

**CHESTERTON BOARD OF ZONING APPEALS**  
**MARCH 24, 2016**  
**6:30 P.M.**

The meeting was called to order at 6:30 P.M. Members K. Goldak, J. Kowalski and President J. Ackerman were present. Attorneys J. Paulson and C. Nolan were present as legal advisors. Member F. Owens and R. Corder were absent. The pledge of allegiance was recited.

**APPROVAL OF MINUTES**

Member K. Goldak moved approval of the minutes from February 25, 2016 seconded by member J. Kowalski and passed by unanimous voice vote.

**PRELIMINARY HEARINGS**

**B & B Development, Inc.** requesting a variance to construct a 2 sided business sign totaling 80 square feet, where the Ordinance allows 120 square feet, a previous variance allocated 110 square feet to 30 business tenants, therefore a variance of 70 square feet. **Petition 16-03** Attorney G. Babcock was present as legal representation for the petitioner. Attorney Babcock told the board the owner of the property is Bob Mitchell and he would be representing a tenant of the property. The owner of Kountry Wild Saloon, Russ has been leasing the space since November of 2014. He said patrons have indicated to him that they have driven by and been unable to find the location due to lack of signage. The entrance itself is a bit tucked back into a corner of an "L" shaped property design. The parcel has seen several variances. The tenant is currently interested in larger and more visible signage as well as a reader board. He respectfully requested the board to consider setting this item for public hearing at the April 28, 2016 meeting.

Attorney J. Paulson found the paperwork to be in order.

Member J. Kowalski moved to set this item for public hearing at the April 28, 2016 meeting seconded by member K. Goldak and passed by unanimous voice vote.

**PUBLIC HEARINGS**

**Ryan E. and Jill M. Schneider** requesting a variance to increase lot coverage from 30 percent to 39.4 percent a variance of 9.4 percent. **Petition 16-01** Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Mr. Schneider was present. He told the members of the board that he is building a single family residence in the Brassie Estates subdivision. It is a ranch style home with a three car garage. The percentage of lot coverage would be greater then allowed once the driveway, a concrete patio and a future 10 feet by 12 feet shed is installed. The petitioner would be requesting a 9.4 increase in lot coverage. He said he has made the developer aware of the lot coverage issue. He commented that the developer is requesting 40% lot coverage as he builds out Phases 2 and 3. He said this request would be in keeping with the future build out of the subdivision which is

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being requested in the Brassie Estates Phase II PUD. He respectfully requested the board to consider granting the petition.

Sue Ogle of 538 Jefferson, Chesterton was present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment of the public hearing was declared closed.

Attorney J. Paulson said she had spoken to Town Engineer M. O'Dell who was not in attendance. He had no issues with the variance request.

Member J. Kowalski moved to close the public hearing accept the Findings of Fact and grant the variance request seconded by member K. Goldak and passed by a unanimous roll call vote.

**Sue E. Ogle** requesting a variance to construct a front porch which is 15 feet 8 inches from the front lot line where the Ordinance requires a 25 feet setback from the front lot line, therefore a variance of 9 feet 2 inches. **Petition 16-02** The secretary verified proof of publication, notification and payment. Attorney G. Babcock was present as legal representation for the petitioner. Ms. Ogle accompanied him. Attorney G. Babcock commented that this home is addressed as 538 Jefferson with the front door being located on 6<sup>th</sup> street. The current 6 foot porch would be taken down to install the larger porch which would accommodate a front porch swing. This would be a nice improvement in a neighborhood with eclectic home styles. The new porch would be approximately 8 feet away from an existing tree. There would be no issue with sight lines as it relates to the homes corner lot location. He respectfully requested the board consider accepting the Findings of Fact and granting the variance request.

Mr. Ryan Schneider of 716 S. 10<sup>th</sup> Street, Chesterton was present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Attorney J. Paulson said Town Engineer M. O'Dell had no issues with the variance request.

Member K. Goldak moved to close the public hearing accept the Findings of Fact and grant the variance request seconded by member J. Kowalski and passed by a unanimous roll call vote.

**OLD BUSINESS- None**

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS- None**

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**ADJOURNMENT**

There being no further business before the board member J. Kowalski moved adjournment seconded by member K. Goldak and passed by unanimous voice vote. The meeting adjourned at 6:55.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

J. Ackerman, President