

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 10th day of August, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of A D H Venture II, c/o Frank Kantroski, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 9, Section 9.04, Nonconforming Structures and Chapter 2, Section 2.36, District Development Standards; allow reduction in the minimum side yard setback from the required 30 feet to 14.96 feet, for a proposed addition to an existing legal nonconforming building, located in an Light Industrial (I1) District.

**LEGAL DESCRIPTION:** A parcel of land in the Northeast Quarter of Section 33, Township 35 North, Range 5 West of the Second Principal Meridian in Porter County, Indiana, bounded and described as follows: Commencing at a point on the East line of said Northeast Quarter distance 1994.72 feet South of the Northeast corner of said Northeast Quarter to a point which is 70.00 feet North, by rectangular measurement, of the centerline of United States Highway 30, said point being on a curve to the right having a radius of 11,389.17 feet; thence along said curve, an arc length of 306.91 feet, said arc subtending a chord of 306.90 feet bearing North 78°15'53" West, thence North 00°26'12" West 40.92 feet to the North right of way line of a Frontage Road as described in Deed Record 340, page 383, thence along said North right of way along a curve to the right with a radius of 11,349.17 feet a chord bearing North 76°47'11" West and a chord length of 250.00 feet to the true point of beginning for said parcel, thence North 00°26'12" West 385.67 feet; thence North 76°49'41" West 122.12 feet; thence North 75°03'05" West 340.40 feet; thence South 00°26'12" East 384.15 feet to the North right of way line of said Frontage Road, thence along said North line South 75°03'05" East 238.60 feet to the P.C. of a 11,349.17 foot radius curve to the left an arc length of 224.41 feet said arc subtending a chord of 224.40 feet bearing South 75°37'04: East to the true point of beginning.

**GENERAL LOCATION:** A parcel of land located at 393 East U.S. Highway 30, in Washington 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  
8/4/17 - hspaxlp