

NOTICE OF PUBLIC HEARING
PROPOSED USE VARIANCE

Notice is hereby given that the Board of Zoning Appeals of the County of Porter, Indiana, will hold a public hearing on the 18th day of January, 2012 at 6:30 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of The Harvey Group, L.L.C., c/o William A. Ferngren, 570 Vale Park Rd., Ste. B., Valparaiso, IN seeking a Use Variance from the Unified Development Ordinance: Section 2.33, CH District Intent and Permitted Uses, to permit an indoor shooting range, indoor archery range, outdoor area for BB gun practice, training and informational classes, open to the public and located on the following described property:

Legal Description

PARCEL 1: A parcel of land located in the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Beginning at a point 2028.7 feet North and 200.0 feet West of the Southeast corner of said Section 26; thence South 110 feet; thence West 297.4 feet; thence North 110 feet; thence East 297.4 feet to the point of beginning.

PARCEL 2: A parcel of land located in the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, described as commencing at a point on the East line of said Section 26, being 2028.7 feet North of the Southeast corner of said Section 26; thence West 231 feet; thence North parallel with the East line of said Section, 166.38 feet to the center line of the Old Hebron Road (now vacated); thence Southwesterly along the center line of Old Hebron Road (now vacated), a distance of 66.8 feet to the point of beginning; thence continuing Southwesterly along the center line of said Old Hebron Road (now vacated) and said centerline extended to its intersection with the center line of State Highway No. 2; thence Northeasterly along said center line of State Highway No. 2, to a point which is 410.4 feet West of the East line of said Section 26, as measured along said center line of State Highway No. 2; thence South 29 degrees 45 minutes East to the point of beginning.

PARCEL 3: A parcel of land located in the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Starting at an iron pipe 1625 feet North and 657.4 feet West of the Southeast corner of Section 26, Township 35 North, Range 6 West, and running thence West on a line parallel to the South line of said Section, 332.6 feet, more or less, to an iron pipe; thence North 172.85 feet to the Southerly line of State Road 2; thence Northeasterly along said Southerly line of State Road, 268.6 feet, more or less, to the center line of Old Hebron Road (now vacated); thence Easterly along said center line of Hebron Road, 25.1 feet to an iron pipe; thence Southeasterly 388.5 feet to the point of beginning. EXCEPTING THEREFROM the following 2 parcels of land:

1) Part of the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the 2nd Principal Meridian, in Porter County, Indiana, referenced to the Southeast corner of said Southeast 1/4; thence North 00 degrees 00 minutes 00 seconds East 1625.00 feet along the East line of said Southeast 1/4; thence South 89 degrees 54 minutes 00 seconds West 787.49 feet along a line parallel to the South line of said Southeast 1/4 to the Southeast corner of lands belonging to Eric A. Peters and described in Document Number 98-25742 in the Office of the Recorder of Porter County, Indiana; thence North 26 degrees 41 minutes 14 seconds West 78.27 feet (measured as North 26 degrees 40 minutes 51 seconds West, 78.27 feet) along the Easterly line of the Peter's land to the point of beginning; thence continuing North 26 degrees 41 minutes 14 seconds West 208.94 feet (measured as North 26 degrees 40 minutes 51 seconds West 207.44 feet) along the Easterly line to the Southerly right of way line of State Route 2, which right of way line lies parallel to and 30 feet Southeasterly from the centerline of said S. R. 2; thence Northeasterly

centerline of said S.R. 2, thence Northeasterly 90.39 feet along said Southerly right of way line on a curve to the right whose radius is 1607.01 feet and whose chord bears North 45 degrees 53 minutes 38 seconds East 90.37 feet; thence South 25 degrees 50 minutes 08 seconds East, 275.64 feet; thence South 89 degrees 54 minutes 00 seconds West 91.87 feet to the point of beginning.

2) A parcel of land in the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Center Township, Porter County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Southeast 1/4 of Section 26; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the East line of said SE 1/4, a distance of 1625.00 feet; thence *(North) 89 degrees 54 minutes 00 seconds West parallel with the South Line of said Southeast 1/4; a distance of 787.49 feet to the point of beginning; thence continuing *(North) 89 degrees 54 minutes 00 seconds West parallel with said South line, a distance of 202.51 feet to the West line of the East 990.00 feet of said Southeast 1/4; thence North 00 degrees 00 minutes 00 seconds East along said West line, a distance of 174.89 feet by measurement (172.85 feet by old deeds) to the Southerly Right-of-Way (30 feet by radial measurement from centerline) of State Road No. 2; thence Northeasterly along a curve concave to the South having a radius of 1600 feet, a length of 110.21 feet, and a chord bearing of North 41 degrees 51 minutes 08 seconds East for a chord distance of 110.19 feet; thence South 26 degrees 41 minutes 14 seconds East, a distance of 287.21 feet to the Point of Beginning. *by survey, should read: South

PARCEL 4: A parcel of land located in the Southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Beginning at an iron pipe 1625 feet North and 657.4 feet West of the Southeast corner of Section 26 and running thence East 160 feet; thence North parallel to the East line of said Section 26, 403.7 feet; thence West 170 feet, more or less to an intersection with the center line of Old Hebron Road; thence Southwesterly along the center line of Old Hebron Road, 107.2 feet, more or less, to a point 25.1 feet Easterly along said center line of Old Hebron Road from the Southeasterly line of State Road No. 2; thence Southeasterly 388.5 feet, more or less, to the point of beginning.

PARCEL 5: A parcel of land in the southeast 1/4 of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Beginning at an iron pipe which is 2028.7 feet North and 231 feet West of the Southeast corner of said Section 26; thence South 89 degrees 54 minutes West, 499.37 feet to the center line of the Old Hebron Road; thence North 70 degrees 07 minutes East along said center line, 288.5 feet; thence South parallel to the East line of Section 26, 166.38 feet to the point of beginning.

Total parcel, as surveyed, contains 5.56 acres, more or less.

GENERAL LOCATION: A parcel of land located at 1457 S. SR 2, in Center Township, Porter County, Indiana.

Written suggestions to said proposed use variance may be filed with the Executive 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
Raymond S. Joseph Jr.
Planner

(January 5, 2012)