thence North 89 degrees 59 minutes 14 seconds East, 315.00 feet; thence North 00 degrees 00 minutes 46 seconds West, 200.00 feet; thence South 89 degrees 59 minutes 14 seconds West, 24.60 feet; thence South 00 degrees 00 minutes 46 seconds East, 150.00 feet; thence South 89 degrees 59 minutes 14 seconds West, 290.40 feet to said West line, thence South 00 degrees 00 minutes 46 seconds East, along said West line, 50.00 feet to the point of Beginning, Containing 0.446 acres, more or less, and subject to all legal highways and easements.

Parcel 3:

A parcel of land in the South Half of the Northeast Quarter of Section 6, Township 33 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, bounded and described as follows:

Commencing at the Southwest corner of said South Half; thence North 00 degrees 00 minutes 46 seconds West, 500.00 feet along the West line of said South Half; thence North 89 degrees 59 minutes 14 seconds East, 220.00 feet to the True Point of Beginning for said parcel; thence continuing North 89 degrees 59 minutes 14 seconds East, 179.93 feet; thence North 00 degrees 00 minutes 46 seconds West, 806.61 feet to the North line of said South Half, said North line having been established by Emil Beeg (Indiana Registered Land Surveyor No. S0004) on a survey dated November 28, 1990; thence North 89 degrees 28 minutes 52 seconds West along said North line, 400.00 feet to the Northwest corner of said South Half; thence South 00 degrees 00 minutes 46 seconds East, 410.32 feet along the West line of said South Half; thence North 89 degrees 59 minutes 14 seconds East, 315.00 feet; thence South 00 degrees 00 minutes 46 seconds East, 200.00 feet; thence South 89 degrees 59 minutes 14 seconds West, 95.00 feet; thence South 00 degrees 00 minutes 46 seconds East, 200.00 feet to the True Point of Beginning. Containing 4.97

acres, more or less, and subject to all legal highways and easements.

Parcel 4:

A parcel of land in the South Half of the Northeast Quarter of Section 6, Township 33 North, Range 5 West of the Second Principal Meridian, Pleasant Township, Porter County, Indiana, bounded and described as follows:

Commencing at a point on the West line of said Northeast Quarter which is 750.00 feet North of the Southwest corner of the Southwest corner of said Northeast Quarter; thence North along said West line, 290.4 feet; thence South parallel with said West line, 150.00 feet; thence West 290.4 feet to the Point of Beginning. Containing 1.00 acres, more or less, and subject of all legal highways and easements of record.

GENERAL LOCATION: A parcel of land located at 637 & 639 South 150 East, in Pleasant 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

6/8/18 - hspaxlp