

AGENDA

Monday – August 28, 2023 – 6:30 PM

City Hall Council Chambers – 6070 Central Avenue - Portage, IN 46368

Call to Order

Roll Call & Determination of Quorum

Approval of Minutes – July 24, 2023

Report of Officers and Committees

Old Business: Public Hearing

UV-09-23: Ashley Moore, 534 E. 37th Avenue, Lot 409, Hobart, Indiana, requesting a Use Variance from Chapter 90, Article 3, Division 16, NC District, Neighborhood Commercial, Section 90-3.31, Permitted Uses to allow a Tattoo Parlor at 5987 McCasland Avenue.

V-13-23: John S. (Magdi) Mourani, 2093 Willowcreek Road, Portage, requesting a Variance from Chapter 90, Article 6, Development Standards, Section 90-6.32, Fence and Wall Standards - General Subsection (C) fences shall not be located in any front yard at 2093 Willowcreek Road.

New Business: Public Hearing

UV-10-23: Nathan Moore, 534 E. 37th Avenue, Lot 409, Hobart, Indiana, requesting a Use Variance from Chapter 90, Article 3, Division 16, NC District, Neighborhood Commercial, Section 90-3.31, Permitted Uses to allow a Tattoo Parlor at 5987 McCasland Avenue.

SU-02-23: Kelly Mietzner, 3015 Angelina Street, requesting a Special Exception from Chapter 90, Article 3, Division 4, Section 90-3.7 (R2 - Home Occupation (Type 2), to allow a Nail Salon business at 3015 Angelina Street.

V-15-23: Jason W. Carson, 5254 Lyndell Avenue, Portage, requesting a Variance from Chapter 90, Article 6, Section 90-6.16, (G) and (I) An accessory structure must be located in the rear or side of the primary structure unless specifically permitted otherwise and Accessory structures shall be architecturally compatible with the primary structure at 5254 Lyndell Avenue.

SU-03-23: PirTano Construction c/o Dean O'Brien, 1766 W. Armitage Court, Addison, Illinois, requesting a Special Exception from Chapter 90, Article 3, Division 21, Section 90-3.41 (BP - Outdoor Storage (accessory use), to allow Storage of Materials in the yard at 1920 Douglas Drive.

SU-04-23: Pavie Petrovski, 126 Poplar Court, Hebron, Indiana, requesting a Special Exception from Chapter 90, Article 3, Division 19, Section 90-3.37 (C2 - Auto Sales Facility), to allow an Auto Sales Facility at 5853 U.S. Highway 6.

V-16-23: Olthof Homes c/o Todd A. Leeth of Leeth Law LLC, 2700 Valparaiso Street #2412, Valparaiso, requesting (6) Variances from the City of Portage Chapter 90 Zoning Ordinance.

1) Chapter 90, Article 3, Division 7, M1 - Multi-Family District, Section 90-3.14 Development Standard Basics, Minimum Setback Side Yard from 15 feet per side to 0 feet per side.

2) Chapter 90, Article 3, Division 8, M2 – Multi-Family District, Section 90-3.16 Development Standard Basics, Maximum Lot Coverage from 65% to 70%,

3) Minimum Front Yard Setback from right-of-way of collector or local street from 30 feet to 15 feet,

4) Minimum Side Yard Setback from 25 feet per side to 0 feet per side,

5) Minimum Main Floor Area of 800 square feet per dwelling unit to 625 square feet per dwelling unit (Ground Floor)

6) Chapter 90, Article 6, Development Standards, Section 90-6.25 Parking Standards - Residential sites (B) at least two add'l spaces per dwelling unit are required for visitor parking and shall be spread evenly throughout the development. Visitor parking spaces cannot include spaces in carports or garages. Reducing Visitor spaces from 80 spaces to 51 spaces at the South side of the 6100 block of Lute Road.

V-17-23: Robert Cissell (Dollar General) c/o Adam McAlpine of McAlpine Consulting, 398 E. 400 N. Valparaiso, Indiana, requesting Variances from Chapter 90, Article 4, Section 90-4.3, Add'l development standards for the corridor enhancement overlay district, Subsection (H) Architectural Features, (1) & (2), Exterior facades must not incorporate vinyl or metal siding and Exterior facades must dominantly be brick or fluted concrete and Article 6, Section 90-6.40, Landscape standards - Businesses Subsection (B) Foundation planting area (2) If the facade that the foundation plantings are to be placed in front of is greater than 15 feet in height, planting beds are to be at least 20 feet wide and within 40 feet of the foundation wall and (D) Buffer yard planting area shall be an additional 10 feet of setback along each affected property line required abutting a residential site development - to allow the additional 10 foot Buffer yard planting be included in the Rear Yard Setback at 5895 Melton Road.

Any other matters that may come before the Board of Zoning Appeals.