

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 9th day of November, 2017, at 1:00 p.m., in the Porter County Administration Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Robert H. Little, as Trustee Of Beverly Lippelt Family Trust, seeking a Development Standards Variance from the Unified Development Ordinance: Chapter 10, Section 10.33, Subdivision Control; Administrative Subdivisions; Chapter 2, Section 2.08, A1 District Development Standards; and Chapter 9, Section 9.04, Nonconforming Structures; on existing legal nonconforming structures, to allow the existing residence to be located in front of the building line and for an existing accessory structure (grain bin) to be located in front of the primary structure; for the purpose of dividing the property for a proposed one (1) Lot Administrative Subdivision, located in a General Agriculture (A1) District.

Beverly Lippelt

LEGAL DESCRIPTION:

Parcel No. 64-16-15-151-002.000-013 (106.879 Acres)

Parcel 1

The South Half (S 1/2) of the Northwest 1/4 of Section 15, Township 33 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana.

EXCEPTING THEREFROM a rectangular parcel in the Northeast corner of the South Half of the Northwest Quarter of Section 15, Township 33 North, Range 5 West of the Second Principal Meridian in Porter County, Indiana, which rectangular parcel is 200 feet East and West and 600 feet North and South.

AND ALSO EXCEPTING THEREFROM a part of Lot 1 in Pleasant Minor Subdivision 2555-D-1, as per plat thereof, recorded in Plat File 40-E-5 in the Office of the Recorder of Porter County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 in said Pleasant Minor Subdivision, Plat File 2555-D-1; thence North 00°00'00" East along the West line of said Lot 1, a distance of 200.00 feet to the Northwest corner of said Lot 1; thence South 89°27'57" East along the North line of said Lot 1, a distance of 37.57 feet to an existing North-South fence line; thence South 00°13'04" West along said fence, a distance of 199.99 feet to the South line of said Lot 1; thence North 89°27'57" West along said South line, a distance of 36.81 feet to the Point of Beginning. Containing 0.17 acres, more or less.

Parcel 2

The North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 15, Township 33 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana

EXCEPTING THEREFROM a tract commencing at the Southeast corner of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest (SW 1/4); thence Westerly along the South line of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4), a distance of 400.00 feet to the Point of Beginning; thence continuing Westerly along said South line, a distance of 921.00 feet; thence Northerly parallel with the East line of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest quarter (SW 1/4), a distance of 330.00 feet; thence Easterly parallel with said South line of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4), a distance of 1321.00 feet to said East line, of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4); thence Southerly along said East line, a distance of 110.00 feet; thence Westerly parallel with said South line of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4), a distance of 400.00 feet; thence Southerly parallel with said East line of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest quarter (SW 1/4), a distance of 220.00 feet to the Point of Beginning. Said Exception containing 7.00 acres, more or less.

7.96 acres, more or less,

AND ALSO EXCEPTING THEREFROM tract commencing at the Southeast corner of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest (SW 1/4); thence Westerly along the South line of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest quarter (SW 1/4), a distance of 400.00 feet, thence Northerly parallel with the East line of said North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4), a distance of 330.00 feet; thence Easterly parallel with said South line of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4), a distance of 400.00 feet to said East line, of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4); thence Southerly along said East line, a distance of 330.00 feet to the Point of Beginning. Said Exception containing 3.03 acres, more or less;

GENERAL LOCATION:

A parcel of land located at 840 South 450 East, in Pleasant 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

11/3/17 - hspaxlp