



AGENDA

Monday – January 27, 2025 – 6:30 PM

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

Call to Order

Roll Call & Determination of Quorum

Approval of Minutes – December 23, 2024

Report of Officers and Committees

Election of Chairman and Vice-Chairman

Appointment of Executive Secretary and Legal Counsel

Old Business:

UV-11-23: Aleksander Stojov, 495 Quentin Lane, Crown Point, Indiana, requesting a Use Variance from Chapter 90, Article 3, Division 4. - R2 District, Single-Family Residential, Section 90-3.7. Intent, Permitted Uses to allow a Two-Family Dwelling Use to continue in an R2 district at 2921 Brown Street. (Board review required due to approval granted by the Board of Zoning Appeals (BZA) on January 22, 2024, contingent upon a reevaluation in one year).

Old Business: Public Hearing

UV-06-24: Brian Lynch, 12 Beach Lane, Ogden Dunes, Indiana, requesting a Use Variance from Article III, Division 17, OC (Office Commercial) zoning district to allow a 320 square foot (40x8) shipping container on a vacant parcel to store equipment to maintain the property - Parcel #64-05-24-301-022.000-016 consisting of 8.161 acres.

New Business: Public Hearing

V-01-25: United Steelworkers Local 6787 c/o Tom Steindler, Steindler Signs & Graphix, 10740 US Highway 30, Wanatah, Indiana, requesting a Variance from Chapter 90, Section 90-6.48 (C) Ground signage to replace an existing monument sign (property has two signs instead of one Multi-Tenant sign) and to exceed the allowable 8-foot height and to exceed the allowable 80 square feet at 1100 North Max Mochal Highway.

V-02-25: Max Singh c/o Kevin Coros, McMahon Associates, Incorporated, 952 South State Road 2, Valparaiso, Indiana, requesting Variances from Chapter 90, 1) Section 90-4.3 Add'l Development Standards for the Corridor Enhancement Overlay District (F) parking lot design to minimize aesthetic impacts from primary roadways, 2) Section 90-6.22 Entrance/Drive Standards (A) (Subsection 1) Distance from intersection, 3) Section 90-6.22 Entrance/Drive Standards (A) (Subsection b) distance from another driveway, 4) Section 90-6.22 Entrance/Drive Standards (B) Width of Entrance Drives on an Arterial/Collector Street, 5) Section 90-6.27 Parking Standards - All Parking Lots (A) Parking lot design (Subsection 1) No portion of a parking lot shall encroach into any Minimum Yard Setback, 6) Section 90-6.27 Parking Standards - All Parking Lots (D) Parking Lot Landscape Areas, and 7) Section 90-6.40 Landscape Standards - Businesses (C) Parking Lot Planting Area (Subsection 1) at 6264 Melton Road.

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