



AGENDA

Monday – December 22, 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 – November 24, 2025

Report of Officers and Committees:

OLD 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.

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.

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

V-31-25: 764 Holdings, LLC. c/o Todd Leeth, Leeth Law, LLC., 2700 Valparaiso Street #2412, Valparaiso, IN 46384 requesting 7 Variances from Developmental Standards – Variance #1) from Chapter 90, Zoning Ordinance, Article 3, Zoning Districts, Division 21, BP District, Business Park, Section 90-42, Development standard basics, Lot Standards, Maximum lot coverage, to exceed maximum lot coverage by 7.2%, Variance #2) from Chapter 90, Zoning Ordinance, Article 3, Division 21, BP District, Business Park, Section 90-42, Development standard basics, Structure Standards to allow two structures to exceed maximum structure height, request is for Building A to exceed the maximum requirement by 4 feet (Building A total height is 39 feet) and Building B to exceed the maximum requirement by 19.5 feet (Building B total height is 54 feet 6 inches), Variance #3) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3 Additional development standards for the corridor enhancement overlay district, (F) Parking Lot Design aesthetic impacts to allow parking in front of buildings from a primary roadway, Variance #4) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3 Additional development standards for the corridor enhancement overlay district, (H) Architectural features compliance, Subsection (2) to allow building materials not be dominantly brick or fluted concrete, Variance #5) from Chapter 90, Zoning Ordinance, Article 6, Development Standards, from Section 90-6.36 Landscape Standards – General, Variance #6) from Chapter 90, Zoning Ordinance, Article 6, Development Standards, from Section 90-6.40, Landscape standards – Businesses, Variance #7) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3 Additional development standards for the corridor enhancement overlay district at 6800 Block of Melton Road.

V-32-25: Chester, Inc. c/o Steve Debold 555 Eastport Centre Drive, Valparaiso, IN 46383 requesting 2 Variances from Developmental Standards – Variance #1) from Chapter 90, Article 6, Development Standards, from Section 90-6.23 Parking standards – General (C) Parking in easements, to allow East parking spaces to encroach 8ft into a utility and drainage easement, 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 lot to encroach 18ft to the East and 25ft to the North into the minimum yard setback at 6540 American Way.

V-33-25: Steven Skopp 2495 Swanson Road, Portage, Indiana requesting a Variance from Developmental Standards Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall – General Standards, Subsection (C), to allow a 4-ft chain-link fence to encroach 35ft on the North, 50ft on the South, 26ft on the East into the front yards on a lot with double frontage at 2495 Swanson Road.

UV-05-25: Chester Inc. c/o Adam Peuquet 555 Eastport Centre Drive, Valparaiso, IN 46383, requesting a Use Variance from Chapter 90, Division 19, C2 District (Medium/Large Scale Commercial), Section 90-3.37 Intent, permitted uses and special exception uses to allow a CDE collision center at 6140 Augusta Boulevard.

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

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