



City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, November 14, 2023 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

A meeting of the City of La Porte Board of Zoning Appeals (“BZA”), was held at City Hall on Tuesday, November 14, 2023 at the hour of 6:00 PM, (“local time”), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Chair Pete Saunders at 6:00 PM.

ITEM 2. Roll Call & Determination of Quorum

On a call of the roll, the members of the BZA were shown to be present or absent as follows:

Members Present:	Members Absent:	Staff Present:
Pete Saunders, Chair	Vickie Gushrowski	Mark Worthley, BZA Attorney
Brian Kajer, Vice Chair		David Heinold, City Planner
Drew Buchanan		
Mark Danielson		

ITEM 3. Approval of Minutes: October 11, 2023 Meeting Minutes

Chair Pete Saunders called for any changes or corrections to the October 11, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Mark Danielson made a motion to **approve the October 11, 2023 Meeting Minutes** and the motion was seconded by Drew Buchanan. The motion passed 4-0.

ITEM 4. **VARIANCE OF DEVELOPMENT STANDARDS #23-17 PETITION: To Reduce the Minimum Side Yard Setback from 11 Feet to 0 Feet on the South Property Line and Allow Second Story Building Addition with an Increase in Maximum Height from 18 Feet to 21 Feet on the Existing Detached Accessory Building**

Applicant: Jason Seifert

Property Owner: Valerie Martinsen Seifert

Address: 505 Lakeside Street

Staff Report: David Heinold

ITEM 5. **VARIANCE OF DEVELOPMENT STANDARDS #23-18 PETITION: To Reduce the Minimum Front Yard Setback from 20 Feet to 2 Feet from the Road Easement Line and Reduce the Minimum Setback between the Principal Residential Building and Detached Accessory Building from 10 Feet to 4 Feet**

Applicant: Jason Seifert

Property Owner: Valerie Martinsen Seifert

Address: 505 Lakeside Street

Staff Report: David Heinold

Applicant Presentation

Jason Seifert, 505 Lakeside Street, identified himself as the applicant for the two variance petitions #23-17 and #23-18 and explained his request to withdraw the two variance petitions from consideration. Mr. Seifert mentioned that this request to withdraw the two variance petitions is an effort to coordinate with the surrounding property owners for their plans for the subject property.

Staff Presentation

David Heinold, City Planning, explained that the withdrawal request does not require any action by the board. Mr. Heinold explained that the applicant will not be able to apply for this type of variance petition for three months according to the zoning ordinance with the withdrawal of the two variance petitions as requested by the applicant.

ITEM 6. **VARIANCE OF DEVELOPMENT STANDARDS #23-21 PETITION: To Allow Six (6) Foot Tall Privacy Fence in the Front Yard Setback Area Adjacent to West 18th Street and K Street**

Applicant: Hernan S. Barron

Property Owner: same

Address: 1003 West 18th Street

Staff Report: David Heinold

Applicant Presentation

Chair Pete Saunders called for the petitioner to present the variance petition.

Hernan Barron, 1003 West 18th Street, identified himself as the applicant for the variance request to allow a six foot tall privacy fence within the front yard setback area along West 18th Street and K Street. Mr. Barron provided the board members with handouts that show photos of where he would like to put the privacy fence. He explained that the subject property does not have a backyard and that he would like to have a side yard privacy fence in the proposed area as shown on the site plan included with the variance petition. He further mentioned that the proposed fence is not located in any utility areas.

Staff Presentation

David Heinold, Assistant City Planner, explained the staff report and recommendation for the variance petition to allow a six foot tall privacy fence in the front yard setback area adjacent to West 18th Street and K Street.

Public Comment

Chair Pete Saunders opened the meeting to public comment and called for public comments either for or against the variance petition.

Rick Ogle, 1902 Indiana Avenue, questioned if he heard A Street described in the request. Mr. Heinold explained that the subject property for the variance petition is located at the corner of the letter K Street and West 18th Street. Mr. Ogle had no further comments.

Chair Pete Saunders called for additional public comment. There being no further public comment, Chair Pete Saunders closed the floor to public comment.

Applicant Response

There were no further comments from the applicant.

Board Discussion/Action

Drew Buchanan made a motion to **approve the Variance of Development Standards #23-21 according to the attached site plan** and the motion was seconded by Brian Kajer. The motion passed 4-0.

Variance of Development Standards #23-21 – Approved according to the attached site plan

ITEM 6. Old Business

There was no old business.

ITEM 7. New Business

There was no new business.

ITEM 8. Other Business

A. Public Comments on Non-Agenda Items

There was no public comment on non-agenda items.

ITEM 9. Adjournment

Mark Danielson made a motion to **adjourn** and the motion was seconded by Drew Buchanan. The motion to **adjourn** passed 4-0. The meeting was **adjourned** at 6:10 pm.

Pete Saunders, Chair

David Heinold, Secretary