

NOTICE OF PUBLIC HEARING BEFORE
THE CHESTERTON ADVISORY
PLAN COMMISSION

Notice is hereby given that the Chesterton Plan Commission will hold a public hearing at the Chesterton Town Hall, 726 Broadway, Chesterton, Indiana, 46304, on the 20th day of December, 2018, at 6:30 p.m., and will hear the Petition of JVJ Development, LLC, requesting a Planned Unit Development District, for the following described property in Chesterton, Indiana, to-wit:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CHESTERTON, PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°49'40"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1096.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°49'40"E ALONG THE SAID NORTH LINE, A DISTANCE OF 610.02 FEET; THENCE S0°28'25"E, A DISTANCE OF 74.75 (REC'D 74.71) FEET; THENCE S25°27'35"E, A DISTANCE OF 417.34 (REC'D 417.39) FEET; THENCE N75°7'42"E, A DISTANCE OF 476.71 FEET TO THE CENTERLINE OF CALUMET ROAD AND POINT OF A 1416.47 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE 126.41 (REC'D 126.45) FEET ALONG THE ARC OF SAID CURVE AND THE CENTERLINE OF CALUMET ROAD HAVING A CHORD BEARING S23°07'52"W AND CHORD LENGTH OF 126.41 FEET TO THE CENTERLINE OF POPE O'CONNOR DITCH; THENCE FOLLOWING THE CENTERLINE OF SAID DITCH THE FOLLOWING 4 COURSES: S82°33'15"W, A DISTANCE OF 135 FEET, THEN S74°54'35"W, A DISTANCE OF 57.68 FEET, THENCE S66°40'49"W, A DISTANCE OF 153.12 FEET, S70°41'42", A DISTANCE OF 83.35 FEET; THENCE S81°25'44"W, A DISTANCE OF 887.53 (REC'D 887.46) FEET; THENCE N1°09'03"W, A DISTANCE OF 696.72 (REC'D 696.77) FEET TO THE POINT OF BEGINNING.

CONTAINING 11.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

Vacant property (11.82 acres), located on the West side of South Calumet Road, North of Pope O'Connor Ditch, East of Westchester South Subdivision and South of Richter Street. The Petitioner is seeking to develop a residential subdivision that would contain 62 paired cottage home and 3 single cottage homes. The development will contain private roads and sidewalks and on-site storm water detention.

The development will follow the Chesterton Subdivision Control Ordinance except for the variances listed below, to-wit:

Development Standard Variance

1. The minimum lot area per family for lots 1, 2, 3, 11, 12, 13, 16, 17, 32 & 33 will be 7,766 square feet, where the Ordinance requires 8,000 square feet of lot area per family, therefore a variance of 234 square feet of lot area per family, per lot. Article V, Section 506 (A).
2. The minimum lot area per family for lot 10 will be 7,680 square feet, where the Ordinance requires 8,000 square feet of lot area per family, therefore a variance of 320 square feet of lot area per family. Article V, Section 506 (A).
3. The minimum lot area per family for lot 18 and 34 (single home) will be 4,718 square feet, where the Ordinance requires 7,200 square feet of lot area per family, therefore a variance of 2,482 square feet of lot area per family. Article V, Section 506 (A).
4. The minimum lot area per family for lot 20 (single home) will be 6,770 square feet, where the Ordinance requires 7,200 square feet of lot area per family, therefore a variance of 430 square feet of lot area per family. Article V, Section 506 (A).
5. The minimum lot width for lot 18 and 34 (single home) will be 56'6", where the Ordinance requires 75', therefore a variance of 18'6" is requested. Article V, Section 506 (A).
6. The maximum lot coverage for lots 1, 2, 3, will be 67%, where the Ordinance requires 30% lot coverage, therefore a variance of 37% is re-

requested Article V, Section 506 (E).

7. The maximum lot coverage for lots 10-13 inclusive, 16, 17, 32 and 33 will be 68%, where the Ordinance requires 30% lot coverage, therefore a variance of 38% is requested. Article V, Section 506 (E).

8. The maximum lot coverage for lot 9 will be 63%, where the Ordinance requires 30% lot coverage, therefore a variance of 33% is requested. Article V, Section 506 (E).

9. The maximum lot coverage for lots 6, 7, 8, 21, 22, 25, 26, 28 & 29 will be 65%, where the Ordinance requires 30% lot coverage, therefore a variance of 35% is requested. Article V, Section 506 (E).

10. The maximum lot coverage for lots 18 and 34 (single home) will be 57%, where the Ordinance requires 30% lot coverage, therefore a variance of 27% is requested. Article V, Section 506 (E).

11. The maximum lot coverage for lot 27 will be 55%, where the Ordinance requires 30% lot coverage, therefore a variance of 25% is requested. Article V, Section 506 (E).

12. The maximum lot coverage for lot 31 will be 64%, where the Ordinance requires 30% lot coverage, therefore a variance of 34% is requested. Article V, Section 506 (E).

13. The maximum lot coverage for lot 15 (corner lot) will be 66%, where the Ordinance requires 40% lot coverage, therefore a variance of 26% is requested. Article V, Section 506 (A).

14. The maximum lot coverage for lot 23 (corner lot) will be 64%, where the Ordinance requires 40% lot coverage, therefore a variance of 24% is requested. Article V, Section 506 (A).

15. The maximum lot coverage for lot 24 (corner lot) will be 62%, where the Ordinance requires 40% lot coverage, therefore a variance of 22% is requested. Article V, Section 506 (A).

16. The maximum lot coverage for lot 5 (corner lot) will be 65%, where the Ordinance requires 40% lot coverage, therefore a variance of 25% is requested. Article V, Section 506 (A).

17. The maximum lot coverage for lot 30 (corner lot) will be 55%, where the Ordinance requires 40% lot coverage, therefore a variance of 15% is requested. Article V, Section 506 (A).

18. The maximum lot coverage for lot 14 (corner lot) will be 62%, where the Ordinance requires 40% lot coverage, therefore a variance of 22% is requested. Article V, Section 506 (A).

19. The maximum lot coverage for lot 19 (corner lot) will be 57%, where the Ordinance requires 40% lot coverage, therefore a variance of 17% is requested. Article V, Section 506 (A).

20. The maximum lot coverage for lot 20 (corner lot) will be 46%, where the Ordinance requires 40% lot coverage, therefore a variance of 6% is requested. Article V, Section 506 (A).

21. The maximum lot coverage for lot 4 (corner lot) will be 59%, where the Ordinance requires 40% lot coverage, therefore a variance of 19% is requested. Article V, Section 506 (A).

22. The minimum side yard setback for lots 1, 2, 3, 4(S 1/2), 5-13 inclusive, 14(E 1/2), 15(S 1/2), 16, 17, 18 (North side), 19(E 1/2), 20 (West side), 21, 22, 23(S 1/2), 24(S 1/2), 25, 26, 27(N 1/2), 28, 29, 30(S 1/2), 31(E 1/2), 32, 33, & 34 (North Side), will be 5', where the Ordinance requires 8' minimum side yard setback, therefore a variance of 3' is requested. Article V, Section 506 (A).

23. The minimum rear yard setback for lots 1 through 8 inclusive, 9(S 1/2), 10-18 inclusive, and 21-34 inclusive, will be 10' minimum rear yard setback, where the Ordinance requires 25' minimum rear yard setback, therefore a variance of 15' is requested. Article V, Section 506 (A).

24. The minimum rear yard setback for lot 9 (N 1/2), will be 16' minimum rear yard setback, where the Ordinance requires 25' minimum rear yard setback, therefore a variance of 9' is requested. Article V, Section 506 (A).

25. The minimum rear yard setback for lot 19(E 1/2) will be 21'4", where the Ordinance requires 25' minimum rear yard setback, therefore a variance of 3'8" is requested. Article V, Section 506 (A).

26. The minimum rear yard setback for lot 20 will be 10'4", where the Ordinance requires 25' minimum rear yard setback, therefore a variance of 14'8" is requested. Article V, Section 506 (A).

27. The Petitioner to construct two (2) subdivi-

27. The Petitioner to construct two (2) subdivision monument signs where Ordinance makes no allowance for subdivision monument signs, therefore a variance of two (2) subdivision monument signs. Article IV, Section 403 (A).

28. The Petitioner to construct a two (2) sided subdivision monument sign (4 X 8) totaling 64 square feet, where the Ordinance makes no allowance for said sign, therefore a variance of 64 square feet. Article IV, Section 403 (A).

29. The Petitioner to erect a single sided subdivision monument sign (4 X 8) totaling 32 square feet, where the Ordinance makes no allowance for said sign, therefore a variance of 32 square feet. Article IV, Section 403 (A).

TOWN STANDARDS

1. The Petitioner will be constructing a private road having a paving width (back to back of curb) of 25' where the standard is 30' for a local street, therefore a variance of 5'. Part B, 2 (k)

2. The Petitioner will be constructing a private road not to Town Standards and will have the minimum standard for street construction approved by the Town Engineer prior to construction which is a variance waiving requirements from the Town Standards. Part C, 1, 2, 3, & 4.

3. The Petitioner is not placing a sidewalk on its property on South Calumet Road and seeks a variance from that Town Standard. Part B, 6 (a).

4. The Petitioner is constructing private roads in the subdivision having a minimum curb radius of 10 feet, where the Town Standard is 30 feet, therefore a variance of 20 feet. Part B, 2 (k).

A copy of said Petition is on file at the Office of the Chesterton Clerk Treasurer, 1490 Broadway, Chesterton, Indiana, for examination by the public before the public hearing. Written objections to the Petition that are filed with the Chesterton Advisory Plan Commission's Secretary prior to the hearing will be considered. Oral comments concerning the Petition will be heard at the public hearing. The hearing may be continued from time to time as may be found necessary. The hearing will begin at 6:30 p.m. or as soon thereafter, at the Chesterton Town Hall, as the agenda for the Chesterton Advisory Plan Commission will permit.

CHESTERTON ADVISORY
PLAN COMMISSION

12/7/18 - hspaxlp