

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 July, 2018, at 5:30 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Gary Dunlap, seeking a Use Variance from the Unified Development Ordinance; Chapter 09, Nonconformance & Chapter 2, Section 2.35, Permitted Uses; to permit residential living in a Light Industrial (I1) Zoning District on a legal nonconforming lot and to allow the installation of an above-ground swimming pool.

LEGAL DESCRIPTION: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 35 NORTH, RANGE 06 WEST OF THE SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, PORTER COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID EAST HALF; THENCE NORTH 00°37'40" WEST, ALONG THE WEST LINE OF SAID EAST HALF, 1085.91 FEET; THENCE SOUTH 89°37'40" EAST, 101.72 FEET TO THE EAST RIGHT-OF-WAY LINE FOR COUNTY ROAD 475 WEST AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°37'40" EAST, ALONG THE NORTH LINE OF A PARCEL CONVEYED TO GARY AND MARY DUNLAP BY DEED RECORD 417, PAGE 561 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, 440.28 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD; THENCE SOUTH 64°41'17" EAST, ALONG SAID SOUTHERLY LINE, 40.06 FEET; THENCE SOUTH 00°37'40" EAST, 141.61 FEET; THENCE NORTH 89°37'40" WEST, 107.02 FEET; THENCE SOUTH 00°37'40" EAST, 124.41 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID DUNLAP PARCEL; THENCE NORTH 89°37'40" WEST, ALONG SAID SOUTH LINE AND EXTENSION THEREOF, 356.16 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°37'40" WEST, ALONG SAID EAST LINE, 34.88 FEET; THENCE NORTH 22°25'45" WEST, ALONG SAID EAST LINE, 106.01 FEET; THENCE NORTH 00°37'40" WEST, ALONG SAID EAST LINE, 88.58 FEET; THENCE NORTH 89°22'20" EAST, ALONG SAID EAST LINE, 26.25 FEET; THENCE NORTH 00°37'40" WEST, ALONG SAID EAST LINE, 61.25 FEET TO THE POINT OF BEGINNING, CONTAINING 2.84 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 35 NORTH, RANGE 06 WEST OF THE SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, PORTER COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID EAST HALF; THENCE NORTH 00°37'40" WEST, ALONG THE WEST LINE OF SAID EAST HALF, 803.00 FEET; THENCE SOUTH 89°37'40" EAST, 114.85 FEET TO THE EAST RIGHT-OF-WAY LINE FOR COUNTY ROAD 475 WEST AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°37'40" EAST, ALONG THE NORTH LINE AND EXTENSION THEREOF A PARCEL CONVEYED TO GARY AND MARY DUNLAP BY DEED RECORD 392, PAGE 427 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, 627.15 FEET; THENCE SOUTH 00°37'40" EAST, 35.01 FEET; THENCE SOUTH 89°37'40" WEST, ALONG A LINE PARALLEL TO AND 35 FEET SOUTH OF SAID NORTH LINE, 627.15 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°37'40" EAST, ALONG SAID EAST LINE, 35.01 FEET TO THE POINT OF BEGINNING.

GENERAL LOCATION: A parcel of land located at 469 North 475 West, in Union 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

7/6/18 - hspaxlp