



City of La Porte Board of Zoning Appeals Meeting Agenda

**Tuesday, August 8, 2023 at or after 6:00 PM
Immediately upon conclusion of Plan Commission meeting**

City Hall Council Chambers, 801 Michigan Ave.

www.cityoflaporte.com

(219) 362-8260

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items

Members of the public should understand the Board of Zoning Appeals members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business for each petition shall be the following:

1. Applicant Presentation
2. Staff Report Presentation
3. Public Comment
4. Applicant Response
5. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Roll Call & Determination of Quorum

ITEM 3. Approval of Minutes: June 27, 2023 Meeting Minutes

ITEM 4. **SPECIAL EXCEPTION USE #23-11 PETITION: To Allow Philanthropic and Eleemosynary Support Services**

Applicant: HOI-Ivy Flats, LLC

Property Owner: La Porte Community School Corporation

Address: 205 Rumely Street

Staff Report: David Heinold

ITEM 5. **VARIANCE OF DEVELOPMENT STANDARDS #23-12 PETITION: To Extend the House Foundation within the minimum front yard setback to Connect the House to the Detached Garage**

Applicant: Claudia Winter

Property Owner: Mark Brusio

Address: 1211 Indiana Avenue

Staff Report: David Heinold

ITEM 6. **SPECIAL EXCEPTION USE #23-13 PETITION: To Allow for Watercraft Sales**

Applicant: MTC Investments, LLC and LaPorte Chrysler, Inc.

Property Owner: same

Address: 1309 Pine Lake Avenue

Staff Report: David Heinold

ITEM 7. Old Business

ITEM 8. New Business

ITEM 9. Other Business

A. Public Comments on Non-Agenda Items

ITEM 10. Adjournment



City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, June 27, 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, June 27, 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	Drew Buchanan	Mark Worthley, BZA Attorney
Vickie Gushrowski		David Heinold, City Planner
Brian Kajer		
Mark Danielson		

ITEM 3. Approval of Minutes: May 9, 2023 Meeting Minutes

Chair Pete Saunders called for any changes or corrections to the May 9, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Vickie Gushrowski made a motion to **approve the May 9, 2023 Meeting Minutes** and the motion was seconded by Mark Danielson. The motion passed 4-0.

ITEM 4. VARIANCE OF DEVELOPMENT STANDARDS #23-10 PETITION: To Allow Six (6) Foot Tall Privacy Fence in the Side Yard Setback Area Adjacent to the side-street property line along Bradley Court

Applicant: Steven Burnett
Property Owner: Steven and Janine Burnett
Address: 310 East Jefferson Avenue
Staff Report: David Heinold

Applicant Presentation

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

Steven Burnett, 310 East Jefferson Avenue, identified himself as the petitioner and described the request to allow the construction of a privacy fence in the front yard along Bradley Court.

Chair Saunders asked the petitioner if the purpose of the privacy fence is to protect the view from neighboring properties. Mr. Burnett confirmed that the purpose of the proposed privacy fence is to block the view of neighboring properties from the subject property.

Staff Presentation

Chair Saunders called for a staff report presentation.

David Heinold, Assistant City Planner, presented the staff report and recommendation for the variance of development standards petition.

Public Comment

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

Maria Amor, 318 East Jefferson Avenue, spoke in remonstrance to the variance petition and mentioned that the subject property is being used for commercial storage of building materials that is not allowed in residential areas. She continued to mention that the petitioner doesn't live at the property.

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

Applicant Response

Mr. Burnett confirmed that he does live at the property and receives the homestead tax exemption.

Board Discussion/Action

Vickie Gushrowski made a motion to **deny Variance of Development Standards #23-10 Petition** based on the zoning ordinance and the motion was seconded by Mark Danielson. The motion to **deny** passed 4-0.

Variance of Development Standards #23-10 Petition – Denied

ITEM 5. Old Business

There was no old business.

ITEM 6. New Business

There was no new business.

ITEM 7. Other Business

A. Public Comments on Non-Agenda Items

Maria Amor requested follow-up with Code Enforcement on commercial storage at 310 East Jefferson Avenue. City Staff encouraged Maria to contact Code Enforcement about this subject since this was an agenda item.

ITEM 8. Adjournment

Vickie Gushrowski made a motion to **adjourn** and the motion was seconded by Mark Danielson. The motion to **adjourn** passed 4-0. The meeting was **adjourned** at 6:32 pm.

Pete Saunders, Chair

David Heinold, Secretary



ITEM 4. Special Exception Use # 23-11 Petition

to allow Philanthropic and Eleemosynary Support Services

Type of Request: Special Exception Use

Staff Report: David Heinold

APPLICANT

Name – HOI-Ivy Flats, LLC (Jordan Stanfill, CEO Housing Opportunities, Inc.)

PROPERTY OWNER

Name – La Porte Community School Corporation

PREMISES AFFECTED

Parcel Number - 46-06-36-254-001.000-043				
Actual/approximate address or location from major streets – 205 Rumely Street				
Total Acreage – 0.98 acre		Flood Zone on Site? – No		
Zoning of Subject Property – R3A		Use of Subject Property – Commercial Building		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1D
Land Use of Adjacent Properties	North: Residential	South: Residential	East: Residential	West: Residential

SUMMARY: The petitioner proposes to allow multiple family residential dwellings and on-site support services, such as Peer Support and Health Services, in order for the residents or other community members to achieve their own employment, health, and social services goals. The petitioner has concurrently applied for a zone map change to Re-Zone the subject property from the R1C Single Family Residential District to the R3A Low-Rise Multiple Family Residential District to allow multiple family residential dwelling units in the existing commercial building. On July 25, 2023, the City of La Porte Plan Commission approved a Favorable Recommendation to Re-Zone the subject property from R1C to R3A. The Zone Map Change petition is scheduled to be heard by the City of La Porte Common Council for public hearing regarding adoption of the proposed rezoning from R1C to R3A on August 7, 2023.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.98 acre and is currently zoned R1C (Single Family Residential District). Historically, the property with a commercial building was used as a former coke bottling facility and more recently as office space and support services for the La Porte Community School Corporation. The subject property encompasses the entire block between Rumely, Tally, Bond, and Allen Streets.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION USE:

The petitioner is requesting a special exception use to allow philanthropic and eleemosynary support services in addition to the multiple family dwelling units.

STATEMENT OF COMPLIANCE: Section 31.17 defines philanthropic and eleemosynary institutions as centers operated by philanthropic or non-profit institutions that assist individuals with social needs, such as shelters and rehabilitation centers. These centers may provide temporary housing, meals, counseling, health services, education, job placement assistance and leisure-time activities. The proposed philanthropic and eleemosynary institution may be allowed within the R3A Low-Rise Multiple Family Residential District with the approval of a Special Exception Use by the Board of Zoning Appeals.

SITE REVIEW FINDINGS: Site review was not required due to the nature of the proposed adaptive reuse of an existing building and parking lot.

DECISION CRITERIA:

(1) General Welfare. The proposal will not be injurious to the public health, safety, and general welfare of the community.

The proposed density within the existing commercial building serves as an appropriate transition between the adjacent R1D and the R1C Residential Districts. In addition, there are existing commercial buildings located less than one block catcorner to the northwest at the intersection of East Lincolnway and North Street zoned B2 General Commercial District. The proposed use will also provide for identified social service and residential needs in the community.

(2) Surrounding Property. The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish or impair property values within the neighborhood. The intent of the proposed multifamily residential development and on-site support services with small office space will reduce the impact of the existing commercial building on adjacent residential dwellings in the immediate vicinity.

In addition, adequate parking exists on the site for the proposed use.

(3) Hazard. The special exception shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property.

The proposed use for a philanthropic and eleemosynary institution does not involve uses, activities, materials or equipment that will be detrimental to the health, safety, or general welfare of people or property in the immediate vicinity. The approval of the special exception use will allow the subject property to be used for the provision of support services for residents within multifamily residential dwellings in the existing building with minimal external impacts to the properties in the immediate vicinity. The proposed uses outlined above are detailed to take place within the existing building except for providing the associated parking south of the building.

(4) Public Facilities and Services. The use will be served adequately by essential public facilities and services such as: highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will be served adequately by essential public facilities and services such as streets, police, fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. Adequate measures will be taken to insure ingress and egress so designed to minimize traffic congestion in the public streets. The proposed ingress and egress is shown to be provided on the attached site plan from the existing driveway off Allen Street on the south side of the subject property.

(5) Development Requirements. The development of the property will be consistent with the intent of the development requirements established by this ordinance for similar uses. The development will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the County Comprehensive Land Development Plan.

The development of the subject property for a philanthropic and eleemosynary institution will be consistent with the intent of the development requirements established by the zoning ordinance for the adaptive reuse of an existing commercial building. The proposed use will be designed, constructed, operated, and maintained to be compatible with and not significantly alter the general characteristics of property in the immediate vicinity based upon the goals of the County Comprehensive Land Development Plan.

(6) Ordinance Intent. Granting the special exception use will not be contrary to the general purposes served by this ordinance and will not permanently injure other property or uses in the same zoning district and vicinity.

The proposed use is compatible with the intent of the R3A Low-Rise Multiple Family Residential District to provide for development of a form and character consistent with the established historic character of the community. The approval of the special exception use will not be contrary to the general purposes served by the zoning ordinance and will not permanently injure other property or uses in the immediate vicinity.

(7) County Land Development Plan. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the County Land Development Plan.

Staff finds that the proposed use to allow a philanthropic and eleemosynary institution on the subject property conforms to the goals and policies of the County Land Development Plan and City of La Porte Comprehensive Land Use Plan. The approval of the requested special exception use allows for new multiple family residential dwelling units and support services compatible with the Countywide Land Development Plan objective to create walkable, user-friendly neighborhoods where residents have the choice to walk to schools, nearby institutions, and basic daily services.

(8) Use Regulations. Where there are use-specific regulations contained in Article 14, the special exception use shall comply with all of the regulations applicable to the use.

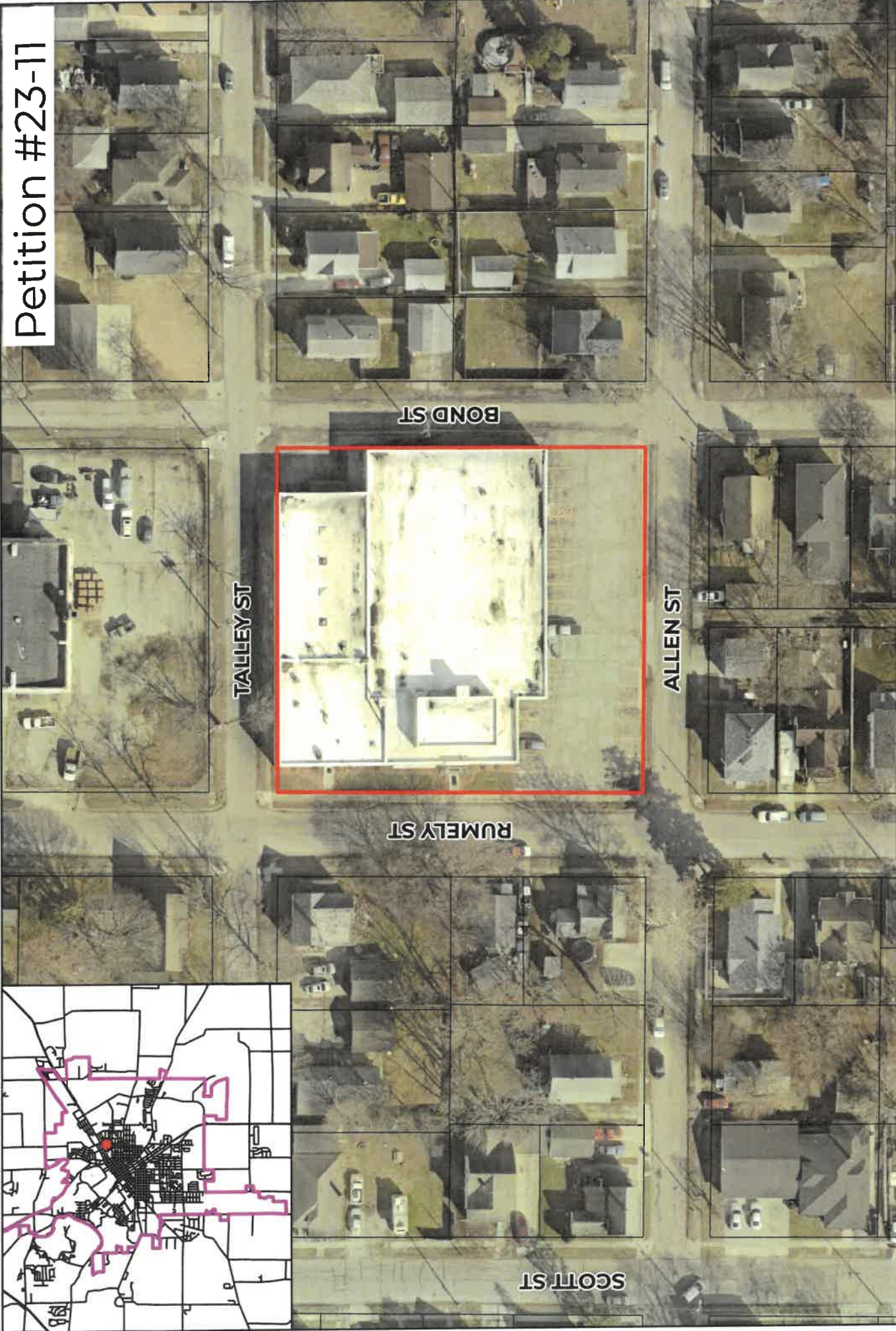
Article 14 does not define any additional use regulations pertaining to philanthropic and eleemosynary institutions.

STAFF RECOMMENDATION:

Staff finds that approval of the special exception use petition to allow a philanthropic and eleemosynary institution is consistent with the Countywide Comprehensive Land Development Plan. Staff recommends **approval** of Special Exception Use Petition #23-11.

Submitted to the Board of Zoning Appeals August 3rd, 2023.

Petition #23-11



LA PORTE
INDIANA

City of La Porte Board of Zoning Appeals Location Map

-  Subject Property
-  City Limits



Date Created: July 27, 2023
Created By: David Heinholt
Document Path: M:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2023\VAR_23-11
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Attachment D: Standards for Evaluating a Special Exception Use

Use the following form or attach a separate sheet(s) to explain the Special Exception Use request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

This Special Exception Use request accompanies a Zoning Change request to permit conversion of the existing building into Multi-Family Dwellings. For the Special Exception Use, the Petitioner is proposing to reserve a portion of the building (tentatively planned as approx. 2,037 sq. ft. of the total 28,174 sq. ft. building) for one or more not-for-profit organizations to offer on-site support services, such as Peer Support and Health Services, in order for the residents or other community members to achieve their own employment, health, and social services goals.

Standards for Evaluation

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

Everyone needs safe, decent, stable housing. For some of the most vulnerable people, some conditions make it difficult to maintain a stable home without additional help. Offering support services in conjunction with housing is supported by a large body of research that shows it reduces the use of more costly systems, especially emergency health and corrections.

2. The special exception will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

The provision of supportive services at the property by not-for-profit organizations will not be dissimilar to its current use by the school corporation as a supportive services center. Therefore, the Special Exception Use will have little to no impact on the use and enjoyment of other property in the immediate vicinity.

3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The existing structure on the site will be adaptively reused. The continued provision of supportive services within this building will not negatively impact any efforts to redevelop or make improvements to surrounding properties.

4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Redevelopment of the property via adaptive reuse will result in the continued utilization of the infrastructure that is already in place.

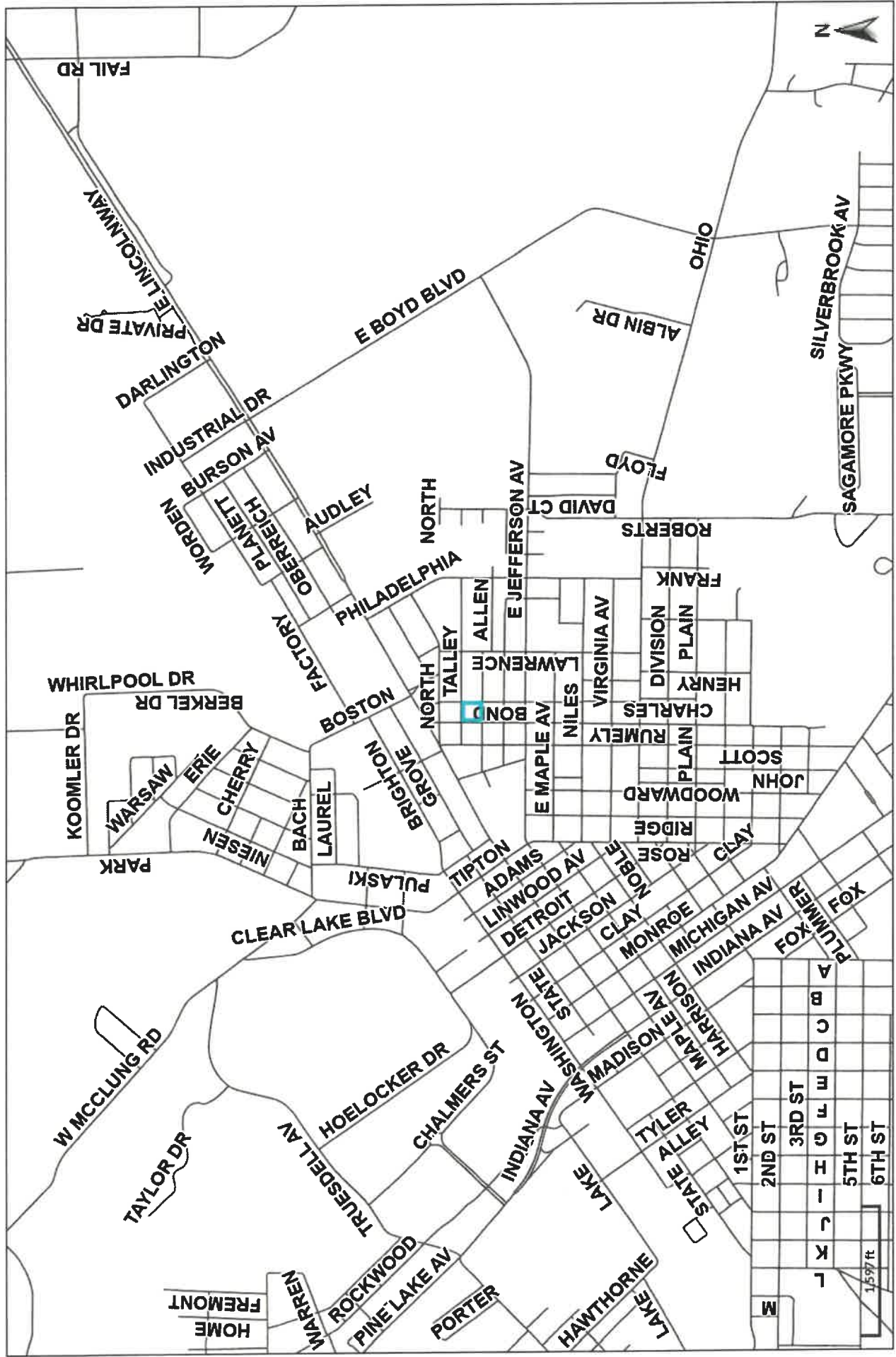
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

The site has ingress and egress from both Allen Street and Bond Street. The new use of the property is anticipated to generate similar amounts of traffic as the existing use.

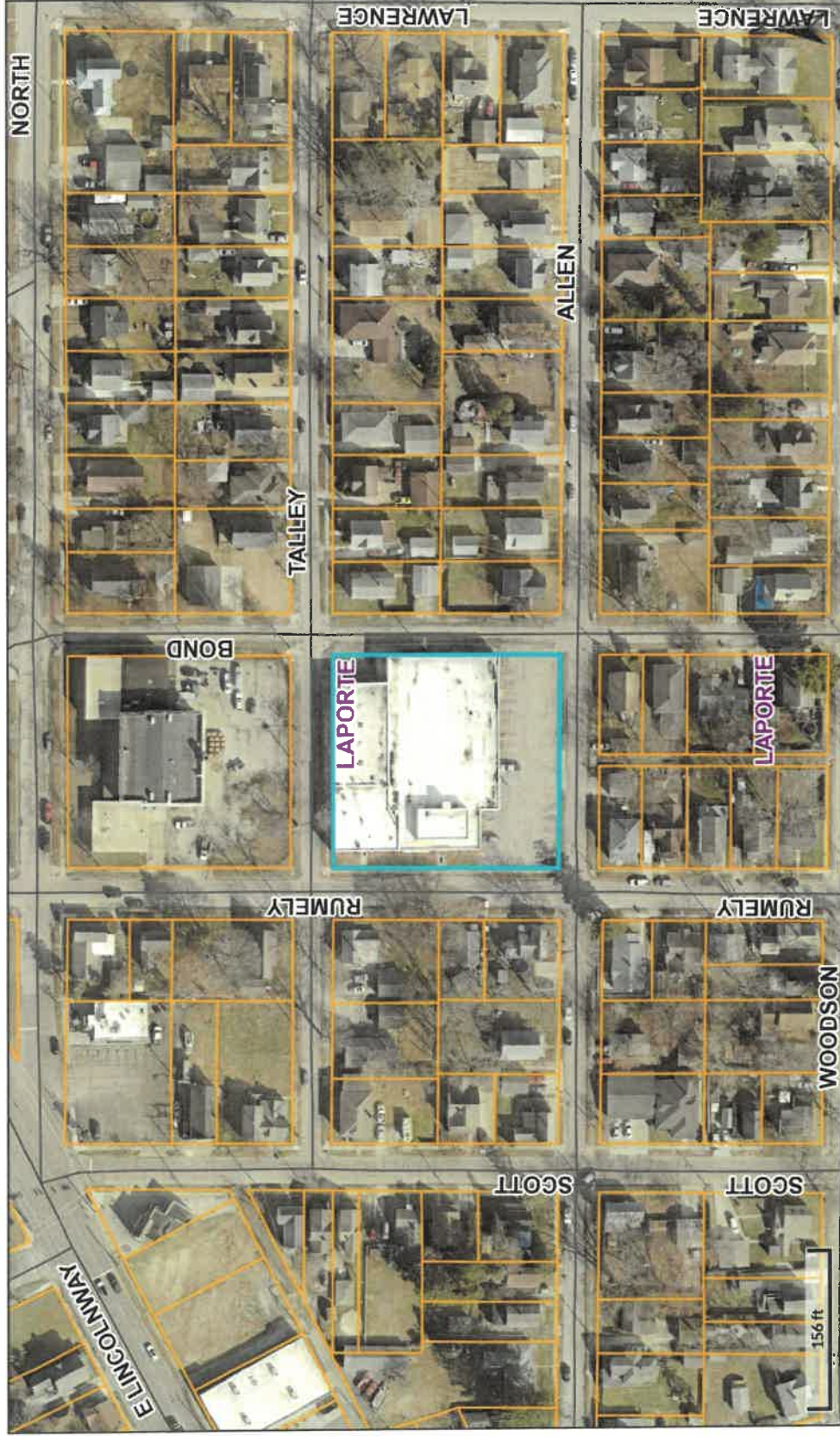
6. The special exception will be located in a district where such use permitted and all other requirements set forth in the Zoning Ordinance that are applicable to such use will be met.

In the Zoning Ordinance Schedule of Permitted Uses, Philanthropic and Eleemosynary Institutions are listed as an acceptable Special Exception Use in an R3A Low-Rise Multiple Family Residential District, for which an accompanying Zoning Change request is being made.




Vicinity Map, 205 Rumely St, La Porte, Indiana



205 Rumely St, La Porte



Legend

-  Road Centerlines
-  Geographic Townships
-  Parcels

Parcel ID 460636254001000043 **Alternate ID** 46-06-36-254-001.000-043 **Owner Address** School Laporte Community
Sec/Twp/Rng 36-37N-03W **Class** EXEMPT PROPERTY OWNED BY A BOARD OF EDUCATION **1921 A St**
Property Address 205 RUMELY ST **Acreege** n/a **La Porte, IN 46350**

District Laporte Center
Brief Tax Description 05-06-36-254-001.LTS 7 TO 12 INC & VAC ALLEY EASTPORT.
(Note: Not to be used on legal documents)

Property Owners Adjacent to 205 Rumely St, La Porte

Type	Location	Owner Name	Owner Address	Owner City, State, Zip
1 SF	112 Rumely St	Delbert E & Margot Wiltfong	PO Box 502	La Porte, IN 46352-0502
2 SF	202 Rumely St	Licandro Medina Negrete	401 Niles St	La Porte, IN 46350
3 SF	206 Rumely St	Edgardo Cruz Pina	1204 Jackson St	La Porte, IN 46350
4 SF	211 Allen St	Steven & Regina Wawok	6890 N Roby Rd	Culver, IN 46511
5 SF	302 Rumely St	Eujeana M Mangold	302 Rumely St	La Porte, IN 46350-3859
6 SF	204 North St	Aurelio Melgoza	204 North St	La Porte, IN 46350
7 SF	303 Talley St	Sharon S Green Life Estate rem int Thomas L Burger Jennifer K Hynek Gina M Collings & Duane E Burger Jr	303 Talley St	La Porte, IN 46350
8 SF	302 Talley St	Elisa N Hoffmann	302 Talley St	La Porte, IN 46350
9 SF	401 Allen St	Molly Rebecca Gramza and Christopher Andrew Rodriguez	401 Allen St	La Porte, IN 46350
10 SF	301 Rumely St	Kalvin R & Dora M Jones	301 Rumely St	La Porte, IN 46350
11 SF	302 Bond St	Dennis E and Bonnie S Timm	2207 Woodland Dr	La Porte, IN 46350
12 Duplex	301 Bond St	Anthony L Tomal	312 E 10th St	La Porte, IN 46350-5629



HOUSING OPPORTUNITIES

Resolving and preventing homelessness.

Development Name: Ivy Flats
Location: 205 Rumely St, La Porte, IN 46350
Owner: HOI-Ivy Flats, LLC
Developer: Housing Opportunities, Inc.

Housing Opportunities

1. Housing Opportunities is an IRS 501c3 not-for-profit community housing development organization, which has been serving La Porte and Porter Counties for 26 years.
2. Housing Opportunities is the sole member of HOI-Ivy Flats, LLC.
3. HO implements a model for a continuum of programs encompassing homelessness prevention, crisis intervention, supportive & affordable rental housing, and homeownership.
4. HO is passionate about developing and operating housing that is affordable for people that live in La Porte and Porter Counties.

Need

1. There is a documented need in La Porte for more rental housing.
2. Ivy Flats will help fulfill the City of La Porte Housing Strategy goal to produce 750+ rental units to address unmet housing needs for existing renters and expand the overall housing supply in the City of La Porte.
3. Housing Opportunities maintains waiting lists of families and individuals needing affordable apartments. Current requests on the waiting list are for:
 - a. Coordinated Entry Priority List – 137 households
 - b. 52 studio apartments
 - c. 103 one-bedroom apartments
 - d. 43 two-bedroom apartments
 - e. 14 three-bedroom apartments
 - f. 7 four-bedroom apartments
4. The proposed adaptive reuse development will add 16 new apartments to La Porte's housing stock through a \$7.4 million redevelopment effort. It is planned to become 10 one-bedroom and 6 two-bedroom apartments.



2001 Calumet Avenue, Valparaiso, IN 46383
p: 219.548.2800 | f: 219.548.2807 | www.hoi.help



Adaptive Reuse

1. The building on this property was built circa 1941 with a 1965 addition and originally had an industrial use as a Coca-Cola bottling facility. Its most recent use has been as the La Porte Community School Corporation's Supportive Services Center. It has been a part of neighborhood's character for many years. Through adaptive reuse, the historic character of the existing structure will be retained.

Zoning Change Request

1. A Zoning Change is being requested for the property to become an R3A Low-Rise Multiple Family Residential District.

Special Exception Use Request

1. A Special Exception Use is being requested to Philanthropic and Eleemosynary Institutions to enable designing a portion of the building for one or more not-for-profit organizations to offer on-site support services, such as Peer Support and Health Services, in order for the residents or other community members to achieve their own employment, health, and social services goals.



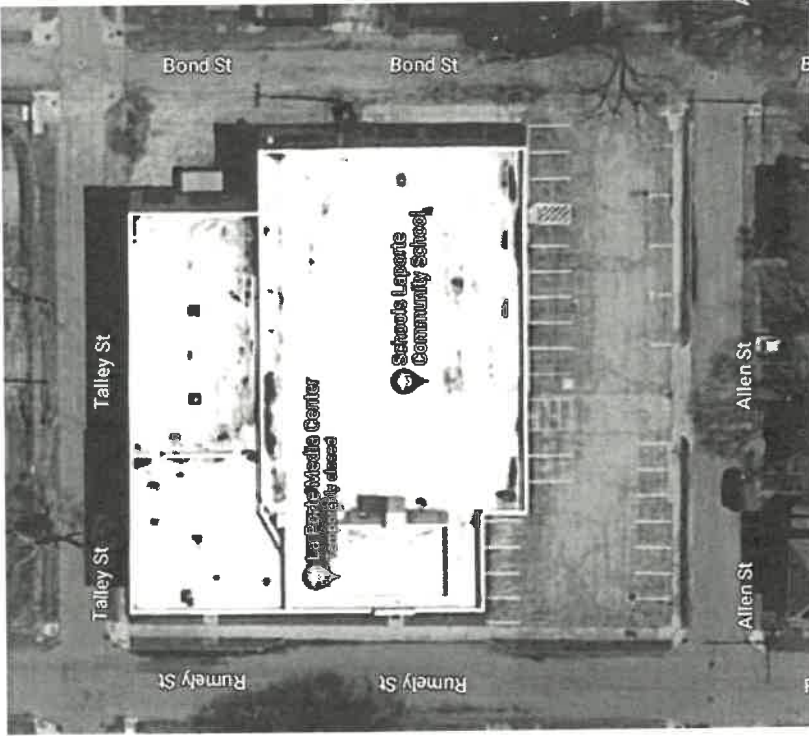
New Construction and Renovation Work for:
Ivy Flats
 205 Rumely St.
 Laporte, IN 46350



DATE: 11/21/2024
 TIME: 10:00 AM
 PROJECT: AS101
 DRAWING: ARCHITECTURAL SITE PLAN
 SHEET: 1 OF 1

NOT TO SCALE
 DOCUMENT IN PROGRESS
 NOT FOR CONSTRUCTION

AS101
 ARCHITECTURAL SITE PLAN



1 Architectural Site Plan

TALLEY STREET

MARKET STREET
 24' WIDE

ADP
 1

EXISTING SIDE
 DRIVEWAY
 12' WIDE

EXISTING SIDE
 DRIVEWAY
 12' WIDE

BOND STREET

MARKET STREET
 24' WIDE

ADP
 1

RUMELY STREET

EXISTING SIDE
 DRIVEWAY
 12' WIDE

EXISTING SIDE
 DRIVEWAY
 12' WIDE

Table 18.01(1)
Required Off-Street Parking Spaces

Residential	Required Off-Street Parking Spaces
Single-family detached dwellings, two-family dwellings, 2 spaces per dwelling	2 spaces per dwelling
Single-family attached rowhouses	1.5 spaces per dwelling, in excess
Multiple-family dwellings	1.5 spaces per dwelling, in excess
Dwelling units for valetchmen and operating personnel and their families	1.5 spaces per dwelling
Transient, semi-transient or student occupancies	1 space per room
Mobile home parks and subdivisions	2 spaces per dwelling

Table 18.02
Minimum Off-Street Turning Dimensional Requirements

Parking Pattern	Turning Slit	Length	Minimum Lane Width
0 (Parallel)	Width	24 ft.	24 ft.
0 (Parallel)	Width	12 ft.	12 ft.
30° to 53°	Width	18 ft.	18 ft.
54° to 74°	Width	18 ft.	18 ft.
75° to 90°	Width	18 ft.	22 ft.

1 Architectural Site Plan



AS101

ARCHITECTURAL SITE PLAN

New Construction and Revision Work for:

Ivy Flats

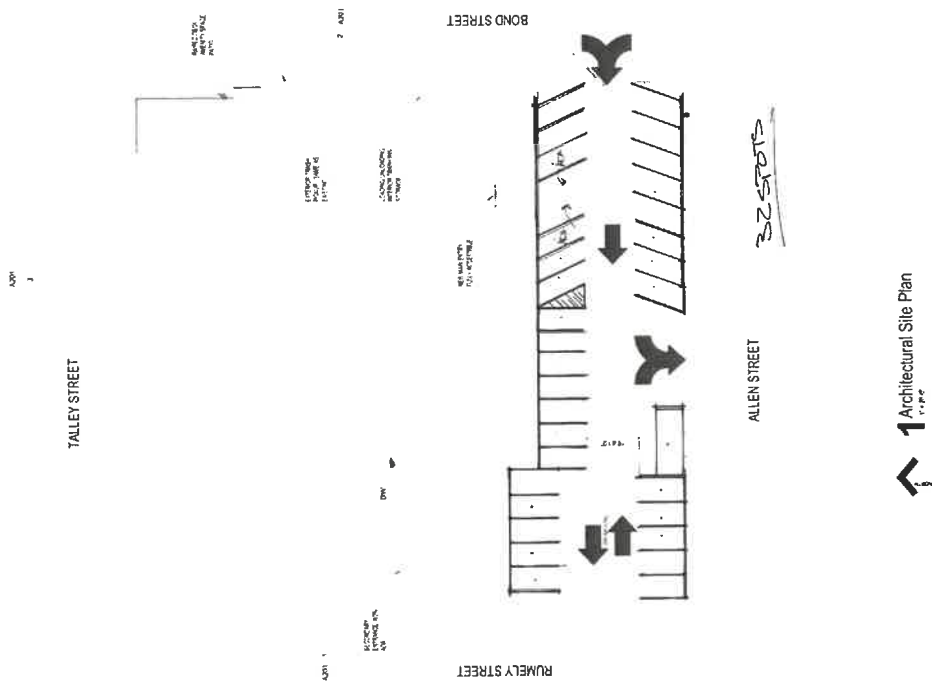
205 Rumely St.
Lafayette, IN 46330



DATE: 06/12/11
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 06/12/11
DRAWN BY: JLM
CHECKED BY: JLM

AS101

ARCHITECTURAL SITE PLAN



1 Architectural Site Plan

DATE: 06/12/11
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DATE: 06/12/11
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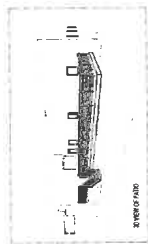
Ivy Flats
 205 Rumely St.
 LaPorte, IN 46350

New Construction and Renovation Work for:

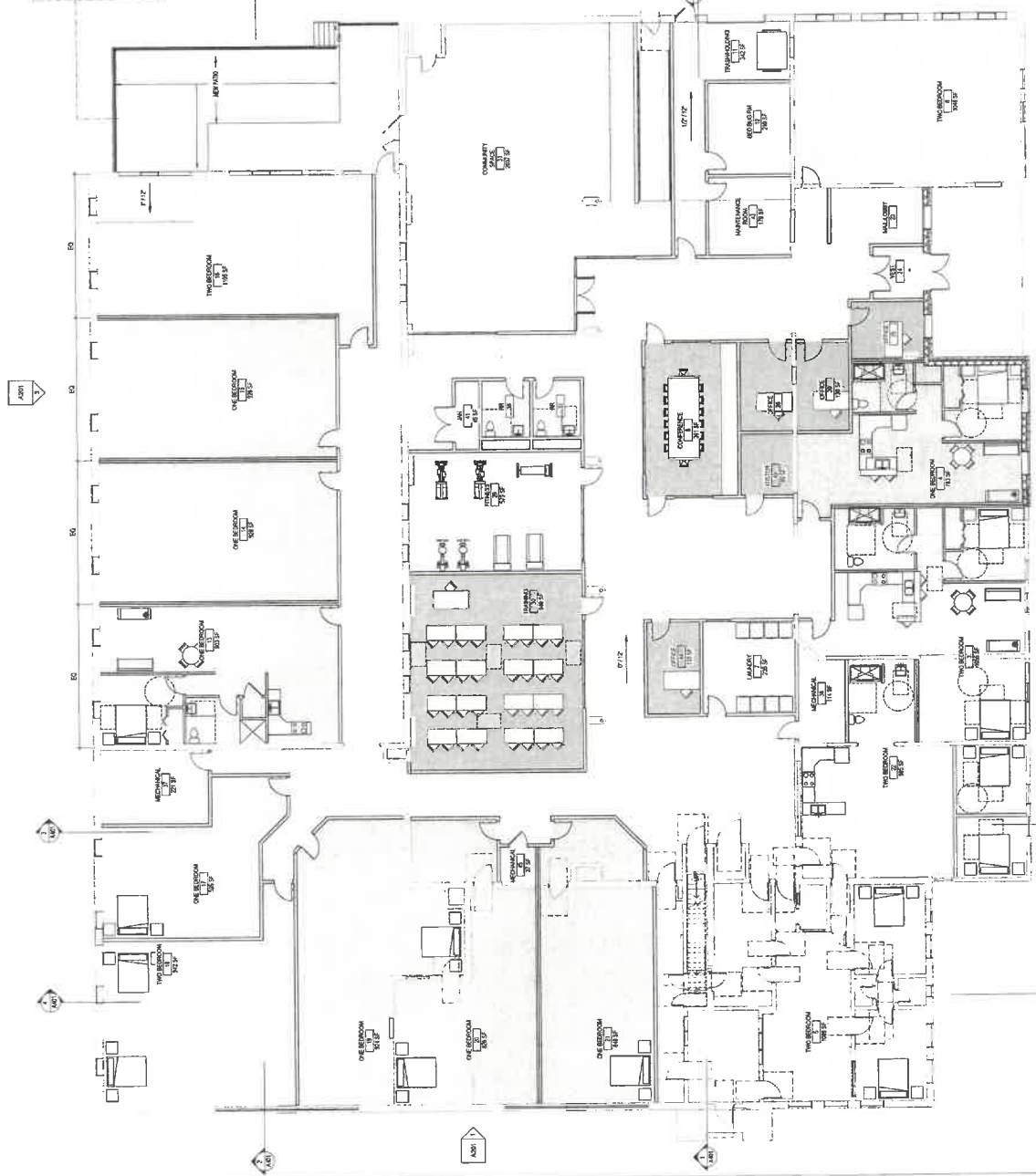


DATE: 08/11/11
 SHEET: 001
 PROJECT: 2021A101
A101

SCHEME 3



- Department Legend**
- ADMIN
 - AMENITY
 - ONE BED
 - SERVICE
 - TWO BED



New Construction and Renovation Work for:

Ivy Flats

205 Rumely St
LaPorte, IN 46350



271 West Lake Street
Fort Wayne, Indiana 46822
444.306.4279 FAX
444.306.4367

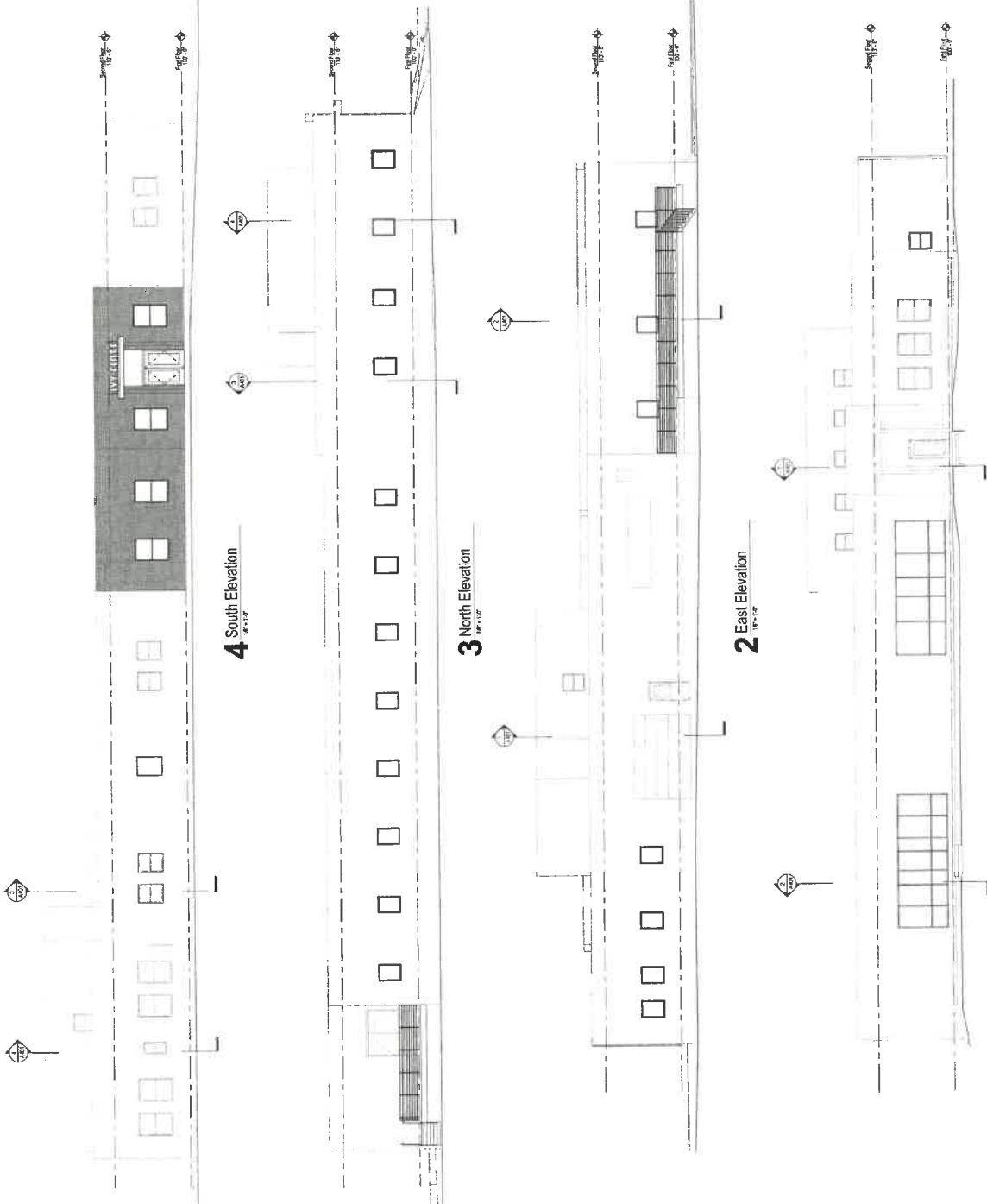
DATE: 02/24/20
PROJECT: 205 RUMELY ST
DRAWN: J. HARRIS
CHECKED: J. HARRIS
SCALE: AS SHOWN
SHEET: 1 OF 1



PROJECT NO: 205 RUMELY ST
DATE: 02/24/20

A201

BUILDING ELEVATIONS



4 South Elevation
1/8" = 1'-0"

3 North Elevation
1/8" = 1'-0"

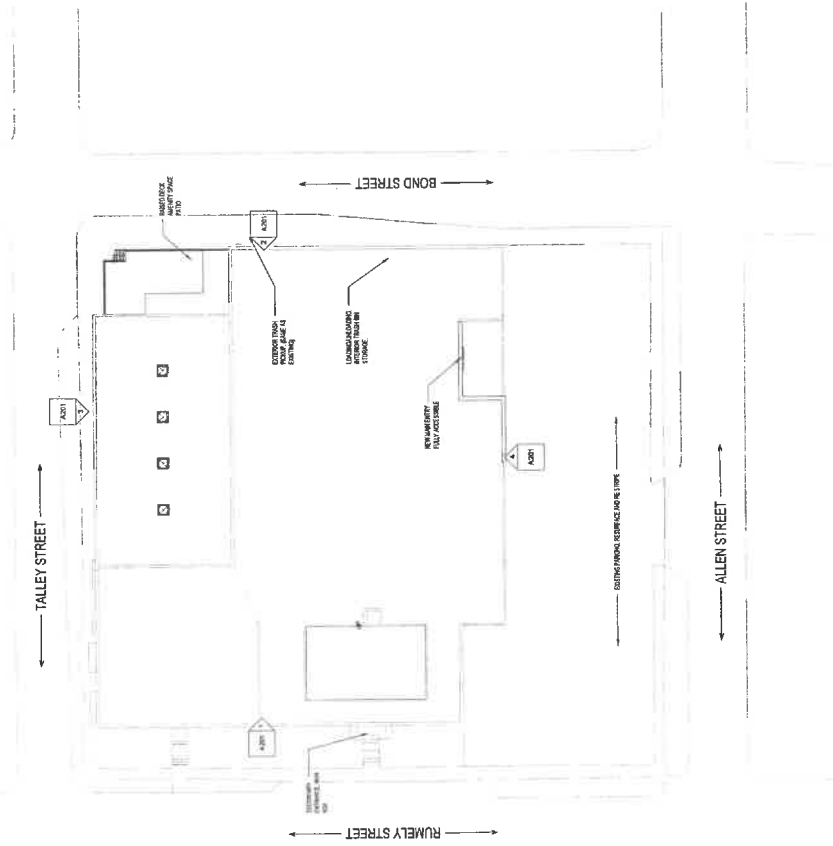
2 East Elevation
1/8" = 1'-0"

1 West Elevation
1/8" = 1'-0"

1/22/21 9:15 AM
1/22/21 9:58 AM
C:\projects\205 RUMELY ST\1 - Ivy Flats A201 - Building Elevation.dwg
J. Harris



1 Architectural Site Plan
 1/2020



New Construction and Renovation Work for:
 Ivy Flats
 205 Rumely St
 LaPorte, IN 46350

MARTIN ARCHITECTURE
 architects+engineers
 221 West Main Street
 LaPorte, Indiana 46350
 phone: 360.622.7994
 fax: 360.626.3267

THIS PLAN IS THE PROPERTY OF MARTIN ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARTIN ARCHITECTURE. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED.



Project: 2101 - Ivy Flats
 Date: 12/21/18
 Sheet: 01 of 01

AS101

ARCHITECTURAL SITE PLAN



Board of Zoning Appeals Application
SPECIAL EXCEPTION USE

City Planner
David Heinold, AICP
dheinold@cityoflaportein.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only

Fee: 80 Receipt: 484

File Date: 6/20/2023 File #: 2023-VAR-11

Site Review:

Date of BZA mtg: 7/11/2023

Decision:

This application is being submitted for a Special Exception Use

Applicant

Form with fields: Name (HOI-Ivy Flats, LLC), Street Address (2001 Calumet Ave), City, State, Zip (Valparaiso, IN 46383), Primary Contact (Jordan Stanfill, CEO, Housing Opportunities, Inc.), Phone (219-286-3307), Email (jstanfill@hoi.help), Engineer (Torrey Ehrman, P.E., Martin Riley architects-engineers), Others to be Notified (Sheryl Sharpe, Milestone Ventures), Applicant is (check one): Sole Owner, Joint Owner, Tenant, Agent, Other Purchaser (checked).

Property Owner (if different than above)

Form with fields: Name (La Porte Community School Corporation), Street Address (1000 Harrison St), City, State, Zip (La Porte, IN 46350), Phone (219-362-7056), Email.

Premises Affected

Form with fields: Parcel ID Number (46-06-36-254-001.000-043), Address or General Location (205 Rumely St), Total Acreage (0.964 acres), Flood Zone? (X), Zoning (R1C), Land Use (La Porte Community School Corporation Support Services Center), Request (Multiple-Family Dwellings (Zoning Change) and Philanthropic and Eleemosynary Support Services (Special Exception)), Zoning of Adjacent Properties (North: R1C, South: R1C, East: R1C, West: R1C), Land Use of Adjacent Properties (North: Single Family, South: Duplex & Single Family, East: Single Family, West: Single Family).

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Signature of Notary (Colin Welsh)

Notary Public's Name (printed) (Colin Welsh)

Subscribed and sworn to before me this 15 day of 23



Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

I (we) La Porte Community School Corporation
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

205 Rumely St, La Porte, IN 46350

(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (X is) (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

Mark J. Jancoski

STATE OF INDIANA)

COUNTY OF LaPorte) SS:

Subscribed and sworn to before me this 22nd day of June, 2023.

Jayne L. Grillo, Notary Public

Jayne L. Grillo

My Commission expires: march 27, 2027 County of Residence: LaPorte





ITEM 5. Variance of Development Standards # 23-12 Petition to

Extend the House Foundation within the minimum front yard setback to Connect the House to the Detached Garage

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Claudia Winter

PROPERTY OWNER

Name – Mark Brusio

PREMISES AFFECTED

Parcel Number - 46-10-01-108-003.000-043				
Actual/approximate address or location from major streets – 1211 Indiana Avenue				
Total Acreage – 0.143 Acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1C		Use of Subject Property – Residential		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1C
Land Use of Adjacent Properties	North: Residential	South: Residential	East: Residential	West: Residential

SUMMARY: The petitioner submitted a variance of development standards request to extend the house foundation within the minimum front yard setback to connect the house to the detached garage. The petitioner is seeking two variances with the request to extend the house foundation to connect the house to the detached garage. The first part in this variance request for consideration is the reduction of the minimum 25 foot front yard setback along the Plummer Street road frontage. Secondly, there is a request to reduce the minimum 10 foot building setback for the existing detached accessory building to the principal residential building.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.143 acre and is currently zoned RIC (Single Family Residential District). Historically, the property with a residential house was used as a single family dwelling for over one hundred years. The subject property is considered a corner lot at the intersection of Indiana Avenue and Plummer Street.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to extend the house foundation within the minimum front yard setback to connect the house to the detached garage. The first part of the variance is to reduce the minimum front yard setback on Plummer Street from 25 feet to 24 feet to allow construction of the building addition. The second part of the variance is to reduce the minimum 10 foot building setback between the detached garage and the house.

STATEMENT OF COMPLIANCE: Section 4.04 requires the minimum building dimensional standards be met for all single family residential dwellings and accessory structures. The subject property is considered a corner lot with two front yard setbacks from both Indiana Avenue and Plummer Street. Section 4.04 requires a minimum 25 foot front yard setback for all buildings. According to the site plan measurements provided by the petitioner, the existing house is 24 feet from the front property line along the Plummer Street road frontage. The minimum rear yard setback is 25 feet from the northeast property line along the alley. The minimum side yard setback is 5 feet on the northwest property line for new residential buildings. Section 16.02 (c) (2) requires that detached accessory buildings shall be setback a minimum of 10 feet from the principal residential building. The attached site plan provided by the petitioner shows that the existing detached accessory building is slab on grade, which is not allowed for connection to the principal residential structure without the appropriate building foundation.

SITE REVIEW FINDINGS: Site review was not required for the proposed use due to the nature of the proposed variance of development standards petition on the subject property.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the requested variance to allow the petitioner to extend the house foundation within the minimum front yard setback will not be injurious to the public health, safety, morals, and general welfare of the community because it does not extend beyond the current 24 foot house setback to the property line along Plummer Street. There are several building issues with the granting of the variance to allow the petitioner to connect the existing house to the detached garage. The main issue for constructability concerns is that the existing detached garage was constructed slab on grade, which does not allow proper connection to the house without the appropriate foundation. Staff recommends denial of the petitioner's request to connect the existing house to the detached garage because there has been no evidence presented that would permit such building addition without further review. Staff suggests allowing the building addition on the existing house with the 1 foot reduction in the front yard property line along

Plummer Street with the condition that it meet applicable zoning and building requirements for separation from accessory structures.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner with the construction of a minor building addition to the existing house.

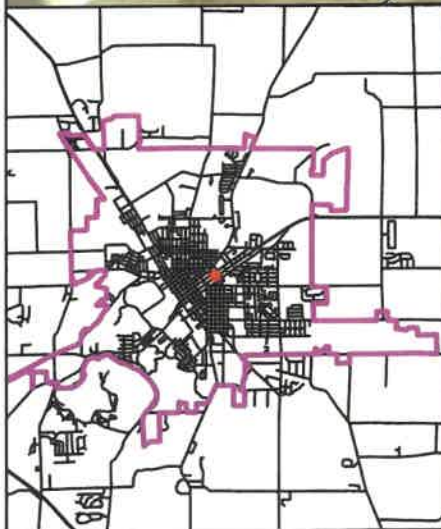
(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance to require the 25 foot minimum front yard setback for the proposed building addition on a narrow corner lot with two front yard setback areas will result in practical difficulties in the use of the property due to minimal allowable building area. However, the strict application of the terms of the zoning ordinance to require a minimum 10 foot building setback between the house and the detached garage would not result in practical difficulties in the petitioner's use of the subject property as a single family dwelling.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition meets the standards set forth in the 2017 City of La Porte Revised Joint Zoning Ordinance. Staff recommends **approval** of the first part of the variance of development standards request to allow the reduction of the front yard building setback along the Plummer Street road frontage. Staff recommends **denial** of the second part of the variance of development standards request to allow the reduction of the minimum 10 foot building setback between the house and the detached garage.



Submitted to the Board of Zoning Appeals August 3rd, 2023.



Petition #23-12



City of La Porte
Board of Zoning Appeals
Location Map

 Subject Property
 City Limits

0 12.5 25 50 Feet



Date Created: July 27, 2023
Created By: David Heimold
Document Path: M:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2023\VAR_23-12
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet (s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request. Attach additional sheets if necessary.

Project Name: 1211 INDIANA AVE., IN 46350 : addition to length of house.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

Single family residence. This request is to extend the length of the house to meet the garage. The purpose is to add square footage to the existing house.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because..... In the current state, from Indiana Avenue, the back side of the property is not visible; therefore, the addition will not affect the traffic on INDIANA AVE.

2. The use or value of the area to the property included in the variance will not be affected in a substantially adverse manner because..... This addition will add square footage to the property; therefore, increasing the property's value.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because... The existing house has had several changes to the back side of the existing house, and the back wall of the house is in desperate need of repair. The garage has a block foundation, and the repairs to the foundation of the garage will be essential. That being said, a new foundation and building addition will fit in well with all property corrections.

MARK BRUSO
1211 Indiana Ave



Overview



Legend

- Road Centerlines
- Parcels

Date created: 7/16/2023
Last Data Uploaded: 7/14/2023 8:02:08 PM

Developed by  **Schneider**
GEOSPATIAL

MARK BRUSO

1711 INDIANA AVENUE

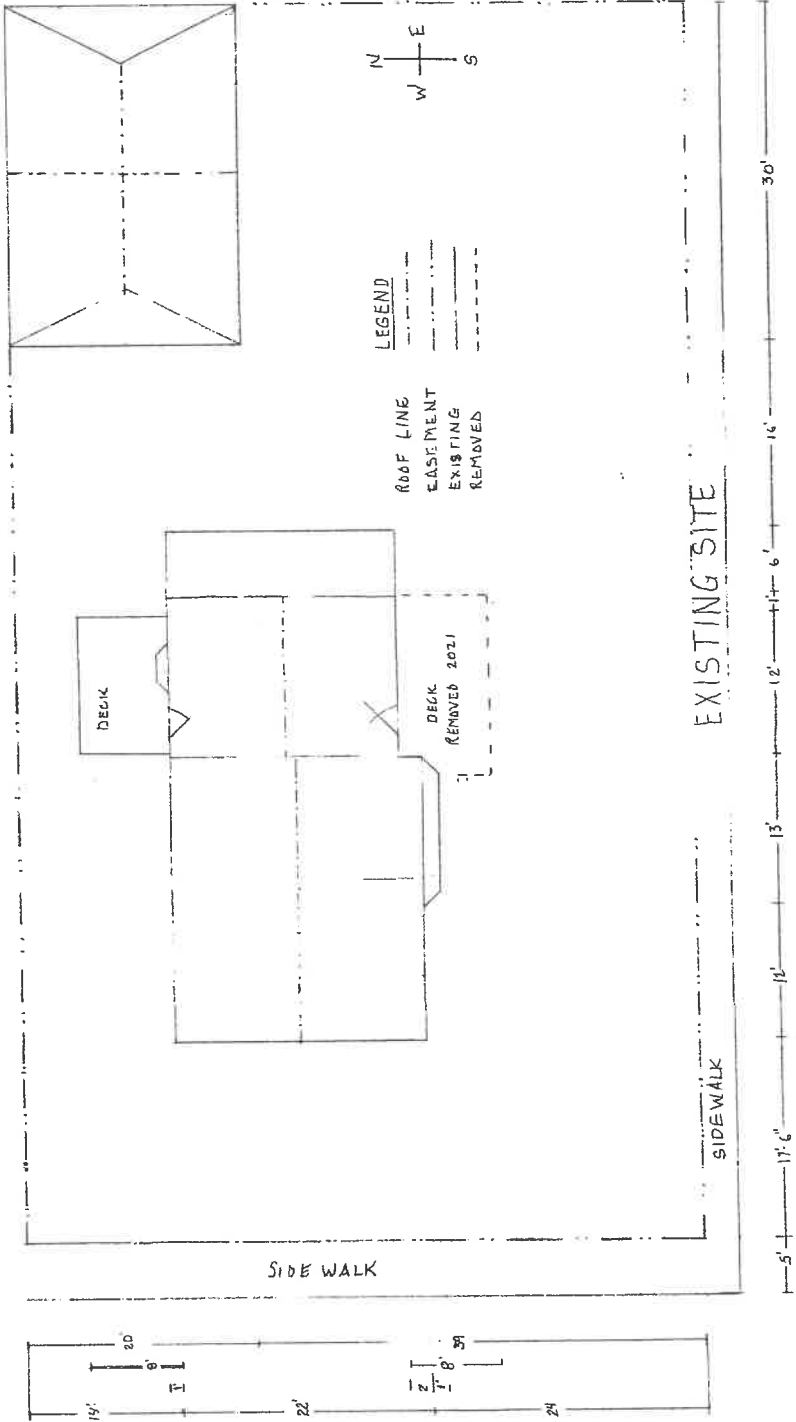
LA PORTE IN 46350

SEC/TWP/RNG 01-36N-03W

PARCEL ID 46100108005000043

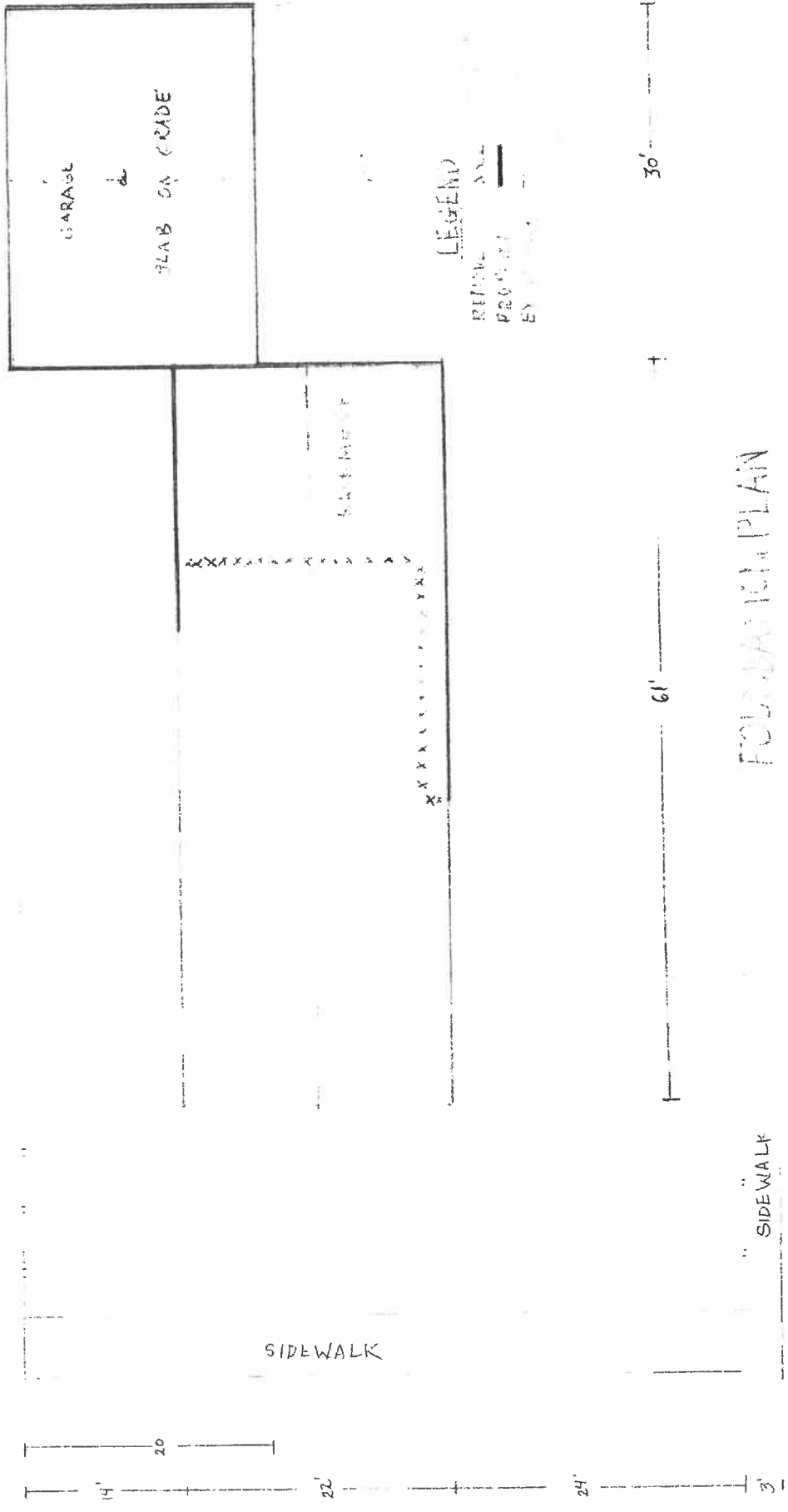
DISCRIPTION 05-10-01-108-003

CUMMINS EX 10 FT N PL LT 6



SCALE 1/8" = 1' DRAWN 4-20-2023 BY PROPERTY MANAGEMENT CM5W

LA PORTE IN 46350
 SEC. TWP / R16 01-36N-03W
 PARCEL ID 4610010800300043
 DISCUSSION 05-10-01-103-003
 CURBINS EX 20FT N PL LT6



LEGEND
 REPAIR
 PROVIDE BY

FOUNDATION PLAN

14' 20' 22' 24' 3'
 SIDEWALK
 1" = 17 1/2"
 6' 30'

MARK BRUSO

1211 INDIANA AVENUE

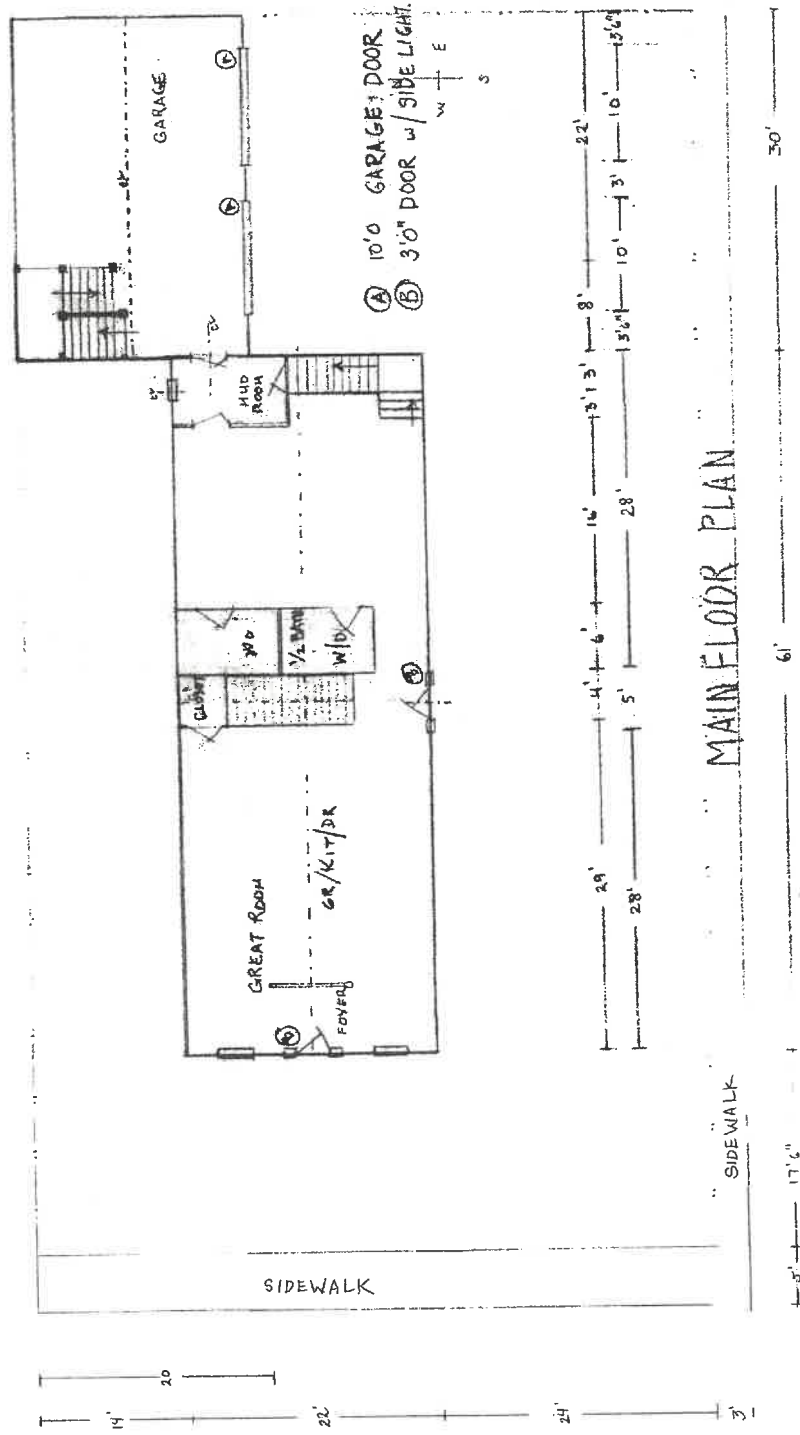
LA PORTE IN 46350

SEC/TWP/RNG D1-36N-03W

PARCEL ID 461001108003000045

DISCUSSION 05-10-01-102-003

CUMMINS EX 20FT N PL LT 6



SCALE 1/8" = 1' DRAWN 4-20-2025 BY PROPERTY MANAGEMENT CMSW



Board of Zoning Appeals Application VARIANCE OF DEVELOPMENT STANDARDS

City Planner
David Heinold, AICP
dheinold@cityoflaportein.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: <u>80⁰⁰</u>	Receipt: <u>487</u>
File Date: <u>7/17/2023</u>	File #: <u>2023-VAR-12</u>
Site Review: _____	
Date of BZA mtg: <u>8/8/2023</u>	
Decision: _____	

This application is being submitted for a Variance of Development Standards

Applicant

Name	<u>MARK BRUSO</u>		
Street Address	<u>1211 INDIANA AVE</u>		
City, State, Zip	<u>LA PORTE IN 46350</u>		
Primary Contact regarding this petition	<u>CLAUDIA WINTER</u>		
Phone	<u>219-575-8425</u>	Email	<u>winter.claudia@frontier.com</u>
Engineer Preparing Plans	<u>Greg Kil#</u>	Email	<u>gkil@kilarchitecture.com</u>
Others to be Notified		Email	
Applicant is (check one):	<input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____		

Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

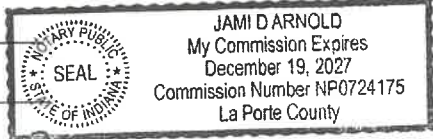
Premises Affected

Parcel ID Number	<u>46100108 003000043</u>		
Address or General Location	<u>1211 INDIANA AVE</u>		
Total Acreage	<u>0.116</u>	Flood Zone?	
Zoning	<u>R1C</u>	Land Use	
Request			
Zoning of Adjacent Properties	North: <u>R1C</u>	South: <u>R1C</u>	East: <u>R1C</u> West: <u>R1C</u>
Land Use of Adjacent Properties	North:	South:	East: West:

The above information and attached exhibits, to my knowledge and belief, are true and correct.

[Signature]
Signature of Applicant

[Signature]
Signature of Notary
Jami D Arnold
Notary Public's Name (printed)



Subscribed and sworn to before me this 17 day of 2023

Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

I (we) Mark Brusio
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:

1211 INDIANA AVE, LaPorte, IN 46350
(Address)

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (_____) is (_____ is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

[Signature]



STATE OF INDIANA)

COUNTY OF LaPorte) SS:)

Subscribed and sworn to before me this 17th day of July, 2023.

[Signature], Notary Public

My Commission expires: 12-19-2027 County of Residence: LaPorte



ITEM 6. Special Exception Use # 23-12 Petition to allow for Watercraft Sales
Type of Request: Special Exception Use
Staff Report: David Heinold

APPLICANT

Name – MTC Investments, LLC and LaPorte Chrysler, Inc.

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-27-226-015.000-043				
Actual/approximate address or location from major streets – 1309 Pine Lake Avenue				
Total Acreage – 3.992 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Automobile Sales and Repair		
Zoning of Adjacent Properties	North: B2	South: B2	East: B2	West: R3B
Land Use of Adjacent Properties	North: Cemetery	South: Residential Townhouses	East: Retail/Office	West: Residential Condominiums

SUMMARY: The petitioner proposes to allow watercraft sales in addition to the existing automobile sales and repair business. The request includes associated watercraft service work that is common among sales operations.

HISTORY OF SITE: Per the site aerial image, the parcel is 3.992 acres and is currently zoned B2 (General Commercial District). Historically, the property has been an automobile sales and repair business. Currently, the subject property has the same automobile sales and repair business. The petitioner proposes to allow watercraft sales on the subject property.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION USE:

The petitioner is requesting a special exception use to allow watercraft sales.

STATEMENT OF COMPLIANCE: Section 7.02 allows for watercraft sales, including service, with the approval of a Special Exception Use in the B2 General Commercial District when all applicable standards cited in Article 24 Special Exception Review Requirements and Procedures are met within the 2017 City of La Porte Revised Joint Zoning Ordinance.

SITE REVIEW FINDINGS: Site review was not required due to the nature of the request.

DECISION CRITERIA:

(1) General Welfare. The proposal will not be injurious to the public health, safety, and general welfare of the community.

The subject property has historically operated as an automobile sales and repair business. The proposed watercraft sales and service addition to the existing automobile sales and repair business will not be injurious to the public health, safety, and general welfare of the community.

(2) Surrounding Property. The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The approval of the special exception use to allow watercraft sales and service will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish or impair property values within the neighborhood. There are similar uses located along Pine Lake Avenue directly across from Pine Lake that have watercraft sales. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(3) Hazard. The special exception shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property.

The proposed use for watercraft sales and service does involve any uses, activities, materials or equipment which will be detrimental to the health, safety, or general welfare of people or property in the immediate vicinity. The impact of the proposed uses identified in the special exception use petition are comparable to the existing automobile sales and service.

(4) Public Facilities and Services. The use will be served adequately by essential public facilities and services such as: highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. The subject property already has the necessary ingress and egress to minimize traffic congestion in the public streets.

(5) Development Requirements. The development of the property will be consistent with the intent of the development requirements established by this ordinance for similar uses. The development will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the County Comprehensive Land Development Plan.

The development of the property will be consistent with the intent of the development requirements established by the zoning ordinance for similar watercraft sales businesses. The property development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing character of the general vicinity based upon the County Comprehensive Land Development Plan.

(6) Ordinance Intent. Granting the special exception use will not be contrary to the general purposes served by this ordinance and will not permanently injure other property or uses in the same zoning district and vicinity.

The approval of the special exception use to allow watercraft sales and service will not be contrary to the general purposes served by this ordinance and will not permanently injure other property or uses in the same zoning district. Watercraft sales and service is a common land use located directly across from Pine Lake in the B2 General Commercial District.

(7) County Land Development Plan. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the County Land Development Plan.

The proposed use to allow watercraft sales and service will be consistent with the character of the B2 General Commercial District, which has a mixed variety of commercial retail and sales businesses similar to the special exception use petition request. The County Land Development Plan encourages full use of land in established communities by elimination of unintended regulatory impediments to commercial infill development. Watercraft sales and service is a common land use located directly across from Pine Lake in the B2 General Commercial District.

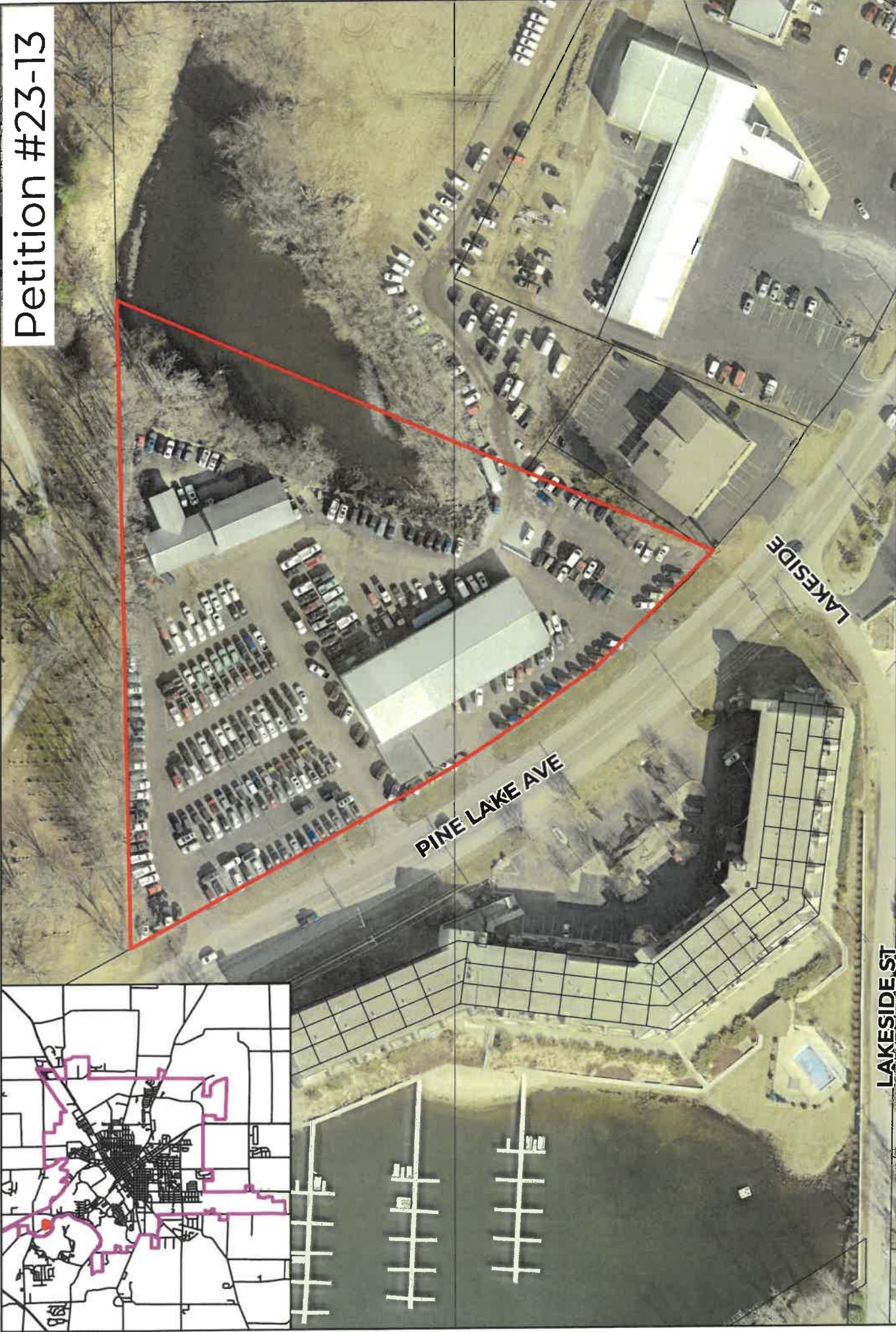
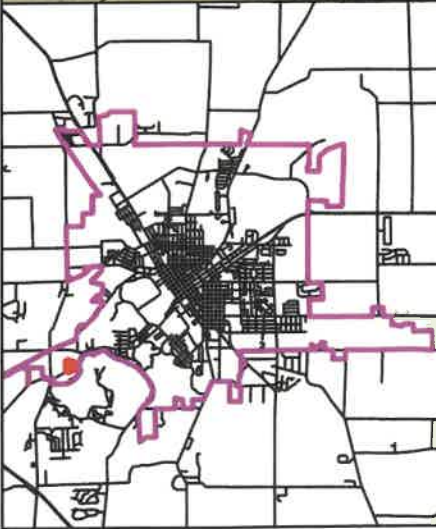
(8) Use Regulations. Where there are use-specific regulations contained in Article 14, the special exception use shall comply with all of the regulations applicable to the use. Article 14 does not define any additional use regulations pertaining to watercraft sales.

STAFF RECOMMENDATION:

Staff finds that approval of the special exception use petition to allow watercraft sales is consistent with the Countywide Comprehensive Land Development Plan and the general character of the surrounding properties. Staff recommends **approval** of Special Exception Use Petition #23-12.

Submitted to the Board of Zoning Appeals August 3rd, 2023.

Petition #23-13



City of La Porte Board of Zoning Appeals Location Map

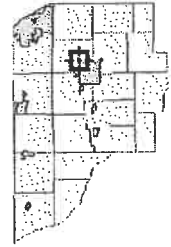
-  Subject Property
-  City Limits



Date Created: July 27, 2023
Created By: David Hejhold
Document Path: K:\City Planner\CIS\Map Requests\Board of Zoning Appeals\2023\VAR_23-13
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Overview



Legend

- Road Centerlines
- Geographic Townships
- Parcels

Parcel ID	460627226015000043	Alternate ID	46-06-27-226-015.000-043	Owner Address	MTC Investments LLC
Sec/Twp/Rng	27-37N-03W	Class	COMMERCIAL AUTO SALES & SERVICE	Attn:	Matthew J Magnuson
Property Address	1309 PINE LAKE AVE LA PORTE	Acreage	3.992		1309 Pine Lake Rd La Porte, IN 46350
District	Laporte Center				
Brief Tax Description	05-06-27-226-015 PCE IN FRL NE1/4 S27 T37 R3 3.992AC PER SURVEY (Note: Not to be used on legal documents)				

Date created: 7/13/2023
Last Data Uploaded: 7/13/2023 5:29:40 AM

Developed by  **Schneider**
GEO SPATIAL

Attachment D: Standards for Evaluating a Special Exception Use

Use the following form or attach a separate sheet(s) to explain the Special Exception Use request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

Standard hours of operation are Monday through Friday 8am to 7pm, and Saturday 8am to 4pm
Current use is commercial auto sales and service. Applicants seeks a special use to allow Applicants to sell and service watercraft at its current location.

Standards for Evaluation

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare because the sale and service of watercraft at Applicants' current location will be conducted in accordance with applicable laws and regulations and will be substantially the same and/or similar in nature to other businesses and uses in the immediate vicinity of Applicants' existing business.

2. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted welfare because the sale and service of watercraft at Applicants' current location will be conducted in accordance with applicable laws and regulations and will be the substantially the same and/or similar in nature to other businesses and uses in the immediate vicinity of Applicants' existing business.

3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district welfare because the sale and service of watercraft at Applicants' current location will be conducted in accordance with applicable laws and regulations and will be the substantially the same and/or similar in nature to other businesses and uses in the immediate vicinity of Applicants' existing business.

4. Applicants' property has adequate utilities, access roads, drainage, and other necessary facilities in place as part of current operations, which are sufficient to serve the addition of watercraft sales and/or servicing at the subject location.

5. Applicant's property provides and will continue to provide adequate ingress and egress so designed as to minimize traffic congestion on the public roadways as part of its current operations, which are sufficient to serve the addition of watercraft sales and/or servicing at said location.

6. The special exception will be located in a district where such use permitted and all other requirements set forth in the Zoning Ordinance that are applicable to such use will be met welfare because the sale and service of watercraft at Applicants' current location will be conducted in accordance with applicable laws and regulations and will be the substantially the same and/or similar in nature to other businesses and uses in the immediate vicinity of Applicants' existing business.



Board of Zoning Appeals Application SPECIAL EXCEPTION USE

City Planner
David Heinold, AICP
dheinold@cityoflaporte.in.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: <u>80.00</u>	Receipt: <u>485</u>
File: <u>7/19/23</u>	File #: <u>2023-VAR-13</u>
Date: <u>7/19/23</u>	Site Review: _____
Date of BZA mtg: <u>8/18/23</u>	Decision: _____

This application is being submitted for a Special Exception Use

Applicant

Name <u>MTC Investments, LLC and LaPorte Chrysler, Inc.</u>	
Street Address <u>2776 Hogan Avenue</u>	
City, State, Zip <u>LaPorte, Indiana 46350</u>	
Primary Contact regarding this petition <u>Christopher L. Willoughby, Attorney-at-Law</u>	
Phone <u>219-872-2100</u>	Email <u>clw@braje-nelson.com</u>
Engineer Preparing Plans	Email
Others to be Notified	Email
Applicant is (check one): <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

Premises Affected

Parcel ID Number <u>46-06-27-226-015.000-043</u>				
Address or General Location <u>1309 Pine Lake Road, LaPorte, Indiana 46350</u>				
Total Acreage <u>3.992</u>	Flood Zone? <u>no</u>			
Zoning <u>B2 - General Commercial</u>	Land Use <u>Commercial Auto Sales & Service</u>			
Request <u>Special Exception to allow for the sale of watercraft</u>				
Zoning of Adjacent Properties	North: <u>B2</u>	South: <u>B2</u>	East: <u>B2</u>	West: <u>R3B</u>
Land Use of Adjacent Properties	North: <u>General Commercial</u>	South: <u>General Commercial</u>	East: <u>General Commercial</u>	West: <u>High Rise Multi Family Residential</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Atty. for Applicant

Signature of Notary

Notary Public's Name (printed)

Subscribed and sworn to before me this 18th day of July, 2023.

