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# LAPORTE COUNTY BOARD OF ZONING APPEALS

Government Complex 5th Level  
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**ANNEMARIE POLAN**  
Building Commissioner

**December 15, 2015**

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, **December 15, 2015, at 6:00 p.m.** in the Assembly Room of the County Complex.

MEMBERS PRESENT:      Melissa Mullins Mischke      Dwayne Hogan  
   Glen Minich                                      Wally Pritz  
   Candice Nelson

PRESENT:                      Annemarie Polan, Recording Secretary, Attorney Doug Biege; Darlene Pavey, Secretary

The Pledge of Allegiance.

## **APPROVAL OF MINUTES:**

Dwayne Hogan asked for approval of the meeting minutes of November 17<sup>th</sup>, 2015.

Candice Nelson made a Motion to approve the meeting minutes of November 17<sup>th</sup>. Wally Pritz seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

## **Petitions:**

**1. The Petition for a Variance of Developmental Standards for Themis and Melodie Karnezis** to attach two separate living quarters by a breezeway with a fifteen (15') foot rear setback instead of the required twenty-five (25') feet. This property is located at 7635 N. Cherokee Trail, Rolling Prairie, Galena Twp., zoned R1B.

Attorney Biege said that notice is adequate.

12-15-2015 BZA Minutes

Dwayne Hogan asked for name and address for the record.

Attorney James Pittacora, 223 W. Jackson Street, 620, Chicago, Illinois.

Kristen Karnezis (inaudible), 9414 S. Damon Avenue, Chicago, Illinois.

Kent Mosier, 1403 Second Street, La Porte, Indiana.

Dwayne Hogan asked what they would like to do this evening.

Attorney Pittacora said that they would like to get a variance of the setback allowing for the breezeway to adjoin the two structures.

Family is up at the bench going over the site plan with the board members.

Attorney Biege asked if these are two separate lots.

Attorney Pittacora said that it is not two separate lots, it is one large lot.

Attorney Pittacora is up at the bench going over the site plan with attorney Biege.

Attorney Biege said that he is still lost, but there is one structure on two lots.

Attorney Pittacora said that there are two structures on one lot.

Family members up at the bench going over the site plan.

Attorney Pittacora said that Karnezis also owns the adjacent lots on both sides of this structure.

Attorney Biege said that both structures are on the same lot.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 1.

Dwayne Hogan asked if there are any questions, comments, or concerns from the board.

Glen Minich said that it looks like a fine building and everything, but neither of these conform to any of our current building codes because these were preexisting structures.

Annemarie Polan, Building Commissioner stated correct. Annemarie said that in order for them to expand it by using the breezeway, they have to be able to meet the setbacks and that's why they're here.

Glen Minich said that it was listed on the county inventory as two separate homes on one parcel.

Glen Minich said that the only problem that he has with this is it would have been nice if this whole building would have been brought forward because it's not consistent with the other neighbors. Glen said that one of the buildings is like three feet from the property line in the back. Glen said that all of the other neighbors have been consistent.

Kristen Karnezis (inaudible) said that it's not a home because it was an auxiliary building – bunk house. Kristen said that it was used to just house herself and four sisters to sleep. Kristen said that what they want to do is to combine the home and the bunk house so that they don't have to go outside in the middle of the night to pee. Kristen said that it's not combining two homes; it's just the two structures by way of a breezeway.

Dwayne Hogan asked the pleasure of the board.

Candice Nelson made a Motion to approve the petition for Themis and Melodie Karnezis to attach two separate living quarters by a breezeway with a fifteen (15') foot rear setback instead of the required twenty-five (25') feet on the property located at 7635 N. Cherokee Trail, Rolling Prairie, Galena Twp., zoned R1B. Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

**2. The Petition for a Variance for Shirley North** for continued placement of a mobile home. First variance was granted on September 18, 2006 and every three years thereafter, with the last variance granted on December 18, 2012. This property is located at 13624 S. 600 W., Hanna, IN., Cass Twp., zoned Agricultural on three acres of land.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Shirley North 13624 S. 600 W., Hanna, Indiana.

Dwayne Hogan asked Ms. North what she would like to do this evening.

Ms. North said that she wants to get the variance so she can keep the mobile home on the property.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 2.

Dwayne Hogan asked if there are any questions, comments, or concerns of the board.

Melissa Mullins Mischke made a Motion that the Petition for a Variance for Shirley North for continue placement of a mobile home at 13624 S. 600 W., Hanna, be granted for a period of three years renewable. Glen Minich seconded.

Dwayne Hogan asked if there are any questions, or concerns from the board.

All approved. Motion carried 5-0.

**3. The Petition for Variance of Developmental Standards for Sara Evers and David Haut** to construct a pole barn/workshop with a full bathroom, shower and washer and dryer. This property is located at 8679 E. 850 N., New Carlisle, Hudson Twp, zoned Agricultural on 2.79 acres of land.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

David Haut, 8679 E. 850 N., New Carlisle.

Sara Evers, 8679 E. 850 N., New Carlisle.

Dwayne Hogan asked what they would like to do this evening.

Mr. Haut said that he's trying to put a full bathroom and washer and dryer in the pole barn so he could go out there and take a shower and wash his clothes because he works in a foundry.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 3.

Dwayne Hogan asked if there are any questions, comments, or concerns from the board.

Glen Minich said that it sound like a good idea.

Glen Minich made a Motion that the Petition for Variance of Developmental Standards for Sara Evers and David Haut to construct a pole barn/workshop with a full bathroom and shower and washer and dryer be granted. This property is located at 8679 E. 850 N., New Carlisle, Hudson Twp. Zoned Agricultural. Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns from the board.

Annemarie Polan, Building Commissioner, said that this isn't going to be used as living quarters now, or never.

Dwayne Hogan said strictly chemicals.

All approved. Motion carried 5-0.

**4. The Petition for Variance of Developmental Standards for Development Alliance, LLC** to split a parcel (1.232A) with two houses, one parcel having two-hundred (200') feet of road frontage with approximately 44.048 square foot with house and the second parcel with approximately one-hundred twenty three (123') feet road frontage and approximately 19.544 square foot and a house. This property is located at 7362 W. Johnson Road, Coolspring Twp. zoned R1B.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Rory Bunce, 374 N. Timber Ridge Road, La Porte. Mr. Bunce said that he is the managing member for Development Alliance, LLC. Mr. Bunce said that on 8-15-2015 they purchased property at 7326 W. Johnson Road and it had the two existing properties on it and under one parcel number. Mr. Bunce said that when they purchased the property they realized they had to split it. Mr. Bunce said that they walked through the parcel and they believe that one parcel will be 200 feet and the next parcel will be the remaining. Mr. Bunce said that there is approximately thirty feet between the homes.

Mr. Bunce said that if you look at the picture they provided you will probably question why they didn't go straight back with the last line. Mr. Bunce said that there is a well and septic for each property that meets the standards, but they have to divide the property that way so the well and septic are on one property and the other well and septic are on the other property.

Mr. Bunce said that on the picture it's a little bit deceiving. Mr. Bunce said that it looks as if there is a building that is standing on the lot line and that building has been removed. Mr. Bunce said that they also took the driveway and moved it to the other side of that building, which allows for a much better access.

Board members going over the site plan.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 4.

Dwayne Hogan asked if there are any questions, or concerns of the board.

Glen Minich said that the only concern is that they try to make this a rare occurrence. Mr. Minich said that is something that we normally don't do. Mr. Minich told Mr. Bunce that they really did a nice job ----- you have removed trees making it safer.

Candice Nelson made a Motion that the Petition for Variance of Developmental Standards for Development Alliance, LLC to split a parcel with two houses, one parcel having two hundred feet of road frontage with approximately 44.048 square foot with one house and the second parcel with approximately one-hundred twenty three feet road frontage and approximately 19.544 square foot and a house be granted on the property located at 7362 W. Johnson Road, Coolspring Twp., zoned R1B. Wally Pritz seconded.

Dwayne Hogan asked if there are any questions or concerns.

Melissa Mullins Mischke said that she just wanted to mention that when you get the new address to make sure that there are signs so that the Fire Department and emergency vehicles can find you.

All approved. Motion carried 5-0.

Dwayne Hogan asked if there is any public comment, or questions.

Dwayne Hogan said that he would like to take this opportunity to wish everybody a Merry Christmas and thank you for a great year.

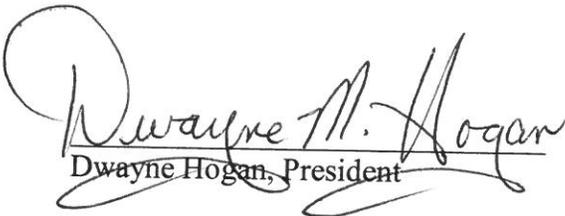
Attorney Biege said that he might add that they made it another year without a challenge to any of the BZA's decisions.

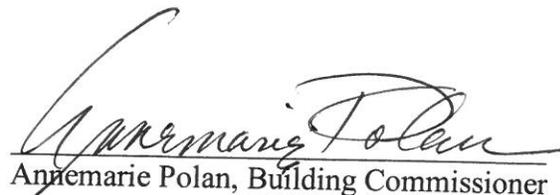
Dwayne Hogan said that he will entertain a Motion for adjournment.

Melissa Mullins Mischke said so moved.

All approved. Motion carried 5-0.

There being no further business, meeting adjourned at 6:26 p.m.

  
Dwayne Hogan, President

  
Annemarie Polan, Building Commissioner