City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, August 12, 2025 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, August 12, 2025 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 Brian Kajer at 6:00 PM.

ITEM 2. Pledge of Allegiance

ITEM 3. 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:
Chair, Brian Kajer	Pete Saunders	Mark Worthley, BZA Attorney
Vickie Gushrowski	Vice Chair, Nate Loucks	David Heinold, City Planner
Mark Danielson		Jamie Novak, Asst. Project Manager
		Craig Phillips, CDP Director

ITEM 4. Approval of Minutes: June 10, 2025 Meeting Minutes

Chair Brian Kajer called for any changes or corrections to the June 10, 2025 Meeting Minutes. There being no changes or corrections to the meeting minutes, Mark Danielson made a motion to **approve the June 10, 2025 Meeting Minutes** and the motion was seconded by Vickie Gushrowski. The motion passed 3-0.

ITEM 5. Variance of Development Standards # 25-06 Petition to Reduce the Minimum East Side Yard Building Setback from 10 Feet to 7 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Sherry and Daniel Flodder

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-11-202-007.000-061				
Actual/approximate address or location from major streets – 607 Toronado Drive				
Total Acreage – 0.25 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1B		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Single Family Dwelling	South: Single Family Dwelling	East: Single Family Dwelling	West: Single Family Dwelling

SUMMARY: The petitioner proposes to construct a building addition to the existing single family dwelling 7 feet from the east property boundary.

HISTORY OF SITE: Per the site aerial image, the total parcel size is 0.25 acre and is currently zoned R1B (Single Family Residential District). Currently, the subject property consists of a single family dwelling and attached garage. The petitioner proposes to utilize the area on the east side of the existing single family dwelling for a building addition.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to reduce the minimum east side yard building setback from 10 feet to 7 feet.

STATEMENT OF COMPLIANCE: Section 4.04 Building Dimensional Requirements shall be met for the subject property.

SITE REVIEW FINDINGS: Site review is not required for this type of variance request.

DECISION CRITERIA:

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

The proposed single story building addition to the existing single family dwelling will not be injurious to the public health, safety, morals, and general welfare of the community. The requested variance for the proposed building addition to add a bedroom, bathroom, and living area in the east side yard setback will not negatively impact the general welfare of the public.

(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 subject property will not be affected in a substantially adverse manner with the construction of a building addition to the existing single family dwelling. The proposed building addition will be used to provide an additional bedroom, bathroom, and living space in the single family dwelling.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property as a single family dwelling. The proposed building addition would not be able to be constructed for the intended purpose to allow for a bedroom, bathroom, and living space without the approval of the requested variance of development standards.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to reduce the minimum side yard for a building addition to the existing single family dwelling is appropriate for the surrounding area. Staff recommends **approval** of the petitioner's request to reduce the minimum east side yard building setback from 10 feet to 7 feet as part of Variance of Development Standards Petition #25-06.

Submitted to the Board of Zoning Appeals August 7th, 2025.

Applicant Presentation
Sherry Flodder of 607 Toronado Drive mentioned that she would like for her contractor Mike Smith to build a room addition onto the side of her house for her mother. Sherry Fodder mentioned that it will be 14 x 22 and will be set at the back of her house. Sherry Fodder mentioned that there will be six steps going down into the room, windows, and a little deck without any exits. Sherry Flodder stated that her mother is 93 years old with some health issues, and she would like for her mother to live with her.

Staff Presentation
David Heinold stated that Variance of Development Standards 25-06 Petition is to reduce the minimum east side yard building setback from 10 feet to 7 feet at 706 Toronado Drive. David Heinold mentioned that the addition will be located to the east of the existing house, and he explained the site plan. David Heinold showed photos that had views of the east side yard, the split-level house, the garage, the existing driveway, the side yard on the right, the neighbors side yard from the garage to the east, and the flag for the water line utilities. David Heinold mentioned that the property is about a quarter of an acre in size. David Heinold stated that staff recommend approval of the petitioner's request to reduce the minimum east side yard building setback from 10 feet to 7 feet as part of the Variance of Development Standards Petition 25-06.

Public Comment
There were no public comments.

Board Discussion/Action
Mark Danielson asked how soon would you be getting going.

Mike Smith replied, probably a month.

Mark Danielson asked when it will be complete.

Mike Smith replied, couple months.

Vickie Gushrowski made a motion to **approve Variance of Development Standards #25-06 Petition** to Reduce the Minimum East Side Yard Building Setback from 10 feet to 7 feet and the motion was seconded by Mark Danileson. A roll call vote was taken. The motion passed 3-0.

Yes Brian Kajer	Absent Nate Loucks	Absent Pete Saunders
Yes Mark Danielson	Yes Vickie Gushrowski	

Variance of Development Standards #25-06 Petition – Approved

ITEM 6. Variance of Development Standards # 25-07 Petition
to Reduce the Minimum Rear Yard Building Setback from 20 Feet to 10 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Sarah and Kevin Ford

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-36-388-004.000-043				
Actual/approximate address or location from major streets – 1109 Woodward Street				
Total Acreage – 0.13 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1D		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1D	South: R1D	East: R1D	West: R1D
Land Use of Adjacent Properties	North: Single Family Dwelling	South: Single Family Dwelling	East: Single Family Dwelling	West: Civic Auditorium

SUMMARY: The petitioner proposes to construct a main floor building addition to the existing single family dwelling 10 feet from the east property boundary.

HISTORY OF SITE: Per the site aerial image, the total parcel size is 0.13 acre and is currently zoned R1D (Single Family Residential District). Currently, the subject property consists of a single family dwelling and detached garage. The petitioner proposes to utilize a portion in the backyard attached to the existing single family dwelling for a main floor building addition to create an accessible bedroom and bathroom space.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to reduce the minimum rear yard building setback from 20 feet to 10 feet.

STATEMENT OF COMPLIANCE: Section 4.04 Building Dimensional Requirements shall be met for the subject property.

SITE REVIEW FINDINGS: Site review is not required for this type of variance request.

DECISION CRITERIA:

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

The proposed single story building addition to the existing single family dwelling will not be injurious to the public health, safety, morals, and general welfare of the community. The requested variance for the proposed building addition to add an accessible main floor bedroom and bathroom area in the rear yard setback will not negatively impact the general welfare of the public.

(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 subject property will not be affected in a substantially adverse manner with the construction of a building addition to the existing single family dwelling. The proposed building addition will be used to provide an accessible bedroom and bathroom space on the main floor of the single family dwelling.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property as a single family dwelling without an accessible bedroom and bathroom space. The proposed building addition would not be able to be constructed for the intended purpose to allow for an accessible bedroom and bathroom space without the approval of the requested variance of development standards.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to reduce the minimum rear yard for a building addition to the existing single family dwelling is appropriate for the surrounding area. Staff recommends **approval** of the petitioner's request to reduce the minimum rear yard building setback from 20 feet to 10 feet as part of Variance of Development Standards Petition #25-07.

Submitted to the Board of Zoning Appeals August 7th, 2025.

Applicant Presentation

Sarah Ford of 1109 Woodward mentioned that she is putting a 14 x 20 edition onto the back of her home for her disabled husband who has no access to the second floor.

Mark Worthley asked what about your lot.

Sarah Ford responded, the only place we have to expand is to the rear.

Staff Presentation

David Heinold mentioned that Variance Development Standards #25-07 Petition is to reduce the minimum rear yard building setback from 20 feet to 10 feet. David Heinold stated that the property is located at 1109 Woodward Street, that is about .13 acres in size and is zoned as R1D Single Family Residential District. David Heinold explained the site plan that was provided by the applicant. David Heinold mentioned that the addition is similar to the existing block there. David Heinold stated that staff does recommend approval of the petitioner's request to reduce the minimum rear yard building setback from 20 feet to 10 feet as part of the Variance of Development Standards Petition #25-07.

Public Comment

There was no public comment

Board Discussion/Action
Mark Danielson asked the applicant if there is a contractor.

Sarah Ford replied, “We do, Robert’s Construction.”

Mark Danielson asked when do you think they’ll get started and finished.

Sarah Ford mentioned that it is within the next couple of weeks pending this hearing and it’s a two-month timeline to complete.

Mark Danielson made a motion to **approve Variance of Development Standards #25-07 Petition** to Reduce the Minimum Rear Yard Setback From 20 feet to 10 feet and the motion was seconded by Vickie Gushrowski. A roll call vote was taken. The motion passed 3-0.

Yes Brian Kajer	Absent Nate Loucks	Absent Pete Saunders
Yes Mark Danielson	Yes Vickie Gushrowski	

Variance of Development Standards #25-07 Petition – Approved

ITEM 7. Old Business

There was no old business.

ITEM 8. New Business

There was no new business.

ITEM 9. Adjournment

Mark Danielson made a motion to **adjourn,** and the motion was seconded by Vickie Gushrowski. The motion to **adjourn** passed 3-0. The meeting was **adjourned** at 6.12 pm.

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Brian Kajer, Chair Josette Schoof, Secretary