

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 16th of November, 2011 at 6:30 p.m. in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Opportunity Enterprises, Inc, seeking the following Development Standard Variances from the Unified Development Ordinance.

Section 5.22 LA-01: Landscaping; General; (D) Buffer Yards

Section 5.24 LA-03: Landscape; General Parking

Section 5.26 LA-05: Landscaping; Lot Plantings; Multiple-family, Mobile Home Community, Commercial, Industrial and High Impact

Section 7.25 PN-03: Pedestrian Network Standards; Commercial and Industrial

Section 7.27 PL-02: Perimeter Landscaping Standards; Commercial & Industrial

Section 7.28 SM-01: Storm Water Standards; General

ST-01 Street Trees Amendment

LEGAL DESCRIPTION: The Northwest 1/4 and the Southwest 1/4 of Section 1, Township 34 North, Range 7 West of the Second Principal Meridian, in Porter Township, Porter County, Indiana, lying Northerly of the right of way of the Chesapeake and Ohio Railroad, excepting therefrom parcels A through O described below:

Parcel A: A parcel of land commencing at a point 321.6 feet South of the Northwest corner of the Southwest 1/4 section 1, Township 34 North, Range 7 West; thence running South 221.5 feet to a point that is 16 feet North of the North line of the right of way of the Chesapeake and Ohio Railway; thence South 67 degrees 15 minutes East 87.5 feet; thence South 85 degrees 15 minutes East 444 feet; thence North 292 feet; thence West 523.2 feet to the Point of Beginning.

Parcel B: Commencing at a point on the West line of the Southwest 1/4 Section 1, Township 34 North, Range 7 West which is 22 feet South to the North line of said Southwest 1/4 of said Section 1 and running South along said West line 299.6 feet; thence East at an angle of 90 degrees 523.2 feet; thence North 57 feet; thence North 81 degrees West 153 feet; thence North 42 degrees 40 minutes West 97 feet; thence North 10 degrees 40 minutes West 119 feet; thence West 60 feet; thence North 38 feet; thence West 240 feet to the Point of Commencement.

Parcel C: Commencing at the Northwest corner of the Southwest 1/4 section 1, Township 34 North, Range 7 West and running South 12 feet; thence East 250 feet; thence South 38 feet; thence East 50 feet; thence North 50 feet to the North line of said Southwest 1/4 and running thence West along said North line 300 feet to the Point of Commencement.

Parcel D: A parcel of land in the Southwest 1/4 section 1, Township 34 North, Range 7 West of the Second Principal Meridian, Porter County, Indiana, described as: a parcel of land commencing at a point 13 feet South and 55 feet West of the Northwest corner of Lot 11 in Lake Eliza View Subdivision; thence North 75 feet; Thence West 60 feet; thence South 75 feet; thence East 60 feet to the Point of Beginning.

Parcel E: A parcel of land in the Southwest 1/4 of section 1, Township 34 North, Range 7 West of the Second Principal Meridian, Porter County, Indiana, described as follows: commencing at the Northwest corner of said Southwest 1/4; thence Easterly along the North line of said Southwest 1/4, 300.0 feet to the Point of Beginning; thence South 50 feet; thence West 50 feet; thence North 38 feet; thence West 250.0 feet to a point on the West line of said Southwest 1/4 that is 12.0 feet South of the Northwest corner of said Southwest 1/4; thence South along said West line 10.0 feet; thence East 240.0 feet; thence South 38 feet; thence East 60.0 feet; thence South 10 degrees 40 minutes East 119.0 feet; thence South 42 degrees 40 minutes East 97.0 feet; thence South 81 degrees East 153.0 feet; thence North 41.0 feet; thence North 81 degrees West 112.0 feet; thence North 50 feet more or less, to the North line of said Southwest 1/4; thence Westwardly

line of said Southwest 1/4, thence westerly along said North line, 40 feet more or less to the Point of Beginning.

Parcel F: Lake Eliza View Subdivision, as per plat thereof, recorded in plat file 4-C-5, in the Office of the Recorder of Porter County, Indiana.

Parcel G: Commencing at the Northwest corner of the Northwest 1/4; thence East along the North line of the Northwest 1/4, 690.0 feet; thence South 2 degrees 21 minutes East from the North line 197.0 feet to the Point of Beginning; thence East parallel to said North line 480.0 feet to the West line of Pine Street in Pleasant Hill Unit Two, thence North 2 degrees 21 minutes West along the West line of said Pine Street 197.0 feet to the North line of said Northwest 1/4; thence West along said North line 240.0 feet; thence 2 degrees 21 minutes West 102.0 feet to said North line; thence West along said North line 180.0 feet; thence South 2 degrees 21 minutes East from the North line 197.0 feet to the Point of Beginning.

Parcel H: Commencing at the Northwest corner of the Northwest 1/4; thence East along the North line of said Northwest 1/4; 1170.08 feet; thence South 2 degrees 21 minutes East 292.0 feet to the Point of Beginning; thence West parallel to said North line 60.0 feet; thence South 2 degrees 21 minutes East 150.0 feet; thence East parallel to said North line 60.0 feet; thence South 2 degrees 21 minutes East 150.0 feet; thence South 2 degrees 21 minutes East 20.0 feet; thence West parallel to said North line 60.0 feet; thence South 2 degrees 21 minutes East 103.0 feet; thence West parallel to said North line 59.0 feet; thence South 2 degrees 21 minutes East 69.0 feet; thence Easterly 60 feet, more or less, to a point on the West line of Pine Street in Pleasant Hill, Unit Two that is 20.0 feet West and 20 feet South of the Northwest corner of Lot 145 in Pleasant Hill Unit Two; thence North along the West line of said Pine Street 298.0 feet to the Point of Beginning.

Parcel I: Pleasant Hill, Unit One, as per plat thereof, recorded in Plat Book 2, page 9, that Part of Pleasant Hill Unit Two lying East of the West line of Pine Street, Pleasant Hill Unit Two, as per plat thereof, recorded in Plat Book 2, Page 49; first addition to Lake Eliza Park, as per plat thereof recorded in plat file 4-C-2, first addition to Lake Eliza View, as per plat recorded in plat file 4-C-6; second addition to Lake Eliza View, as per plat recorded in plat file 4-D-1; Evergreen Park, as per plat recorded in plat book 2, Page 48.

Parcel J: Beginning at a point 20 feet East and 230 feet North of the Northeast corner of Lot 31 in Lake Eliza View; thence North along said East line 150.0 feet; thence West 120.0 feet; thence South 150 feet; thence West 30.0 feet; thence South parallel to said East line to the North line of a platted road lying North of and adjacent to said Lot 31; thence Easterly along the North line of said road to the East line of said Northwest 1/4; thence North along said East line 21.0 feet, more or less, to the Point of Beginning.

Parcel K: The South 700 feet of the West 297.6 feet of the Northwest 1/4 of Section 1, Township 34 North, Range 7 West of the Second Principal Meridian, in Porter County, Indiana.

Parcel L: A parcel of land in the West 1/2 of section 1, Township 34 North, Range 7 West of the Second Principal Meridian, in Porter County, Indiana, described as: beginning at the Northeast corner of Lot 39, Lake Eliza View; thence South 75 feet; thence East to the East line of said West 1/2; thence North along said East line to a point on the Easterly extension of the South line of Lot 38 in said Lake Eliza View; thence West along said extension and said South line to the Southwest corner of said Lot 38; thence Southwesterly along the Easterly line of Hickory Lane in said Lake Eliza View to the Point of Beginning.

Parcel M: A parcel of land in the West 1/2 of section 1, Township 34 North, Range 7 West of the Second Principal Meridian, in Porter County, Indiana, described as: beginning at the Southeast corner of Lot 8 in Evergreen Park Subdivision, as per plat recorded in plat book 2, Page 48, in the Office of the Recorder of Porter County, Indiana; thence South on the Southwesterly

County, Indiana, thence South on the Southern extension of the East line of said Lot 8, 100.0 feet; thence West 92 feet; thence Northerly on a Southerly extension of the West line of said Lot 8, 100.0 feet to the Southwest corner of said Lot 8; thence East along the South line of said Lot 8 92.0 feet to the Point of Beginning.

Parcel N: That parcel described in Deed Record 132, Page 14, described as follows: a parcel of land in Section 1, Township 34 North, Range 7 West, commencing at the Northwest corner of 1st addition to Lake Eliza View; thence East 120 feet; thence North 83.0 feet; thence West 120 feet; thence South 83 feet to a Place of Beginning, as per recorded plat of record in miscellaneous Record "F", page 580, in the Office of the Recorder of Porter County, Indiana.

Parcel O: That part described in Deed Record 242, Page 100, described as follows: a parcel of land in the Northwest 1/4 of Section 1, Township 34 North, Range 7 West of the Second Principal Meridian, described as beginning at a point 544.68 feet West of the East line of said 1/4 section line and 766 feet North of the Southeast corner thereof and running thence North 5 degrees 45 minutes West 50 feet; thence North 69 degrees 15 minutes East 75 feet; thence South 5 degrees 45 minutes East 50 feet; thence South 69 degrees 5 minutes West 75 feet to the Point of Beginning.

Parcel 2: Parcel of Land in the Northwest 1/4 of section 1, Township 34 North, Range 7 West of the Second Principal Meridian, described as beginning at a point 544.66 feet West of the East line of said 1/4 section and 766 feet North of the Southeast corner thereof and running thence North 5 degrees 45 minutes West 50 feet; thence North 69 degrees 15 minutes West 75 feet; thence South 5 degrees 45 minutes West 50 feet; thence South 69 degrees 15 minutes West 75 feet to the Place of Beginning.

GENERAL LOCATION: A parcel of land located at 40 Fish Lake Road, 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
(October 27, 2011)