

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 12th day of October, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Jim Doane, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 9, Sections 9.03, 9.04; and Chapter 5, Section 5.04 AS-01(D)(F); to allow an accessory structure to remain on a parcel without a primary structure and to allow a new house on a legal nonconforming lot, located in a Residential Lake (RL) District.

LEGAL DESCRIPTION:

Exhibit "A"

File No. 1300722

A PARCEL OF REAL ESTATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE WHICH HAS BEEN ESTABLISHED AS THE SOUTHEAST CORNER OF THE NORTH 40 ACRES OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, 202.62 FEET TO AN IRON PIN ON THE SOUTH LINE OF FREDERICK ROAD (SAID POINT BEING DESCRIBED IN PRIOR DEEDS AS BEING 1129.21 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FREDERICK ROAD, 89.15 FEET TO THE TRUE POINT OF BEGINNING FOR SAID PARCEL; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF FREDERICK ROAD, 109.15 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF BLACKHAWK BEACH SUBDIVISION (SAID POINT BEING DESCRIBED IN PRIOR DEEDS AS BEING 199.32 FEET EAST OF THE WEST LINE OF SAID EAST HALF; THENCE SOUTH, ALONG THE WEST LINE OF SAID SUBDIVISION, 750 FEET, MORE OR LESS, TO THE WATER'S EDGE OF FLINT LAKE; THENCE NORTHWESTERLY, ALONG SAID WATER'S EDGE, 129 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 40 FEET EAST, BY RECTANGULAR MEASUREMENT, FROM THE WEST LINE OF SAID EAST HALF; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID PARALLEL LINE, 374 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER VALPARAISO AND GARY RAILROAD; THENCE SOUTH 81 DEGREES 43 MINUTES EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 49.76 FEET TO THE WEST LINE OF A 20 FOOT ROADWAY EASEMENT AS SAME AS DESCRIBED IN DEED RECORD 95, PAGE 123; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID WEST LINE, 315.75 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM A PARCEL OF REAL ESTATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE SOUTH LINE OF FREDERICK ROAD, SAID PIPE BEING 1129.21 FEET SOUTH OF THE NORTH LINE AND 114.32 FEET EAST OF THE WEST LINE, OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE RUNNING EAST 85 FEET TO AN IRON PIPE; THENCE SOUTH 100 FEET TO AN IRON PIPE; THENCE CONTINUING SOUTH 200 FEET; THENCE WEST 85 FEET; THENCE NORTH 200 FEET TO AN IRON PIPE; THENCE CONTINUING NORTH 100 FEET TO

THENCE CONTINUING NORTH 100 FEET TO THE POINT OF BEGINNING.

GENERAL LOCATION:

A parcel of land located at 1604 Edgewater Beach Road, in Center 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

10/6/17 - hspaxlp