

NOTICE OF PUBLIC HEARING
PROPOSED DEVELOPMENT STANDARD
VARIANCE

Notice is hereby given that the Board of Zoning Appeals of the County of Porter, Indiana, will hold a public hearing on the 5th of October, 2011 at 6:30 p.m. in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of St. Andrews Development, LLC, located North of US Highway 6 and West of SR 49, seeking Development Standard Variances from the Unified Development Ordinance: Sections 2.14 R1 District Development Standards, 5.10 ED-01 Entrance and Drive; General, 5.11 ED-02 Entrance and Drive Residential, 5.22 LA-01 Landscaping; General Standards, 5.37 PK-03 Parking; Multiple Family, 5.38 PK-04 Parking; Non-Residential, 5.39 PK-05 Parking; Office Technology, Table PK-A, 6.03 Conventional Subdivision Standards, 7.17 LT-02: Lot Establishment Standards; Commercial and Industrial, 7.20.1 OP-01 Open Space Standards: General, 7.21 OP-02 Open Space Standards; Residential, 7.26.1 PL-01: Perimeter Landscaping Standards; Residential, 7.27 PL-02: Perimeter Landscaping Standards; Commercial and Industrial, Storm Water Variances, Section VI; Major Drainage System ; Routing Path and Retention, Section VII; Conveyance Design.

LEGAL DESCRIPTION: (St. Andrew's Development, LLC)

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECOND WEST (BASIS OF BEARINGS AS SHOWN ON A PLAT OF SURVEY PREPARED BY DAVIES-RENSBERGER SURVEYING, JOB NUMBER 07-386, DATED JANUARY 7, 2008), 1652.97 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 124.63 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 56 MINUTES 49 SECONDS WEST 535.15 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST 905.58; THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 529.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS EAST 822.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.4922 ACRES, MORE OR LESS.

And Also:

LEGAL DESCRIPTION: (St. Andrew's Development, LLC)

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECOND WEST (BASIS OF BEARINGS AS SHOWN ON A PLAT OF SURVEY PREPARED BY DAVIES-RENSBERGER SURVEYING, JOB NUMBER 07-386, DATED JANUARY 7, 2008), 1224.61 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE EAST LINE OF THE WEST 86.508 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 654.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS 428.36 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 293.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, 662.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 1701.91 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, 690.07 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, 1701.91 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 124.63 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 56 MINUTES 49 SECONDS WEST 535.15 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST 905.58; THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 529.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS EAST 822.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.4922 ACRES, MORE OR LESS.

00 DEGREES 21 MINUTES 21 SECONDS EAST, 360.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, 400.28 FEET TO THE EAST LINE OF THE WEST 86.508 ACRES OF THE SOUTHEAST OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS EAST, 898.16 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 38 MINUTES 39 SECONDS WEST, 225.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS EAST, 320.33 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 39 SECONDS EAST, 225.00 FEET TO THE EAST LINE OF THE 86.508 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 21 MINUTES 21 SECONDS EAST, 417.66 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 40.5346 ACRES, MORE OR LESS.

And Also:

LEGAL DESCRIPTION: (St. Andrew's Development, LLC)

A PARCEL OF LAND IN SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECOND WEST (BASIS OF BEARINGS AS SHOWN ON A PLAT OF SURVEY PREPARED BY DAVIES-RENSBERGER SURVEYING, JOB NUMBER 07-386, DATED JANUARY 7, 2008), 2646.97 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 0 DEGREES 21 MINUTES, 21 SECONDS WEST, 2648.53 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS WEST, 890.00 FEET, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 79 DEGREES 40 MINUTES EAST, 813.34 FEET; THENCE SOUTH 78 DEGREES 25 MINUTES 55 SECONDS, 532.35 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 24 MINUTES 34 SECONDS EAST, 525.0 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST, 299.95 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS EAST, 400.0 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST, 1022.07 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 26.6403 ACRES, MORE OR LESS.

And Also:

LEGAL DESCRIPTION: (St. Andrew's Development, LLC)

A PARCEL OF LAND IN SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECOND WEST (BASIS OF BEARINGS AS SHOWN ON A PLAT OF SURVEY PREPARED BY DAVIES-RENSBERGER SURVEYING, JOB NUMBER 07-386, DATED JANUARY 7, 2008), 2646.97 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 0 DEGREES 21 MINUTES, 21 SECONDS WEST, 2648.53 FEET ALONG THE WEST LINE OF THE

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And Also:
LEGAL DESCRIPTION: (St. Andrew's Development, LLC)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECOND WEST (BASIS OF BEARINGS AS SHOWN ON A PLAT OF SURVEY PREPARED BY DAVIES-RENSBERGER SURVEYING, JOB NUMBER 07-386, DATED JANUARY 7, 2008), 2646.97 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 0 DEGREES 21 MINUTES, 21 SECONDS WEST, 2648.53 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS WEST, 890.00 FEET, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 24 MINUTES 08 SECONDS WEST, 400.03 FEET ALONG SAID WEST LINE TO THE SOUTHERN LINE OF A NORTHERN INDIANA PUBLIC SERVICE COMPANY RIGHT OF WAY, AS PER DEED RECORD 235 PAGE 428; THENCE NORTH 65 DEGREES 51 MINUTES 30 SECONDS EAST, 1462.04 FEET ALONG SAID RIGHT OF WAY LINE ,TO A POINT BEING 16.5 FEET EAST, MEASURED BY RIGHT ANGLES, OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 24 MINUTES 34 SECONDS EAST, 558.54 FEET ALONG A LINE BEING 16.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, 16.5 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 34 SECONDS EAST, 400.41 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER: THENCE

NORTH 78 DEGREES 25 MINUTES 55 SECONDS WEST, 532.35 FEET; THENCE SOUTH 79 DEGREES 40 MINUTES 36 SECONDS WEST 813.34 FEET TO THE POINT OF BEGINNING, CONTAINING 18.8666 ACRES, MORE OR LESS.

And Also:

LEGAL DESCRIPTION: (Cluver)

A parcel of land in the West 86 acres (West 86.508 acres by proportional measurement) of the Southeast Quarter of Section 24, Township 36 North, Range 6 West of the Second Principal Meridian, Porter County, Indiana, bounded and described as follows:

Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 53 minutes 31 seconds West, 1224.61 feet along the South line of said Quarter Section; thence North 00 degrees 21 minutes 21 seconds West, 1071.66 feet along the East line of said West 86 acres to the true Point of Beginning for said parcel; thence continuing North 00 degrees 21 minutes 21 seconds West, 320.33 feet along said East line; thence South 89 degrees 38 minutes 39 seconds West, 225.00 feet; thence South 00 degrees 21 minutes 21 seconds East, 320.33 feet; thence North 89 degrees 38 minutes 39 seconds East, 225.00 feet to the true Point of Beginning for said parcel.

And Also:

LEGAL DESCRIPTION: (Fritz)

A parcel of real estate in the West 86 acres of the Southeast Quarter of Section 24, Township 36 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter, thence Easterly, along the South line of said Southeast Quarter, a distance of 1119.0 feet; thence Northerly parallel with the West line of said Southeast Quarter, a distance of 129.78 feet, more or less, to the North line of the State of Indiana Tract, as described in Deed Record 343, page 488, in the Office of the Recorder of Porter County, Indiana; thence North 89 degrees 52 minutes 30 seconds East (record bearing), along said North line, a distance of 50 feet, more or less, to the intersection with the East line of the West 1169.00 feet of the South 654.00 feet of said Southeast Quarter, said intersection being the POINT OF BEGINNING on the parcel described herein; thence continuing North 89 degrees 52 minutes 30 seconds East, along said North line, a distance of 237 feet, more or less, to a corner along said North line; thence North 00 degrees 07 minutes 30 seconds West, continuing along said North line, a distance of 50.00 feet to a corner along said North line; thence North 89 degrees 52 minutes 30 seconds East, continuing along said North line, a distance of 22.16 feet to the East line of said West 86 acres of the Southeast Quarter; thence North 00 degrees 23 minutes 40 seconds West, along said East line, a distance of 473 feet, more or less, to the Northeast corner of the Dobrick Tract, as described in Deed Record 297, page 124, in said Office of the County Recorder; thence Westerly, along the North line of said Dobrick Tract, said line described as being parallel with the South line of said Section 24, a distance of 255 feet, more or less, to said East line of the West 1169.00 feet of the South 654.00 feet of the Southeast Quarter; thence Southerly, along said East line, a distance of 524 feet, more or less, to the point of beginning.

And Also:

LEGAL DESCRIPTION: (Morthland)

Commencing at the intersection of the East and West center line with the East line of Section 24, Township 36 North, Range 6 West and running thence West 1221 feet to the point of commencement; thence West 99 feet; thence North on a line parallel with the East line of said Section 400 feet; thence West on a line parallel with the South line of said Section a distance of 300 feet; thence South on a line parallel with the East line of said Section a distance of 760 feet; thence East on a line parallel with the South line of said Section a distance of 399 feet; thence North on a line parallel with the East line of said Section a distance of 360 feet to the point of commencement.

And Also:

LEGAL DESCRIPTION: (Wallace)

A parcel of land in the Southeast Quarter of Section 24, Township 36 North, Range 6 West of the Second Principal Meridian, in Liberty Township, Porter County, Indiana, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 24; thence North 89 degrees 53 minutes 31 seconds East, along the South line of said Southeast Quarter, 994.00 feet to the West line extended of a parcel of land conveyed to David Ray Eggers and Mary Lynn Eggers per a Warranty Deed recorded October 26, 1992 in Deed Record 431 page 191; thence North 00 degrees 21 minutes 21 seconds West, along the West line extended of said Eggers parcel, said line also being parallel with the West line of said Southeast Quarter, 121.85 feet (122 feet, more or less, per previous deed) to the North right-of-way line of U.S. Highway 6, said point being the Point of Beginning; thence continuing North 00 degrees 21 minutes 21 seconds West, along the West line of said Eggers parcel, said line also being parallel with the West line of said Southeast Quarter, 532.15 (532 feet, more or less, per previous deed) to the North line of the South 654.00 feet of said Southeast Quarter, said line also being the North line and North line extended of said Eggers parcel; thence North 89 degrees 53 minutes 31 seconds East, along said North line, parallel with the South line of said Southeast Quarter, 175.00 feet to the East line of a parcel of land conveyed to David Ray Eggers and Mary Lynn Eggers per a Personal Representative's Deed recorded September 6, 2005 as Document Number 2005-026613; thence South 00 degrees 21 minutes 21 seconds East, along said East line, said line being parallel with the West line of said Southeast Quarter, 523.21 feet to the North right-of-way line of U.S. Highway 6; thence South 89 degrees 54 minutes 49 seconds West, along said North right-of-way line, 114.02 feet; thence South 81 degrees 29 minutes 59 seconds West, along said North right-of-way line, 61.60 feet to the Point of Beginning.

GENERAL LOCATION: A parcel of land located North of US Highway 6 and West of SR 49, Liberty Township, Porter County, Indiana.

Written suggestions to said proposed 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/Zoning Administrator
(September 26, 2011)