

The City of Portage Board of Zoning Appeals met in regular session on May 26, 2015, at 6:30 p.m. in Room 103 at the University Center, 6260 Central Avenue, Portage, Indiana.

CALL TO ORDER: Chairman Adam Higgins called the meeting to order and asked all present to join in the Pledge of Allegiance.

ROLL CALL: The roll was called and found Dennis Fadely, Denise Little, Jeff Veach, and Adam Higgins present with Aaron Massow absent. Also present were Attorney Michael Handlon, and Development Review Planner Kurt Knutsen.

APPROVAL OF MINUTES: Dennis Fadely made a motion to approve the April 27, 2015 meeting minutes. Seconded by Jeff Veach, 4 voted yes.

REPORT OF OFFICERS AND COMMITTEES: NONE

NEW BUSINESS - PUBLIC HEARING:

V-07-15: *James Edmonds, c/o Attorney Robert Forszt, 390 West U.S. Highway 6, Suite 1151, Valparaiso, Indiana, requesting a Variance from Chapter 90, Section 8.5 Non-conforming uses of structures, land, or structures in combination, Section 3.8 Accessory structure height, Section 6.16 (I) Exterior finish, facade, and roof of each enclosed accessory structure must match or closely resemble the finish, facade materials used on the primary structure, Section 6.17 (A) No more than two enclosed accessory structures are permitted, and 6.17 (B) The cumulative square footage of all enclosed accessory structures cannot exceed 840 square feet, at 3215 County Line Road*

Attorney Robert Forszt presented the petition stating his client, James Edmonds, would like to construct a 48 foot by 30 foot metal pole building on his property that also serves as a location for his tree trimming business. Mr. Edmonds has operated his business on the property since the 1980's and would like to make some improvements with the addition of this building. There are two other structures on the property that are approximately 840 square feet each that serve as storage areas for the business. Mr. Edmonds will be removing two sheds if this accessory structure is granted and constructed. Mr. Forszt continued by commenting that Mr. Edmonds will use this new structure to keep his equipment enclosed and protected from people accessing his property. Mr. Forszt stated that the location of the proposed structure would be behind the house that is approximately 250 feet off of County Line Road and would also be screened by

some tall trees on the property. In closing Mr. Forszt discussed his finds of fact with the Board Members.

Chairman Higgins opened and closed the public hearing as no other parties came forward to speak.

The Board Members discussed with the petitioner the remaining 24 foot by 30 foot garage, the removal of a shed and the possibility of fencing his property.

Mr. Forszt stated that the property to the north is used as farm land and the property to the south is unimproved, the petitioner may feel that the addition of a fence is cost prohibitive due to the large area would be fenced.

Dennis Fadely made a motion to approve the petitioner's request for a 48 foot by 30 foot metal building as presented. Seconded by Jeff Veach, 4 voted yes.

With no further business before the board Chairman Higgins adjourned the meeting.

Adam Higgins, Chairman

A. J. Monroe, Executive Secretary