



The City of Portage Board of Zoning Appeals met in regular session on June 22, 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, Aaron Massow, and Adam Higgins present with Jeff Veach absent. Also present were Attorney Michael Handlon, and Development Review Planner Kurt Knutsen.

**APPROVAL OF MINUTES:** Dennis Fadely made a motion to approve the May 26, 2015 meeting minutes. Seconded by Denise Little, 4 voted yes.

**REPORT OF OFFICERS AND COMMITTEES:** NONE

**NEW BUSINESS - PUBLIC HEARING:**

**V-08-15:** *Zurich Portage, LLC, c/o Attorney Todd A. Leeth, Hoepfner Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, Indiana, requesting a Variance from Chapter 90, Section 3.38 Minimum Front Yard Setback at (provisional address) 5735 U.S. Highway 6*

Attorney Todd Leeth presented the petition stating his client, Zurich Properties LLC, owns the lot just west of the Aldi's on U.S. Highway 6. This is a 3.14 acre lot with a curb cut aligned with the cut on the Aldi property that is along the access road that intersects U.S. 6. The petitioner is planning to construct an 18,000 square foot retail building on this 3.14 acre site. The petitioner has also been working with the Planning Staff on the site development and from those discussions came this site plan that is requesting the lone variance for the parking in the front yard setback. The petition will also ask for a variance from the Utility Service Board to allow parking and a drive isle to protrude into the buffer yard. Mr. Leeth also mentioned that the granting of the variance will allow a portion of the parking align with the existing Aldi parking lot located to the east.

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

Dennis Fadely made a motion to approve parking into the front yard setback  
Seconded by Aaron Massow, 4 voted yes.

**V-09-15:** *Carl Simpson, 6864 Cactus Avenue, Portage, Indiana, requesting a Variance from Chapter 90, Section 6.16 (G) An accessory structure must be located to the rear or side of the primary structure, and (I) Exterior finish, façade and roof of each enclosed accessory structure must match or closely resemble the finish, facade materials and roof pitch used on the primary structure at 6864 Cactus Avenue*

Mr. Simpson presented his petition stating that he purchased the home in October of 2014 and at this time would like to clean out the garage and use the proposed shed for the storage of bikes, a lawn mower, and snow blower. The previous owners received a variance to place the current fence into the second front yard. Mr. Simpson is requesting to place a shed into the second front yard that will be placed behind the current fence.

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

The board members discussed the shed material and placement of the shed with Aaron Massow making a motion to approve the shed into the second front yard behind the existing fence. Seconded by Denise Little, 4 voted yes.

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

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Adam Higgins, Chairman

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A. J. Monroe, Executive Secretary