

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 12th day of October, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Jill Kozrowski, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 5, Section 5.04 AS-01(F); to allow for a proposed (40'x48') accessory structure be located in the front (side) yard, located in a Rural Residential (RR) District.

LEGAL DESCRIPTION:

PARCEL 1:

LOT 2, IN WASHINGTON MINOR SUBDIVISION 2428-D-I, AS PER PLAT THEREOF RECORDED DECEMBER 16, 2002, IN PLAT FILE 44-A-I, AS DOCUMENT NO, 2002-044351, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 24, 2003 AS DOCUMENT NO. 2003-007967, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT AND EASEMENT TO GO UPON, OVER, UNDER, ACROSS, AND TO USE, FOR PURPOSES OF INGRESS, EGRESS, DRAINAGE & UTILITIES APPURTENANT TO PARCEL 1 DESCRIBED ABOVE, THE REAL ESTATE DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF LOT 1 IN WASHINGTON MINOR SUBDIVISION 2428-D-1, AS SHOWN ON THE PLAT THEREOF RECORDED DECEMBER 16, 2002, IN PLAT FILE 44-A-1, AS DOCUMENT NO. 2002-044351, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 5 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 24 MINUTES 00 SECONDS WEST (BEARING PER THE VINTAGE VIEW SUBDIVISION, RECORDED IN PLAT FILE 44-D-2, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1417.02 FEET TO A MAGNETIC NAIL WITH A WILLIAM J. RENSBERGER I.D. TAG; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, 40.00 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 00 SECONDS EAST, 7.00 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST 20.00 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 00 SECONDS WEST, 7.00 FEET TO THE POINT OF BEGINNING, AND THE NORTH LINE OF WASHINGTON MINOR SUBDIVISION 2428-D-1, RECORDED IN PLAT FILE 44-A-1, AS DOCUMENT NUMBER 2007-044351 AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 24, 2003 AS DOCUMENT NUMBER 2003-007967 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE 570.00 FEET TO THE WEST LINE OF SAID WASHINGTON MINOR SUBDIVISION; THENCE SOUTH 01 DEGREES 24 MINUTES 00 SECONDS EAST. ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTHERLY, 432.80 FEET TO THE NORTH LINE OF WHISPER HOLLOW SUBDIVISION RECORDED IN PLAT FILE 48-E-4, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 30 MINUTES 40 SECONDS WEST, ALONG SAID NORTH LINE 116.73 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 00 SECONDS WEST, 396.13 FEET; THENCE NORTH 52 DEGREES 19 MINUTES 03 SECONDS EAST, 134.60 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 04 SECONDS EAST, 570.00 FEET. THENCE SOUTH 01 DE

EAST, 578.25 FEET, THENCE SOUTH 01 DEGREE 24 MINUTES 00 SECONDS EAST, 43.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.74 ACRES, MORE OR LESS.
GENERAL LOCATION:

A parcel of land located at 528 North 400 East, 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

10/6/17 - hspaxlp