



AGENDA

Monday – November 24, 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 – October 27, 2025

Report of Officers and Committees:

OLD BUSINESS: PUBLIC HEARING

V-24-25: Region Contractors c/o Nick Georgiou 912 W Avenue H, Suite 2, Griffith, Indiana requesting 4 Variances from Developmental Standards - Variance #1) from Chapter 90, Article 3, Division 21, BP District, Business Park, from Section 90-3.42 - Development Standards Basics, Minimum Setback Side Yard of 35ft, Variance #2) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.23 Parking Standards – General to allow a gravel driveway at west end of parking lot, Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27 Parking Standards – All parking lots, (A) Parking lot design, Subsection (1) to allow parking in the front yard setback, Variance #4) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.27 Parking Standards – All parking lots, (B) Parking lot delineation, to remove curb requirement for parking at 1900 Douglas Drive.

NEW BUSINESS: PUBLIC HEARING

V-27-25: Albert & Hakenah Hullit 750 N 500 W, Portage, Indiana requesting a Variance from Developmental Standards from Chapter 90, Article 6, Development Standards, from Section 90-6.16 Accessory structure standards – General, (G) to allow an accessory structure to be located 80ft into the front yard at 750 N 500 W.

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

V-28-25: Portage Township Schools c/o Michael K. Schipp, AIA, CDT, LEED 350 E. New York Street, Suite 300, Indianapolis, IN 46204 requesting 9 Variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, from Section 90-4.3 Additional development standards for the CO-EL, (D) Subsection (2) to allow a loading dock to be located on the front facade facing the primary roadway, Variance #2) Chapter 90, Article 4, Overlay Districts, from Section 90-4.3 Additional development standards for the CO-EL, (D) Subsection (2) to allow mechanical equipment to be located on the front facade facing the primary roadway, Variance #3) Chapter 90, Article 4, Overlay Districts, from Section 90-4.3 Additional development standards for the CO-EL, (H) Subsection (1) to allow the exterior facades to incorporate metal siding, Variance #4) Chapter 90, Article 6, Development Standards, Section 90-6.23 Parking standards – General, (A) to allow for standard parking spaces of 9ft wide by 20ft long and ADA parking spaces of 8 ft wide by 20ft long, Variance #5) Chapter 90, Article 6, Development Standards, from Section 90-6.27 Parking standards – All parking lots, (A) Parking lot design, Subsection (1) to allow the parking to encroach 5 ft into the minimum front yard setback, Variance #6) Chapter 90, Article 6, Development Standards, Section 90-6.27 Parking standards – All parking lots (A) Parking lot design, Subsection (2) to not require the landscape divider medians, Variance #7) Chapter 90, Article 6, Development Standards, from Section 90-6.31 Lighting standards, (D) Parking lot lights to exceed maximum height by 1ft, Variance #8) Chapter 90, Article 6, Development Standards, from Section 90-6.31 Lighting standards, (E) Sport field lights to exceed the maximum height by 10 ft, Variance #9) Chapter 90, Article 6, Development Standards, Section 90-6.32 Fence and wall standards – General, (C) to allow fencing in the east and west the front yard at 5910 Central Avenue.

V-29-25: Who Brew LLC. c/o Laura Pacino 100 Powell Place #1230, Nashville, TN, 37204 requesting 2 Variances from Developmental Standards - Variance #1) from Chapter 90, Article 4, Overlay Districts, from Section 90-4.3 Additional development standards for the corridor enhancement overlay district, (H) Architectural features compliance, Subsection (2) to allow building material Nichiha instead of brick or fluted concrete, Variance #2) from Chapter 90, Article 6, Development Standards, from Section 90-6.48, Sign standards – Businesses, (A) Building signage, to exceed the allowable square footage by 49ft on an Arterial street at 6283 US Highway 6.

V-30-25: Molly Maid c/o Brad White 605 Morgan Blvd, Valparaiso, IN requesting 3 Variances from Developmental Standards - Variance #1) from Chapter 90, Article 6, Development Standards, from Section 90-6.23 Parking standards – General (A) Parking spaces, to allow parking spaces to be 18ft long, Variance #2) from Chapter 90, Article 6, Development Standards, from Section 90-6.27 Parking standards – All parking lots, (A) Parking lot design, Subsection (1) to allow parking 38ft into the minimum yard setback on a lot located in the Overlay District Variance #3) from Chapter 90, Article 6, Section 90-6.23 Parking standards – General (C) Parking in easements to allow parking in a utility easement at 3437 Airport Road.

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

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