



## AGENDA

**Monday – March 23, 2026 – 6:30 PM**

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

### Call to Order

### Roll Call & Determination of Quorum

**Approval of Minutes – January 26, 2026, February 17, 2026, and February 23, 2026**

### Report of Officers and Committees

### NEW BUSINESS: Public Hearing

**V-02-26:** Robert Boehnlein 6866 Gaylord Avenue, Portage, IN requesting 6 Variances from Developmental Standards Variance #1) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3, Additional development standards for the CO-EL district, (D) ensure design and placement of structures enhancement, Subsection (1) to allow for deviation from the corridor elevation design standards, Variance #2) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3, Additional development standards for the CO-EL district, (H) Subsection (1) to allow for metal siding, Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards – General (G) to allow placement of accessory structure in the front yard along Samuelson Road, Variance #4) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards - General (I) to allow enclosed accessory structure to architecturally deviate from compatibility with the primary structures exterior, Variance #5) Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (A) No more than two enclosed accessory structures to be exceeded by one enclosed accessory structure, Variance #6) Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (B) to allow the cumulative square footage to exceed 840 sq ft by 269 sq ft at 6866 Gaylord Avenue.

#### Board of Zoning Appeals Members

Chairperson, Jim Weller, City Council – December 31, 2026  
Vice Chairperson, Darren Jones, Mayoral – December 31, 2028  
Brent Wright, Representative from Plan Commission – December 31, 2030  
Tim Beal, Mayoral – December 31, 2028  
Jim Wiseman, Mayoral Representative from Plan Commission – December 31, 2030  
Greg Lach, Alternate – December 31, 2030

V-05-26: Olthof Homes, LLC c/o Todd Leeth, Leeth Law LLC, 2700 Valparaiso Street, Suite #2412, Valparaiso, Indiana 46384, requesting 3 Variances from the City of Portage Chapter 90, Zoning Ordinance. Variance #1) Article 3 Zoning Districts, Division 7 - M1 District, Multi-Family Section 90-3.14 - Development standard basics minimum Lot Setbacks of 15 feet per side of the primary structure, proposing 8 foot per side of the primary structure, Variance #2) Article 6, Development Standards Section 90-6.25 Parking Standards - Residential Sites M1 district (B), At least 2 additional spaces per dwelling unit are required for visitor parking spread evenly throughout the development and cannot include spaces in carports or garages, proposing 2 additional spaces in the driveway and as off-street parking, Variance #3) Article 6, Development Standards Section 90-6.45 Sign standards - Subdivisions (A) (1) Residential subdivision. Collector/local street: Maximum size of a gateway sign shall be 6 feet in height and 60 square feet, proposing (2) 6.5 feet in height and 116 square feet each sign. Due to there being two entrances, allow construction of no more than 2 main monument signs. Pier monument signs shall also be allowed for Sweetwater Subdivision located at the southwest corner of 625 West and 700 North.

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

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