

AGENDA

Monday – September 25, 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 – AUGUST 28, 2023

REPORT OF OFFICERS AND COMMITTEES

OLD BUSINESS:

UV-02-23: Goce Naumoski c/o Alex Kutanovski with Kutanovski Law Offices, 1504 North Main Street, Crown Point, Indiana, requesting a Use Variance from Chapter 90, Article 3, Section 3.41, BP (Business Park), to allow a Truck Terminal Facility at 5380 Melton Road.

OLD BUSINESS: PUBLIC HEARING

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.

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-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.

NEW BUSINESS: PUBLIC HEARING

SU-05-23: Holladay Properties, 6370 Ameriplex Drive, Suite 110, Portage, requesting a Special Exception from Chapter 90, Article 3, Division 12, CR District (CABD Residential (Downtown)), Section 90-3.23. Permitted Uses and Special Exception Uses to allow (2) Multi Family Dwelling Units (>16DU) Building 12 & 13 containing 30 Dwelling Units each proposed at Promenade Founders Square Apartment Community at 2508 & 2518 Hamstrom Road.

V-18-23: Holladay Properties, 6370 Ameriplex Drive, Suite 110, Portage, requesting (2) Variances from Chapter 90, Article 3, Division 12, Section 90-3.24. Development Standards, for Buildings 12 & 13 proposed in the Promenade Founders Square Apartment Community, 1) Building Height of 3 stories instead of 2 stories and 2) Minimum Floor Area (total per unit) 500 square feet instead of 800 square feet at 2508 & 2518 Hamstrom Road.

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