

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 August, 2016, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Crosspointe Christian Church, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 5 Section 5.38; to allow an increase in maximum number of parking spaces required in an Institutional (IN) District for a place of worship.

Legal Description: EXHIBIT "A", Parcel "A": A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 36 North, Range 5 West of the Second Principal Meridian in Liberty Township, Porter County, Indiana, described as follows: Commencing at the Northwest corner of said Northwest 1/4; thence South 88 degrees 51 minutes 28 seconds East along the North line of said Northwest 1/4, 827.1 feet; thence South 00 degrees 08 minutes 08 seconds West, parallel to the West line of said Northwest 1/4, 189.70 feet to the Point of Beginning, said Point being the Southeast corner of a parcel described in Deed Record Book 351, page 54, in the Recorder's Office of Porter County, Indiana; thence continuing South 00 degrees 08 minutes 08 seconds West, parallel to said West line, 385.30 feet to the South line of the North 575.0 feet of said Northwest 1/4; thence North 88 degrees 51 minutes 28 seconds West along said South line, 100.0 feet to the East line of the West 727.10 feet of said Northwest 1/4; thence North 00 degrees 08 minutes 08 seconds East, parallel to the West line of said Northwest 1/4, 306.56 feet to the Southwest corner of the parcel described in Deed Record Book 351, page 54; thence North 52 degrees 32 minutes 23 seconds East along the South line of said parcel, 126.19 feet to the Point of Beginning.

Parcel "B":

That portion of the following described two tracts of land, taken as one parcel, lying Easterly of the Easterly right-of-way of relocated State Road No. 49;

Tract 1: 20 acres in a square form in the Northwest corner of 106.91 acres off from the South side of the Northwest 1/4 of Section 30, Township 36 North, Range 5 West of the Second Principal Meridian in Porter County, Indiana, EXCEPTING therefrom the right-of-way of the Valparaiso and Northern Railway Company along the West side thereof.

Tract 2: Six acres in Section 30, Township 36 North, Range 5 West of the Second Principal Meridian in Porter County, Indiana, which lies South of the tract of land described above, described as follows: Commencing at the Southeast corner of TRACT 1 described above; thence South 16 rods; thence West to the West line of Section 30; thence North along the West line of Section 30 to the South line of said TRACT 1; thence East to the Point of Beginning; EXCEPTING therefrom the right-of-way of the Valparaiso and Northern Railway Company along the West side thereof. Said portion lying Easterly of said Relocated State Road no. 49 being more particularly described as follows: A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 36 North, Range 5 West of the Second Principal Meridian in Liberty Township, Porter County, Indiana, described as follows: Commencing at the Northwest corner of said Northwest 1/4; thence South 00 degrees 08 minutes 08 seconds West along the West line of said Northwest 1/4, 574.30 feet; thence South 88 degrees 49 minutes 55 seconds East, 555.82 feet; said Point being the Northeast corner of a parcel of land described in Deed Record Book 351, page 53, in the Recorder's Office of Porter County, Indiana; thence along the Easterly line of said parcel, being the Easterly right-of-way line of Indiana State Road No. 49, South 29 degrees 35 minutes 39 seconds West, 0.54 feet to the South line in the North 575.0 feet of said Northwest 1/4, said point being the Point of Beginning; thence along said Easterly right-of-way

ring; thence along said Easterly right-of-way line, the following courses and distances: South 29 degrees 35 minutes 39 seconds West, 321.41 feet; South 06 degrees 56 minutes 20 seconds West, 422.59 feet; thence South 02 degrees 34 minutes 26 seconds East, 513.84 feet to an existing old fence line; thence South 89 degrees 03 minutes 30 seconds East along said fence line , 569.10 feet to an existing rail marking an old existing North-South fence line; thence North 00 degrees 11 minutes 03 seconds East along said fence line, 748.75 feet to a point, said point being 0.52 feet West of an existing rail marking said fence line; thence continuing North 00 degrees 11 minutes 03 seconds East, 465.26 feet to the South line of said North 575.0 feet; thence North 88 degrees 51 minutes 28 seconds West along said South line, 385.45 feet to the Point of Beginning.

General Location: A parcel of land located at 114 East 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

8/12/16 - hspaxlp