

## AGENDA

**MONDAY – MARCH 25, 2024 – 6:30 PM**

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

### CALL TO ORDER

### ROLL CALL & DETERMINATION OF QUORUM

### APPROVAL OF MINUTES – FEBRUARY 26, 2024

### REPORT OF OFFICERS AND COMMITTEES

### ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

### 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. (Review of improvements to the property per the Boards request at the November 27, 2023, Board of Zoning Appeals Meeting.)

### NEW BUSINESS: PUBLIC HEARING

**V-03-24:** Stone Family Trust #764220 c/o Allen Watkins, 5954 Stone Avenue, requesting a Variance from Developmental Standards, Section 90-6.32 Fence and Wall General Standards, Subsection (C), to allow a 6-foot wood privacy fence to encroach into the front yard setback by 25 feet passed the front of the attached garage at 5954 Stone Avenue.

**UV-02-24:** Jeremias & Mercedes Pomales, 2428 Dombey Road, requesting a Use Variance to allow a barn to remain as a second dwelling in a R2 (Single Family Residential) Zoning District at 2428 Dombey Road.

**UV-03-24:** Breanna Corle, 6360 Mulberry Avenue, requesting a Use Variance to allow a barn style shed to be used as a Crafting Studio in a R2 (Single Family Residential) Zoning District at 6360 Mulberry Avenue.

**V-02-24:** Starbucks c/o Adam Bell, Core Ventures LLC, 10 Parkway North Suite 120, Deerfield, Illinois, requesting Variances from Chapter 90, Division 14, CC District, Section 90-3.28 Development Standard Basics, Building Height minimum of 2 stories, Front yard setback maximum of 10 feet and Street Frontage Build-out minimum of 80%, Article 6, Development Standards, Section 90-6.26 Parking Standards - CABD districts, (A) (1) and (3) A parking lot shall not be located in any front yard and A parking lot that fronts a street shall be screened from the

street, Section 90-6.30 Drive-thru Standards (A) General drive-thru design (2) Community focus at 6051-6071 Central Avenue.

**UV-04-24:** Bumbales, Incorporated DBA Portage Ace Hardware, requesting a Use Variance to allow a U-Haul Truck Rental Business with Outdoor Storage to continue in the CM (CABD Mixed Use (Downtown) Zoning District at 5979 Central Avenue.

**V-04-24:** Security Door Incorporated c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso Street, #2412, Valparaiso, Indiana, requesting Variances from Article 4, Overlay District, Section 90-4.3 Additional Development Standards for the Corridor Enhancement Overlay District (H) (1) Exterior facades must dominantly be brick or fluted concrete and Article 6, Developmental Standards, Section 90-6.23, Parking Standards, General (B) Paved Parking to allow gravel area in the rear of the building at 2851 Samuelson Road.

**SU-01-24:** KAAAP Properties LLC c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso, Indiana, requesting a Special Exception from Chapter 90, Article 3, Division 19, C2 (Medium/Large Scale Commercial), Section 90-3.37 Special Exception Uses to allow a Retail Automotive Tire Store as an Auto Service Center in the C2 Zoning District of a Vacant Parcel consisting of 1.93 acres within a Vacant Parcel consisting of 6.39 acres at the 5800 block of U.S. Highway 6.

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