



AGENDA

Monday – August 25, 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 – July 28, 2025

Report of Officers and Committees

Old Business: Public Hearing

SU-03-25: Expert Pool Builders c/o Greg Hoover, 8884 Louisiana Street, Merrillville, IN, requesting a Special Exception from Chapter 90, Division 16, Article III, MW District (Marina Waterway) Section 90-3.21 - Intent, permitted uses and special exception uses to allow Expert Pool Builders Industrial : Outdoor Storage (accessory use) at Parcels 64-05-03-427-005.000-016 & 64-05-03-427-006.000-016 Southport Road.

V-11-25: Expert Pool Builders c/o Greg Hoover, 8884 Louisiana Street, Merrillville, IN, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.23 Parking Standards - General (B) Paved parking. All parking and circulation areas shall be surfaced with asphalt concrete or Portland cement concrete or other approved all-weather hard, non-eroding surface. Such areas shall be designed and constructed to allow proper drainage at Parcels 64-05-03-427-005.000-016 & 64-05-03-427-006.000-016 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

New Business: Public Hearing

SU-04-25: Warr Properties, LLC. d/b/a USM ReRents c/o Gregory T. Babcock, Babcock Law Office, 111 S. Calumet Ave, Chesterton, Indiana, requesting a Special Exception from Chapter 90, Article III, Division 21, BP District (Business Park) Section 90-3.41 - Intent, permitted uses and special exception uses to allow USM ReRents to Industrial: Outdoor Storage (Accessory Use) at 6470 Melton Road.

V-17-25: Eagle View Homes, LLC. c/o Bryan Donley, PO Box 12 Valparaiso, IN, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall – General Standards, Subsection (C), to allow a 6-foot vinyl fence to encroach into the front yard on a lot with double frontage at 2230 Foley Street.

V-18-25: Eagle View Homes, LLC. c/o Bryan Donley, PO Box 12 Valparaiso, Indiana, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall – General Standards, Subsection (C), to allow a 6-foot vinyl fence to encroach into the front yard on a lot with triple frontage at 2238 Foley Street.

V-19-25: Site Enhancement Services c/o David Mikel, 6001 Nimitz Parkway, South Bend, Indiana, requesting Development Standards Variance from Ameriplex at the Port Planned Development Guidelines Section IV Façade Signage to exceed projection beyond 6” from the building in a Commercial District for Four (4) Olive Garden Restaurant signs at 6245 Ameriplex Drive.

V-20-25: Jeffrey & Sherry Fary 2501 Dune Forest Street, Portage Indiana, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.60, Swimming Pool Standards, (C) Subsection (8) to allow for a pool installation without required fencing at 2501 Dune Forest Street.

V-21-25: Kenosha Tannahill 5773 Buck Lane Portage, Indiana, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall - General Standards, Subsection (C) to allow a 6-foot aluminum fence to encroach into the front yard on a corner lot at 5773 Buck Lane.

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

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