CITY OF LA PORTE – BOARD OF ZONING APPEALS AGENDA
Tuesday, October 14, 2025 at or after 6:00 p.m.
Immediately Upon Conclusion of Plan Commission meeting
City Hall Council Chambers | 801 Michigan Ave.
www.cityoflaporte.com | (219) 362-8260

CITY OF LA PORTE

801 Michigan Ave.
La Porte, IN 46350
219-362-0151

City Council Appointments:

Brian Kajer
Jan. 2022-Dec. 2025

Mayoral Appointments:

Mark Danielson
Jan. 2022-Dec. 2025

Vickie Gushrowski
Jan. 2025-Dec. 2027

Nate Loucks
Jan. 2024-Dec. 2027

Pete Saunders
Jan. 2025-Dec. 2028

Council Liaisons:

Drew Buchanan

Julie West

PC/BZA Attorney:
Mark Worthley

Staff Liaison:
David Heinold

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 shall be:
A. Applicant Presentation B. Staff Presentation C. Public Comment
D. Applicant Response E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

ITEM 4. Approval of Minutes: September 9, 2025 Meeting Minutes

ITEM 5. **VARIANCE OF DEVELOPMENT STANDARDS #25-09**
PETITION to Reduce the Minimum Side Yard Building Setback from 8.25 Feet to 5 Feet on Both Sides; and Reduce the Minimum Rear Yard Building Setback from 20 Feet to 5 Feet
Petitioner: James & Kim Baldwin
Property Owner: same
Location: 407 Lakeside Street
Staff Report: David Heinold

ITEM 6. **VARIANCE OF DEVELOPMENT STANDARDS #25-10**
PETITION to Exceed the Maximum Accessory Building Area – Requesting 956 Square Feet; and Reduce the Minimum Rear Yard Building Setback for a Detached Accessory Building from 10 Feet to 6 Feet
Petitioner: Kimberly Cornell
Property Owner: same
Location: 1003 West 12th Street
Staff Report: Craig Phillips

ITEM 7. **VARIANCE OF DEVELOPMENT STANDARDS #25-11 PETITION to Exceed the Maximum Accessory Building Area – Requesting 2,550 Square Feet; Increase the Maximum Building Height for a Detached Accessory Building from 18 Feet to 28.5 Feet; and Reduce the Minimum East Side Yard Building Setback from 40 Feet to 7 Feet**
Petitioner: Attorney Dave Ambers (representing Jim Roy)
Property Owner: Jim Roy
Location: 1400 Ohio Street
Staff Report: David Heinold

ITEM 8. **USE VARIANCE #25-03 PETITION to Allow Accessory Dwelling Unit within the Detached Accessory Building**
Petitioner: Attorney Dave Ambers (representing Jim Roy)
Property Owner: Jim Roy
Location: 1400 Ohio Street
Staff Report: David Heinold

ITEM 9. **SPECIAL EXCEPTION USE #25-03 PETITION to Allow Retail Automobile Parts Store**
Petitioner: Fisher Auto Parts (Brandon Elam)
Property Owner: Gjms Llc
Location: 2431 Monroe Street
Staff Report: David Heinold

ITEM 10. Old Business

ITEM 11. New Business

ITEM 12. Other Business

ITEM 13. Adjournment

Live and archived transmissions of the Board of Zoning Appeals meetings are available at www.facebook.com/cityoflaportein and www.youtube.com/cityoflaportein. Minutes and agendas from previous meetings are available online at www.cityoflaporte.com. Those seeking to provide public comment on agenda items should raise their hand when the agenda item is announced and the Board Chair will call them to the podium to speak when it is time for public comments on the agenda item. All speakers must clearly state their name and address for the record. Speakers will be given a reasonable length of time (as determined by the Board Chair) to make their comment and/or express an opinion. All comments must be in the form of statements, as this is not a question-and-answer session. Personal attacks will not be tolerated and may result in exclusion from future public comment opportunities.

City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, September 9, 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, September 9, 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 7:05 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
Vice Chair, Nate Loucks	Mark Danielson	David Heinold, City Planner
Vickie Gushrowski		Josette Schoof Eng. Coordinator

ITEM 4. Approval of Minutes: August 12, 2025 Meeting Minutes

Chair Brian Kajer called for any changes or corrections to the August 12, 2025 Meeting Minutes. There being no changes or corrections to the meeting minutes, Nate Loucks made a motion to **approve the August 12, 2025 Meeting Minutes** and the motion was seconded by Vickie Gushrowski. The motion passed 3-0.

ITEM 5. Use Variance # 25-02 Petition to Allow Bank/Credit Union with Drive-through operations in the R1C Single Family Residential District
Type of Request: Use Variance
Staff Report: David Heinold

APPLICANT

Name – DVG Team, Inc. (James Hus, Jr.)

PROPERTY OWNER

Name – Laporte Community Federal Credit Union

PREMISES AFFECTED

Parcel Number - 46-06-35-462-011.000-043				
Actual/approximate address or location from major streets – 1304 Jefferson Avenue				
Total Acreage – 0.47 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1C		Use of Subject Property – Existing Bank/Credit Union use		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1C
Land Use of Adjacent Properties	North: Auto Repair Shop	South: Single Family Dwelling	East: Multiple Family Dwellings	West: Single Family Dwelling

SUMMARY: The petitioner proposes to allow reconstruction of the existing bank/credit union land use on property zoned R1C Single Family Residential District.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.47 acre and is currently zoned R1C (Single Family Residential District). The property has been and is currently used as a bank/credit union. The petitioner proposes to allow reconstruction of the existing bank/credit union land use on property zoned R1C Single Family Residential District.

DESCRIPTION OF PROPOSED USE VARIANCE:

The petitioner is requesting a use variance to allow reconstruction of the existing bank/credit union land use on property zoned R1C Single Family Residential District.

STATEMENT OF COMPLIANCE: Section 4.02 Uses sets forth requirements for how land and buildings may be used within the residential zoning districts. In addition, the development of the site shall be required to meet the development standards as set forth in Section 9.04 Building Dimensional Requirements for building setbacks. Table 17.02 (c)(2) requires a minimum of 10 feet of landscape screening between the bank/credit union land use and adjacent R1C District Single Family Residential properties on all sides.

SITE REVIEW FINDINGS: Site review was held on 8/20/2025 and the following comments are attached to the staff report for your review.

DECISION CRITERIA:

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

The approval to allow the reconstruction of the existing bank/credit union land use on the property zoned R1C Single Family Residential District will not be injurious to the public health, safety, morals, and general welfare of the community because the use has existed in this location since prior to the 2017 zoning ordinance changes. The petitioner is also requesting a variance of development standards from the minimum building, landscape, and trash enclosure setbacks.

(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 because the existing land use is currently a credit union and will not have any major changes to the operations on the subject property other than moving the building east towards the property line along Tyler Street. The proposed site development plan for the reconstruction of a credit union and drive through will improve the site conditions on the subject property.

(3) The need for the variance arises from some condition peculiar to the property involved;

The need for the use variance arises from the condition peculiar to the property involved because the petitioner is requesting to reconstruct the existing bank/credit union land use in the R1C Single Family Residential District that existed prior to the 2017 zoning ordinance changes when the property was removed from the CBD2 Zoning District. The existing bank/credit union with drive-through operations became a legal nonconforming use and the need for the use variance arises from the condition that the full reconstruction of the existing credit union and drive-through in a new space on the subject property exceeds the minimum dollar threshold for legal nonconforming uses.

(4) 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 to not allow the reconstruction of the bank/credit union land use in the R1C Zoning District that existed prior to the 2017 zoning ordinance changes will constitute an unnecessary hardship because the subject property would not be allowed to reconstruct the bank/credit union as the owner intends without following the requirements of the current zoning ordinance.

(5) The approval does not interfere substantially with the Comprehensive Land Development Plan.

The approval of the variance request to allow reconstruction of the bank/credit union land use does not interfere substantially with the Comprehensive Land Development Plan because the plan aims to encourage full use of land in established communities. The result of this goal is to eliminate unintended regulatory impediments to residential and commercial infill development that is consistent with established neighborhood patterns and character. The proposed reconstruction of the bank/credit union land use is consistent with the automobile repair shop, commercial retail, and office buildings to the north along Lincolnway.

STAFF RECOMMENDATION:

Staff finds that approval of the use variance petition to allow the reconstruction of the bank/credit union land use is appropriate for the surrounding commercial land uses. Staff recommend **approval** of Use Variance Petition #25-02 to allow the reconstruction of the bank/credit union land use.

Submitted to the Board of Zoning Appeals September 4th, 2025.

ITEM 6. Variance of Development Standards #25-08 Petition to Reduce the Minimum Front Yard Building Setback from 25 Feet to 9 Feet on Tyler Street, 4.04; Reduce the Minimum Buffer Zone Landscaping from Adjacent Residential from 10 Feet to 0 Feet, 17.02(c); and Allow Waste Receptacle closer than 20 Feet from an Adjacent Residential District, 17.05(b)
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – DVG Team, Inc. (James Hus, Jr.)

PROPERTY OWNER

Name – Laporte Community Federal Credit Union

PREMISES AFFECTED

Parcel Number - 46-06-35-462-011.000-043				
Actual/approximate address or location from major streets – 1304 Jefferson Avenue				
Total Acreage – 0.47 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1C		Use of Subject Property – Existing Bank/Credit Union use		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1C
Land Use of Adjacent Properties	North: Auto Repair Shop	South: Single Family Dwelling	East: Multiple Family Dwelling	West: Single Family Dwelling

SUMMARY: The petitioner proposes to allow reconstruction of the existing bank/credit union land use on property zoned R1C Single Family Residential District. The variance of development standards request is to reduce the minimum front yard building setback from 25 feet to 9 feet on Tyler Street, reduce the minimum buffer zone landscaping from adjacent residential from 10 feet to 0 feet, and allow the waste receptacle closer than 20 feet from adjacent residential districts.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.47 acre and is currently zoned R1C (Single Family Residential District). The property has been and is currently used as a bank/credit union. The petitioner proposes to allow reconstruction of the existing bank/credit union land use on property zoned R1C Single Family Residential District.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to reduce the minimum front yard building setback from 25 feet to 9 feet on Tyler Street, reduce the minimum buffer zone landscaping from adjacent residential from 10 feet to 0 feet, and allow the waste receptacle closer than 20 feet from adjacent residential district.

STATEMENT OF COMPLIANCE: Section 4.02 Uses sets forth requirements for how land and buildings may be used within the residential zoning districts. In addition, the development of the site shall be required to meet the development standards as set forth in Section 9.04 Building Dimensional Requirements for building setbacks. Table 17.02 (c)(2) requires a minimum of 10 feet of landscape screening between the bank/credit union land use and adjacent R1C District Single Family Residential properties on all sides. Section 17.05(b) requires that the trash receptacle be located a minimum of 20 feet from the adjacent residential district.

SITE REVIEW FINDINGS: Site review was held on 8/20/2025 and the following comments are attached to the staff report for your review.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
The approval to allow reconstruction of the existing bank/credit union closer to the front yard along Tyler Street and reduction of the minimum landscape setback to the adjacent residential properties will not be injurious to the public health, safety, morals, and general welfare of the community because the use has existed in this location since prior to the 2017 zoning ordinance changes. The reduction in the minimum trash enclosure setback will not negatively impact the surrounding residential properties because it will be located further than the existing dumpster. The proposed site development for the reconstruction of the credit union is compatible with the surrounding commercial and residential properties within the immediate vicinity.

(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 because the existing land use is currently a credit union and will not have any major changes to the operations on the subject property other than moving the building east towards the property line along Tyler Street. The reduction in the minimum building, landscaping, and trash enclosure setbacks will not negatively affect the surrounding residential properties compared to how the subject property is currently developed.

(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 to not allow the reconstruction of the bank/credit union land use in the R1C Zoning District that existed prior to the 2017 zoning ordinance changes will constitute an unnecessary hardship because the subject property would not be allowed to reconstruct the bank/credit union as the owner intends without following the requirements of the current zoning ordinance.

The need for the use variance arises from the condition peculiar to the property involved because the petitioner is requesting to reconstruct the existing bank/credit union land use in the R1C Single Family Residential District that existed prior to the 2017 zoning ordinance changes when the property was removed from the CBD2 Zoning District. The existing bank/credit union with drive-through operations became a legal nonconforming use and the need for the use variance arises from the condition that the full reconstruction of the existing credit union and drive-through in a new space on the subject property exceeds the minimum dollar threshold for legal nonconforming uses.

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 building, landscaping, and trash enclosure setback to the residential districts is appropriate for the type of commercial business located near downtown La Porte. Staff recommends **approval** of the petitioner's request to reduce the minimum front yard building setback from 25 feet to 9 feet on Tyler Street, reduce the minimum buffer zone landscaping from adjacent residential from 10 feet to 0 feet, and allow waste receptacle closer than 20 feet from an adjacent residential district as part of Variance of Development Standards Petition #25-08

Submitted to the Board of Zoning Appeals September 4th, 2025.

Applicant Presentation
James Hus with DVG Team, Inc. business address 1155 Troutwine Road in Crown Point mentioned that he is speaking on behalf of the LaPorte Community Federal Credit Union at 1304 Jefferson Street. James Hus was allowed to speak about items number five and six on the agenda. James Hus stated that he is accompanied by Robbie Masterson, President of Laporte Community Credit Union and Tim Webber of Tonn and Blank Construction who will be performing improvements to the site pending tonight's decision. James Hus mentioned that the design team has been working with the city staff on improvements to the credit union branch on 1304 Jefferson Avenue. James Hus mentioned the city staff at the Site Review meeting held on August 20th was satisfied with the project and the plans. James Hus mentioned there would be an eventual demolition of the existing structure then construction of a new branch at the same location. James Hus mentioned while working with the city, staff recommended some small items be cleaned up. James Hus stated the use variance being requested is for the credit union to continue to provide the same operations, drive-through access, and ATM access that is currently there. James Hus stated the property is zoned R1C Residential District and that the credit union sits on a transition zone between B2, CBD1, and R1C Districts. James Hus mentioned that the credit union currently exists as a legal non-conforming use on the lot and that the use variance process would change that. James Hus stated that is all the remarks related to item number five. James Hus started discussion regarding item number six to reduce front yard setback. James Hus mentioned a R1C lot requires a 25-front yard setback and that they are proposing a 9.4-foot setback along Tyler Street. James Hus explained that full setback compliance would prevent drive-through operations and may compromise parking needs. James Hus stated that the 9.5-foot setback was selected because it would orientate the building with the primary parking area along Tyler Street and it would improve site aesthetics. James Hus mentioned the buffer zone options required by the city are a 20-foot vegetated yard, a 3-foot-tall berm, or 8-foot wall/fence. James Hus stated currently there is an existing fence that was constructed by the credit union in 2009 and is requesting that the fence be allowed to remain to serve as the buffer requirement. James Hus discussed the requirements by the city for refuge enclosures. James Hus mentioned that a landscaping plan for the green space areas has been provided.

Staff Presentation
David Heinold mentioned that Items #5 and #6 will be discussed together. David Heinold further discussed the three variances and provided photos to view regarding the site. David Heinold mentioned staff finds both the Use Variance and the Variance of Development Standards petition meets the goals and policies of the countywide land development plan and the goal. David Heinold stated staff does recommend approval of Use Variance 25-02 and Variance of Development Standards 25-08 petition.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, expressed his appreciation that DVG and Tonn & Blank met with the city as part of the site review process.

There being no public comment for or against the variance petition, Brian Kajer closed the floor to public comment.

Board Discussion/Action
Vickie Gushrowski made a motion to **approve Use Variance #25-02 Petition** to allow Bank/Credit Union with drive through operations in the R1C Single Family Residential District and **Variance of Development Standards #25-08 Petition** to reduce the minimum front yard building setback from 25 feet to 9 feet on Tyler Street, 4.04 Reduce the minimum buffer zone landscaping from adjacent residential from 10 feet to 0 feet, 17.02 (c); and allow waste receptacle closer than 20 feet from an adjacent residential District. The motion was seconded by Nate Loucks. A roll call vote was taken. The motion passed 3-0.

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

Use Variance #25-02 Petition – Approved
Variance of Development Standards #25-08 Petition – Approved

ITEM 7. Old Business

There was no old business.

ITEM 8. New Business

There was no new business.

ITEM 9. Adjournment

Nate Loucks 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 7:22 pm.

Brian Kajer, Chair

Josette Schoof, Secretary

ITEM 5. Variance of Development Standards #25-09 Petition to Reduce the Minimum Side Yard Building Setback from 8.25 Feet to 5 Feet on Both Sides; and Reduce the Minimum Rear Yard Building Setback from 20 Feet to 5 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – James & Kim Baldwin

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-27-479-003.000-043				
Actual/approximate address or location from major streets – 407 Lakeside Street				
Total Acreage – 0.15 acre		Flood Zone on Site? – Yes, Partial		
Zoning of Subject Property – R1E		Use of Subject Property – Existing Single Family Dwelling		
Zoning of Adjacent Properties	North: R1E	South: R1E	East: R1E	West: R1E
Land Use of Adjacent Properties	North: Single Family Dwelling	South: Single Family Dwelling	East: Single Family Dwelling	West: Pine Lake

SUMMARY: The petitioner proposes to allow reconstruction of the existing single family dwelling and attached garage within the feet of the side and rear yard building setbacks.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.15 acre and is currently zoned R1E (Single Family Residential District). The property has been and is currently used as a single family dwelling with an attached garage. The petitioner proposes to allow reconstruction of the existing single family dwelling and attached garage within the feet of the side and rear yard building setbacks.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to reduce the minimum side yard building setbacks from 8.25 Feet to 5 Feet and the minimum rear yard building setback from 20 Feet to 5 Feet.

STATEMENT OF COMPLIANCE: Section 4.04 Building Dimensional Requirements sets forth the minimum building setbacks from property lines. The minimum front and rear yard building setback is 20 feet. Section 12.01 Waterfront View Protection Overlay Zoning District sets forth the minimum side yard building setbacks that are calculated as the total of both side yards shall be at least 30 percent of the lot width where the structure is located. The minimum side yard building setback for the subject property is 8.25 feet from each property line.

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

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 reduce the minimum rear yard and side yard setbacks will not be injurious to the public health, safety, morals, and general welfare of the community because the subject property is at the base of a 30 to 35 foot tall hill on the back side of the lot. The view from adjacent public right of ways as well as surrounding residential dwelling units will not be negatively impacted with the proposed reconstruction of the house at 407 Lakeside Street.

The approval of the requested variance to allow the second floor room above the proposed garage will negatively impact the view from the front corner window of the adjacent property owner to the immediate south of the subject property. City staff suggests adding a condition on the variance request to limit the size of the second floor above the garage for an open, unenclosed deck on the 16 foot front portion of the proposed house. In addition, there will be drainage issues that need to be addressed as part of the building permit process to mitigate excess stormwater runoff onto adjacent properties. City staff suggests adding a second condition that requires a drainage plan be submitted as part of the building permit process for review and approval by the City of La Porte Engineering and Building Services Department to mitigate stormwater runoff from the proposed house.

(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 because the reconstruction of existing single family dwellings in the surrounding area is a common development. The view from adjacent public right of ways as well as surrounding residential dwelling units will not be negatively impacted with the proposed reconstruction of the house at 407 Lakeside Street because the subject property is at the base of a 30 to 35 foot tall hill on the back side of the lot; however, the approval of the requested variance to allow the second floor room above the proposed garage will negatively impact the view from the front corner window of the adjacent property owner to the immediate south of the subject property.

(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 constitute an unnecessary hardship if applied to the property for which the variance is sought because the homeowner would not otherwise be able to reconstruct the single family dwelling for reasonable use on the subject property. The western half of the subject property is located within the 100-year floodplain and places a few restrictions on where the home may be located on the lot.

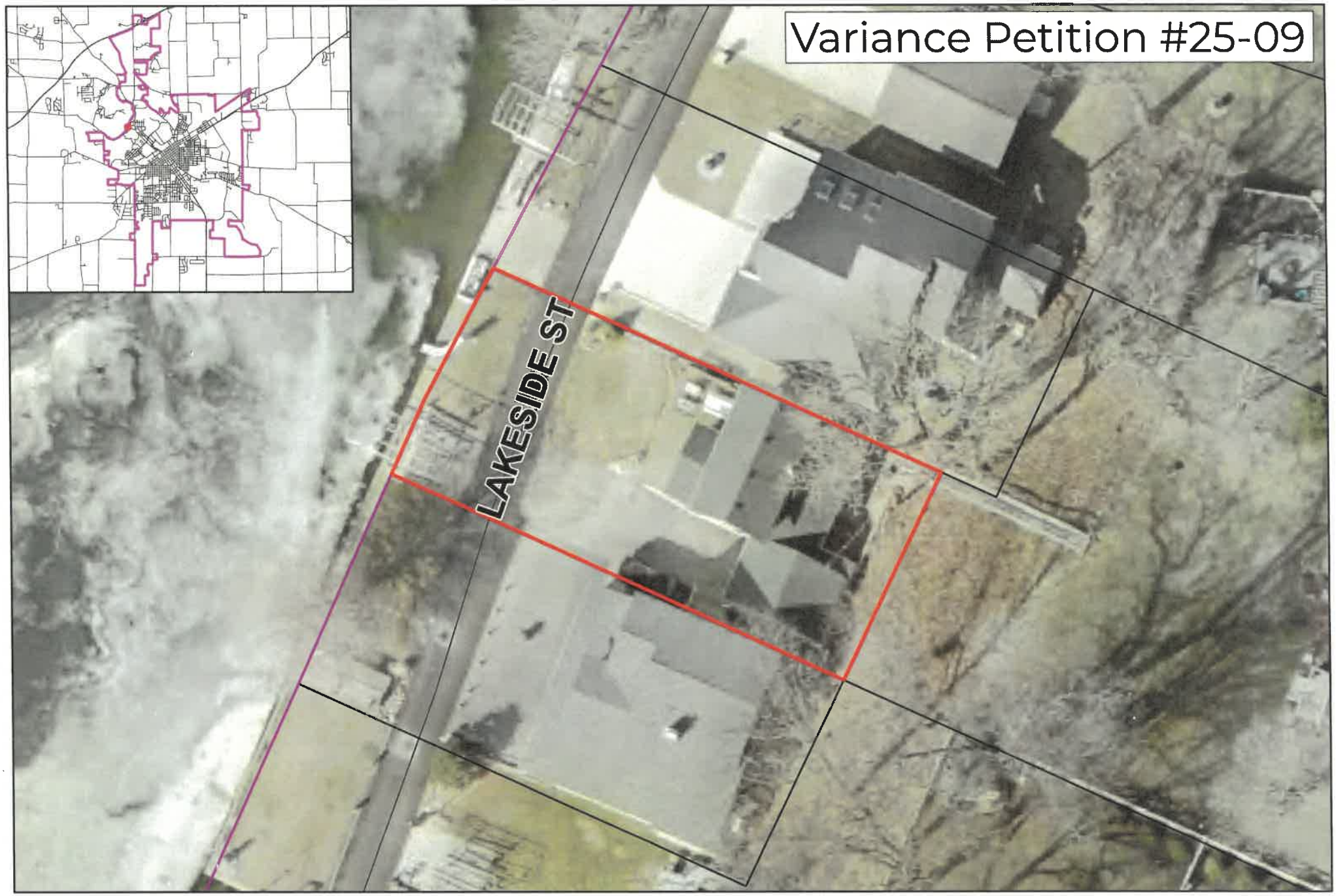
STAFF RECOMMENDATION:

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 building setbacks is compatible with the development of adjacent lots on Lakeside Street and within the Waterfront View Protection Overlay District. Staff recommends **approval** of the petitioner's request to reduce the minimum side and rear yard building setbacks to 5 feet as part of Variance of Development Standards Petition #25-09 with the following conditions:

1.) That the variance request be modified to limit the size of the second floor above the garage for an open, unenclosed deck with no roof on the 16 foot front portion of the proposed house.

2.) That a drainage plan is required to be submitted as part of the building permit process reviewed and approved by the City of La Porte Engineering & Building Services Department.

Submitted to the Board of Zoning Appeals October 10th, 2025.



LA PORTE
INDIANA

City of La Porte

Board of Zoning Appeals

Location Map

Subject Property

City Limits

0 25 50 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-09

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.

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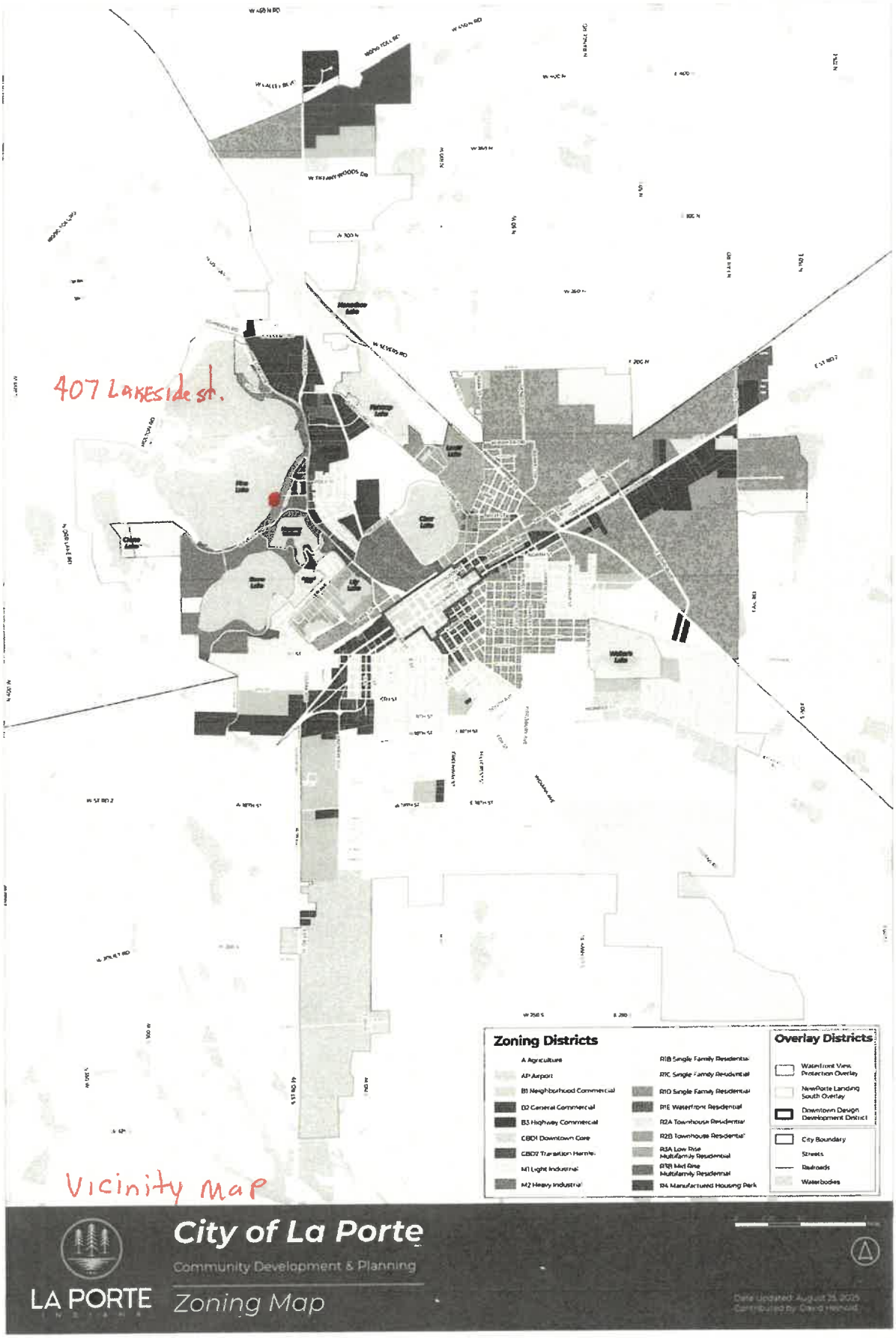
Google 100% Data attribution 6/7/2024

Aerial Map



LA PORTE INDIANA

City of La Porte

Community Development & Planning

Zoning Map

Date Updated: August 25, 2025
Contributed by: David Heinold

To whom it may concern

We are requesting a hearing to obtain a variance to rebuild/remodel our home at 407 Lakeside st in Laporte IN.

1) REDUCE THE MINIMUM SIDE YARD SETBACK FROM 8.25 FEET TO 5 FEET ON BOTH SIDES.

2) REDUCE THE MINIMUM REAR SET BACK FROM 20 FEET TO 5 FEET.

The home was built in 1909 and needs a major remodel to stay current with the neighborhood character. The two adjacent homes have recently been remodeled in a similar manner to which we are requesting. We request that we be allowed to remodel/ rebuild the existing home on the same footprint. We want to use what existing foundation we can after foundation repairs and necessary updates. We would like to convert the attached garage into living space. Add second floor over existing converted living space and extend the old garage to be equal with the front of the house. We would need a side setback variance for the new garage. The present side setbacks are 5 feet on the north side of the house and approximately 3 feet on the south side. With a variance we would increase the south side setback of the new garage to 5 feet. Which is about 2 feet more than the existing garage. The rear of the home is backed up against a 30 foot to 50-foot hill. The proposed remodel would not obstruct any lake views. We will remove and rebuild the front enclosed the porch to extend the front width of the house and align with the with existing home width while staying within 20-foot front setback. We will not change any of the community's character since we will be maintaining the present lake views. We will not be increasing the width of the existing footprint. The remodel will significantly increase the value of our home and the surrounding homes since they have been rebuilt recently. It is our intent to beautify the neighborhood while staying on the basic footprint. We are trying to schedule the project to be as least intrusive to the neighborhood during summer season as possible.

Thank You for your considerations.

Jamie & Kim Baldwin

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: Baldwin 407 Lakeside ST Laporte IN 46360

Petition Information

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

This will be a residential use property. This will be our family home and do not intend to rent, or air BNB.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because……

This will be our family home and we are model citizens. We are good neighbors and support the local community.

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……

We are improving a house that presently is old and in need of major remodel. The other neighborhood homes are updated and modern. By increasing the value of our home it will increase the value of the neighborhood. Once complete we will fit with the adjacent homes on each side which have recently completed a similar update.

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…

I understand the need for ordinances to protect the neighborhood. Although we are not suffering hardship, we request a variance so we can build a home comparable to the neighborhood homes.

PLAT OF SURVEY RETRACEMENT

SURVEYOR'S REPORT

Survey for: James Baldwin and Kim Baldwin
Tract owner: James Baldwin and Kim Baldwin
Basis of bearing: State Plane IN WEST US Ft.
Field work performed on: 1/27/2025

As required by Title 865,I.A.C,1-12-7-D the acceptable relative positional accuracies of the corners of the subject tract established in this survey is within the specifications for a suburban sized survey with a relative positional accuracy of 0.13 feet plus 100 parts per million.

Survey used:
Charles Hendricks & Associates P.C. Surveying & Engineering
Survey for: Jeff Youngheim at 405 Lakeside Street
Dated: 6/30/2009
Job No. 11173

The basis of bearing for this retracement is assumed, and the basis of bearing for the deeded description is unknown, but deeded bearings and distances are shown hereon.

There may be unwritten usage or ownership rights when dealing with, but not limited to, mow lines, fence lines, or tree lines.

Sign of use by adjacent neighbor may include, but not limited to, mow lines, fence lines, tree lines, bird houses, gardens, hiking trails, walking trails, etc.

Subject to all easements, right-of-ways and restrictions of record.

This survey does not certify compliance with building and zoning restrictions or suitability of the property for any use or purpose.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established in this survey are as follows:

Due to Availability and condition of reference monuments: See drawing.

Due to Occupation or Possession lines: See drawing. Small shed between 407 Lakeside and 405 Lakeside found encroaching along South line of retraced parcel, as shown hereon. Area between 405 Lakeside and 407 Lakeside previously under a carport, not present today, which was connected between the garage at 407 and the house at 405.

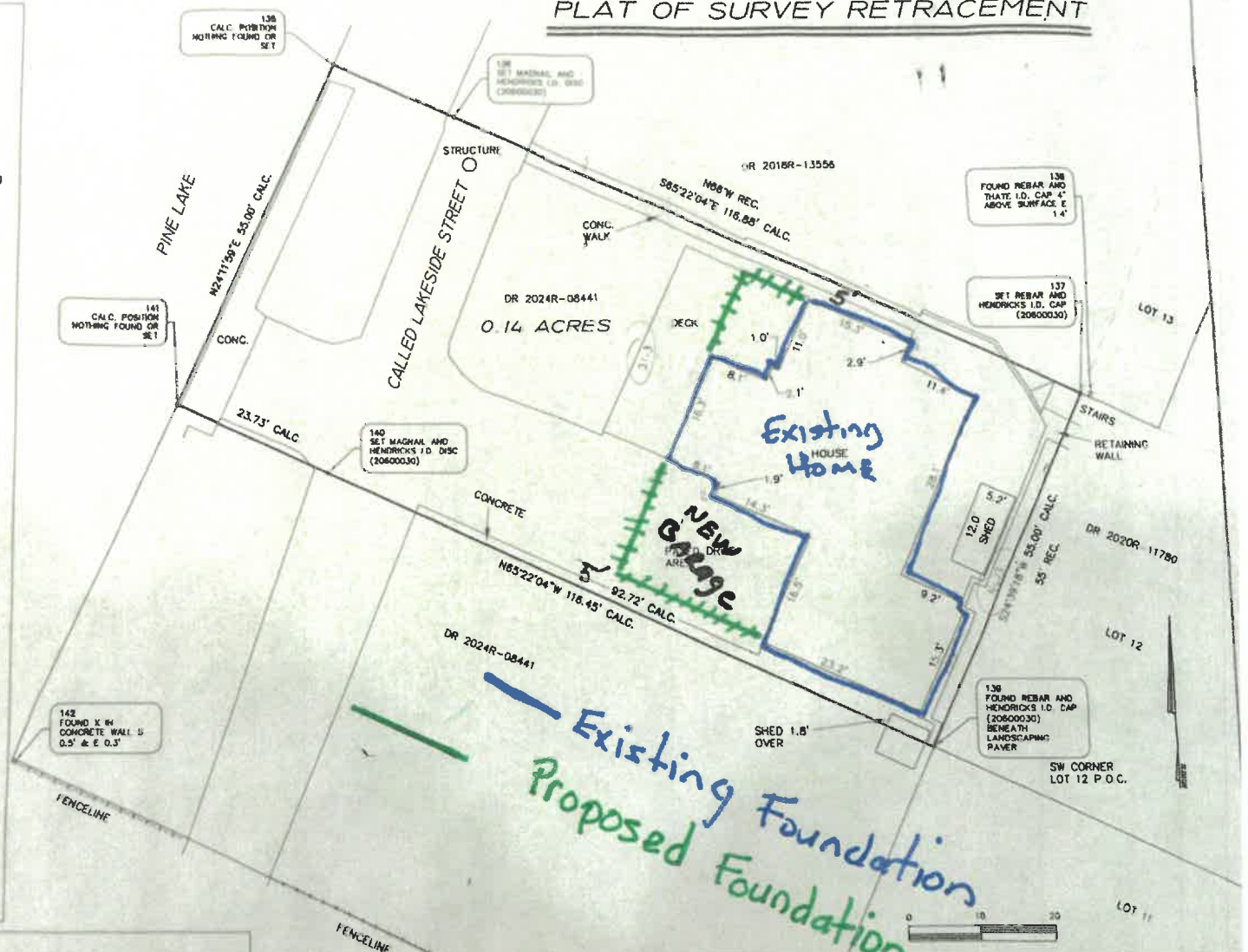
Due to Clarity or ambiguity of the record description used and of adjoiner's description and the relationship of the lines of the subject tract with adjoiner's lines. Boundary was established 55' from the North line of the previous survey retracement for 405 Lakeside, as referenced above.

Monumentation, found or set, in rural, seldom used areas, is typically +/-0.4' above the ground. Monumentation, found or set, in urban, frequently used areas, is typically +/- 0.2' below ground level.

This is to certify that this survey was made by me or under my supervision and that this plat represents said survey. I do not certify to the determination of ownership. This survey is subject to any facts that may be disclosed by a full and accurate title search.

This survey, to the best of my knowledge and belief, is executed according to Official Records available to me.

Signature: Anthony C. Hendricks
Anthony C. Hendricks, PLS 20600030



DR 2024R-08441

A parcel of land in the Southeast 1/4 of Section 27, Township 37 North, Range 3 West of the 2nd Principal Meridian, in LaPorte County, Indiana, more particularly described as follows: Commencing at the Southwest corner of Lot 12 in Orchard Bluff Outlots in the City of LaPorte, Indiana, in the Southeast 1/4 of Section 27, Township 37 North, Range 3 West; thence Northeasterly along the Westerly line of Lot 12, Orchard Bluff Outlots in the City of LaPorte, a distance of 55 feet to the Northwesterly corner of said Lot 12; thence North 65 degrees West on a line which is the Northwesterly extension of the line between Lots 12 and 13 in Orchard Bluff Outlots to the Waters Edge of Pine Lake; thence Southwesterly along the waters edge of said Pine Lake to a point where the line between Lots 11 and 12 in Orchard Bluff Outlots extended Northwesterly would intersection the water's edge of said Lake; thence Southwesterly to the place of beginning.

ANTHONY C. HENDRICKS REGISTERED No. 20600030 STATE OF INDIANA LAND SURVEYOR

CHAAPC
CHARLES HENDRICKS AND ASSOCIATES P.C.
ENGINEERING AND LAND SURVEYING
512 Lincolnway LaPorte, Indiana 46350
LaPorte Ph. (219) 326-1750 Fax (219) 324-5158

PLAT OF SURVEY RETRACEMENT OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 3 WEST, CITY OF LA PORTE, CENTER TOWNSHIP, LA PORTE COUNTY, INDIANA.
T:\CIVIL 3D PROJECTS\370327SE\14811\14811 12.9.2024.DWG JAMES BALDWIN & KIM BALDW

Scale: 1"=10'	Date: 2/5/2025	Drawn By: MG	Chk'd By: ACH	Job No. 14811

Site Plan

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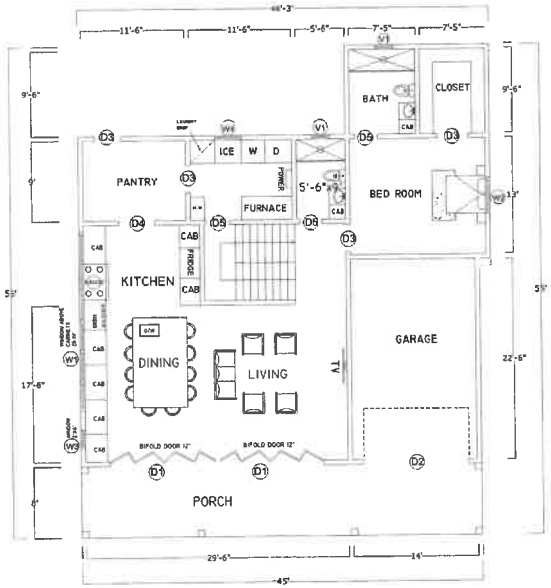

FIRST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

	SIZE			
SYM	QTY	WIDTH	HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
D2	1	12'-0"	8'-0"	SWING
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4.	ROOF PLAN
5.	FRONT ELEVATION
6.	BACK ELEVATION
7	RIGHT ELEVATION
8	LEFT ELEVATION

GENERAL NOTES:

SHEET TITLE:
1ST FLOOR PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

REVISION:

Scale:
1/4" = 1'-0"

SHEET NO:
A-1

N
W
E
S

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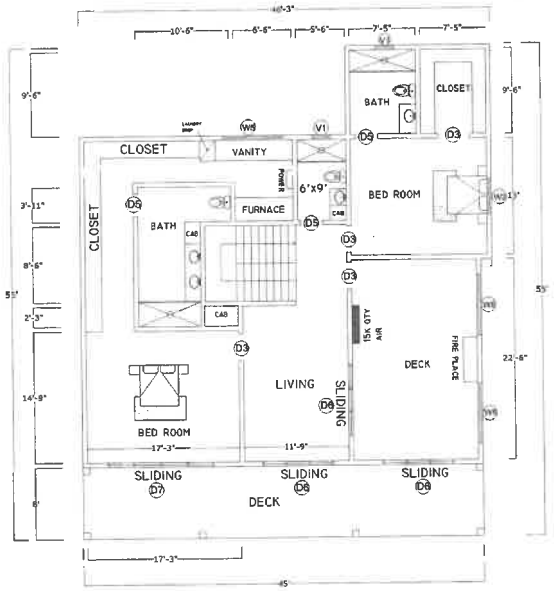

SECOND FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

SYM	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
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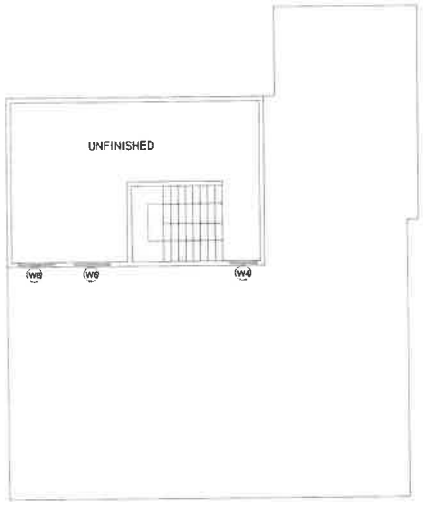

THIRD FLOOR PLAN
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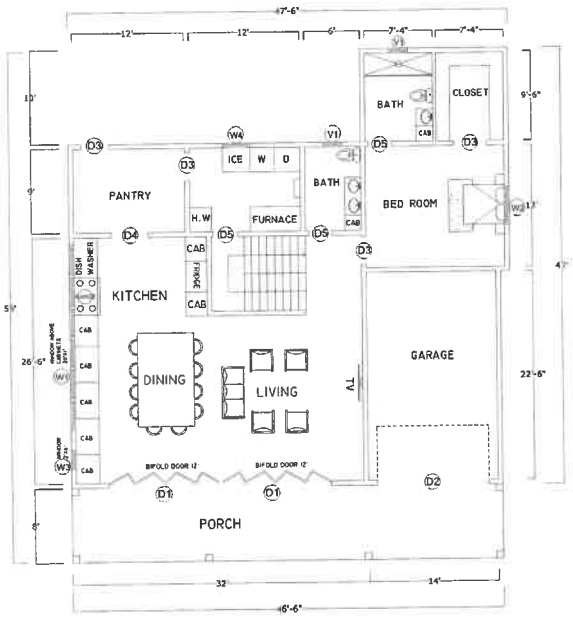

FIRST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

Sym	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
D2	1	12'-0"	8'-0"	SWING
D3	8	3'-0"	8'-0"	SLIDING
D4	1	4'-0"	8'-0"	SLIDING
D5	6	2'-6"	8'-0"	SWING
D6	3	8'-0"	8'-0"	SLIDING
D7	1	12'-0"	8'-0"	SLIDING

WINDOW SCHEDULE

Sym	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
W1	1	20'-0"	1'-0"	SLIDING
W2	2	4'-0"	5'-0"	CASEMENT
W3	1	2'-0"	6'-0"	CASEMENT
W4	1	3'-0"	4'-0"	CASEMENT
W5	1	6'-10"	4'-0"	CASEMENT
W6	2	4'-0"	4'-0"	CASEMENT
V1	4	2'-0"	2'-0"	CASEMENT

SHEET INDEX

1.	FIRST FLOOR PLAN
2.	SECOND FLOOR PLAN
3.	THIRD FLOOR PLAN
4.	ROOF PLAN
5.	FRONT ELEVATION
6.	BACK ELEVATION
7	RIGHT ELEVATION
8	LEFT ELEVATION

GENERAL NOTES:

SHEET TITLE:
1ST FLOOR PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

REVISION:

Scale:
1/4" = 1'-0"

SHEET NO:
A-1

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR DESIGNER.
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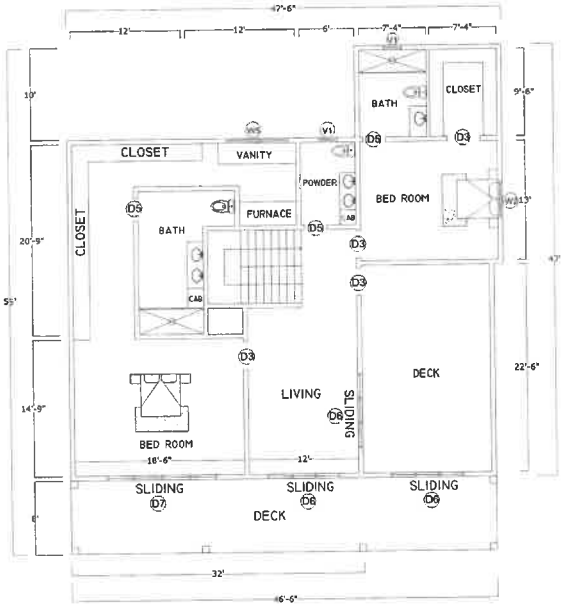

SECOND FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

SYM	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
D2	1	12'-0"	8'-0"	SWING
D3	8	3'-0"	8'-0"	SLIDING
D4	1	4'-0"	8'-0"	SLIDING
D5	6	2'-6"	8'-0"	SWING
D6	3	8'-0"	8'-0"	SLIDING
D7	1	12'-0"	8'-0"	SLIDING

WINDOW SCHEDULE

SYM	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
W1	1	20'-0"	1'-0"	SLIDING
W2	2	4'-0"	5'-0"	CASEMENT
W3	1	2'-0"	6'-0"	CASEMENT
W4	1	3'-0"	4'-0"	CASEMENT
W5	1	6'-10"	4'-0"	CASEMENT
W6	2	4'-0"	4'-0"	CASEMENT
V1	4	2'-0"	2'-0"	CASEMENT

	SHEET INDEX
1.	FIRST FLOOR PLAN
2.	SECOND FLOOR PLAN
3.	THIRD FLOOR PLAN
4.	ROOF PLAN
5.	FRONT ELEVATION
6.	BACK ELEVATION
7	RIGHT ELEVATION
8	LEFT ELEVATION

GENERAL NOTES:

SHEET TITLE: 2ND FLOOR PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME: ARCH NEO

PROJECT NAME: RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

REVISION:

Scale: 1/4" = 1'-0"

SHEET NO: A-1

N W E S

GENERAL NOTES:

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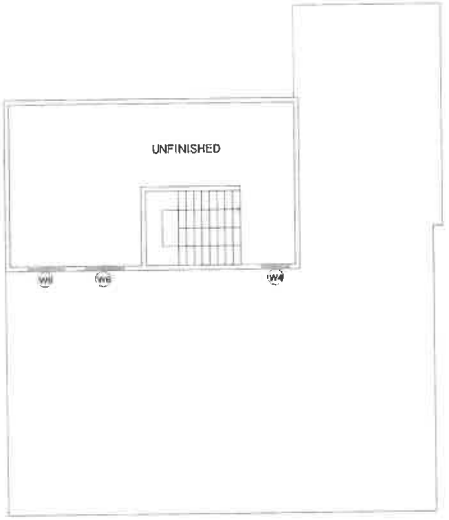

THIRD FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

TYPE	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
D2	1	12'-0"	8'-0"	SWING
D3	8	3'-0"	8'-0"	SLIDING
D4	1	4'-0"	8'-0"	SLIDING
D5	6	2'-6"	8'-0"	SWING
D6	3	8'-0"	8'-0"	SLIDING
D7	1	12'-0"	8'-0"	SLIDING

WINDOW SCHEDULE

TYPE	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
W1	1	20'-0"	1'-0"	SLIDING
W2	2	4'-0"	5'-0"	CASEMENT
W3	1	2'-0"	6'-0"	CASEMENT
W4	1	3'-0"	4'-0"	CASEMENT
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SHEET INDEX

1.	FIRST FLOOR PLAN
2.	SECOND FLOOR PLAN
3.	THIRD FLOOR PLAN
4.	ROOF PLAN
5.	FRONT ELEVATION
6.	BACK ELEVATION
7	RIGHT ELEVATION
8	LEFT ELEVATION

GENERAL NOTES:

SHEET TITLE:
3RD FLOOR PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

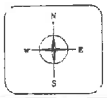
ARCHITECT:

DRAWING NO:

REVISION:

Scale:
1/4" = 1'-0"

SHEET NO:
A-1



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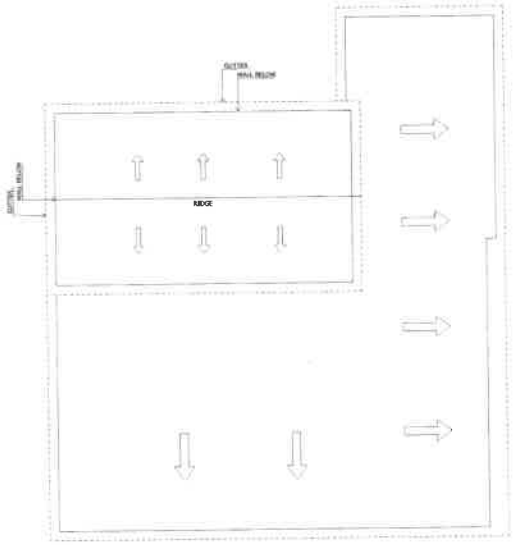

ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

SHEET TITLE:
ROOF PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

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1/4" = 1'-0"

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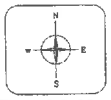

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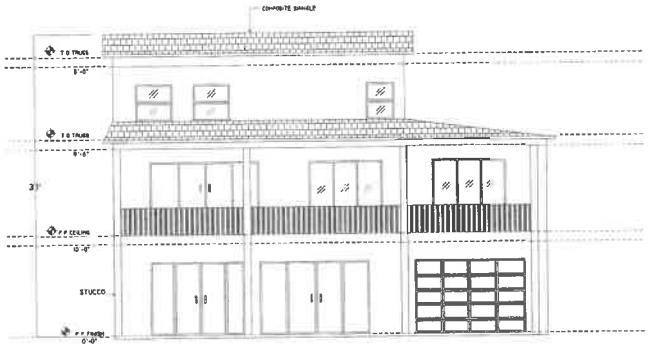
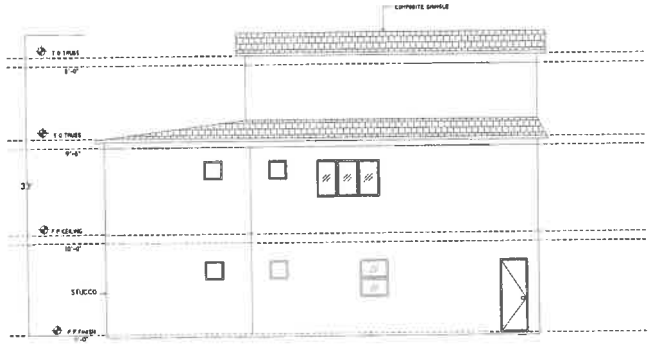


FROMT ELEVATION
1/4" = 1'-0"



BACK ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

SHEET TITLE:
ELEVATION

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

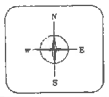
ARCHITECT:

DRAWING NO:

REVISION:

Scale:
1/4" = 1'-0"

SHEET NO:
A-1



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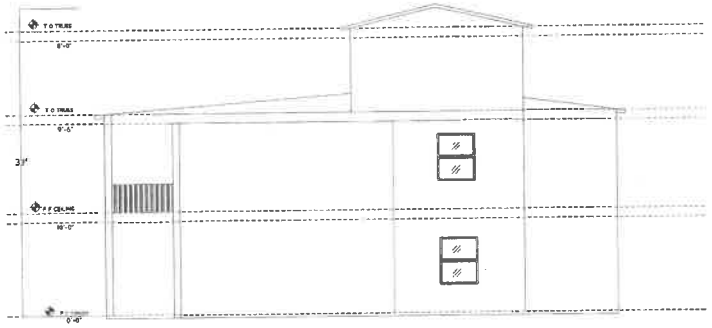

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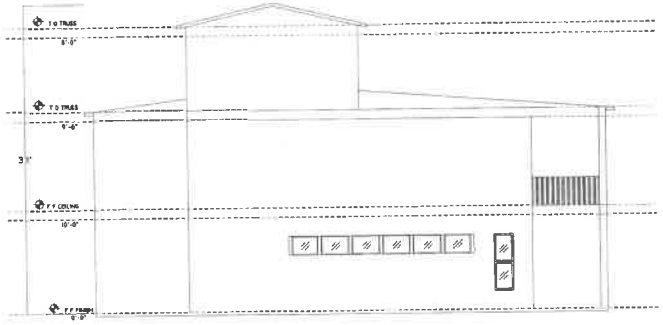

LEFT ELEVATION
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ELEVATION

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:

ARCH NEO

PROJECT NAME:

RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

REVISION:

Scale:
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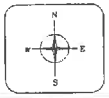

City of La Porte

September 18, 2025

VAR-25-9

Board of Zoning Appeals - Variance of Development Standards Application

Status: Active

Submitted On: 9/15/2025

Primary Location

407 Lakeside
La Porte, IN 46350

Owner

James Baldwin
Lakeside st 407 Laporte, IN 46350

Applicant

James Baldwin
219-898-0263
jamiebaldwin100@aol.com
407 Lakeside St
Laporte, IN 46350

Internal Review

File Date

09/15/2025

Petition Number

2025-VAR-09

Site Review required?

☐

Date of BZA Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

General Information

Applicant is *

Sole Owner

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Engineer Email

Premises Information

Parcel ID Number*

460627479003000060

Address or General Location*

407 Lakeside st

Total Acreage*

0.158

Flood Zone?*

Yes

Zoning*

R1E

Land Use*

Residential

Request*

REMODEL/REBUILD ON EXISTING FOOTPRINT. WIDEN FRONT PORCH TO EQUAL THE WIDTH OF EXIXTING HOME. EXTENT THE GARAGE TO BE EQUAL TO FRONT OF THE HOME. REMODLE/ADD SECOND FLOOR OVER EXISTING HOME AND GARAGE.

Zoning of Adjacent Properties

North*

R1E

South*

R1E

East*

R1D

West

Lake

Land Use of Adjacent Properties

North*

Residential

South*

Residential

East*

Residential

West*

Lake

Acknowledgement

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

Applicant Signature*

James Baldwin
Sep 15, 2025

Date*

09/15/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

Date

–

Property Owner Signature

☐

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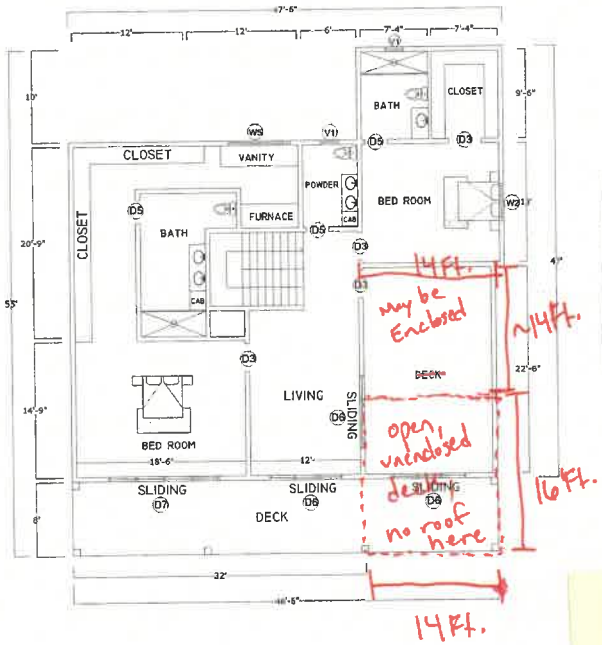

SECOND FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

SYM	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
D1	2	12'-0"	8'-0"	BIFOLD
D2	1	12'-0"	8'-0"	SWING
D3	6	3'-0"	8'-0"	SLIDING
D4	1	4'-0"	8'-0"	SLIDING
D5	6	2'-6"	8'-0"	SWING
D6	3	6'-0"	8'-0"	SLIDING
D7	1	12'-0"	8'-0"	SLIDING

WINDOW SCHEDULE

SYM	QTY	SIZE WIDTH	SIZE HEIGHT	OPERATION
W1	1	20'-0"	1'-0"	SLIDING
W2	2	4'-0"	5'-0"	CASEMENT
W3	1	2'-0"	6'-0"	CASEMENT
W4	1	3'-0"	4'-0"	CASEMENT
W5	1	6'-10"	4'-0"	CASEMENT
W6	2	4'-0"	4'-0"	CASEMENT
V1	4	2'-0"	2'-0"	CASEMENT

SHEET INDEX	
1.	FIRST FLOOR PLAN
2.	SECOND FLOOR PLAN
3.	THIRD FLOOR PLAN
4.	ROOF PLAN
5.	FRONT ELEVATION
6.	BACK ELEVATION
7	RIGHT ELEVATION
8	LEFT ELEVATION

GENERAL NOTES:

SHEET TITLE: 2ND FLOOR PLAN

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME: ARCH NEO

PROJECT NAME: RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

#Staff Suggestion for reducing neighbor impacts

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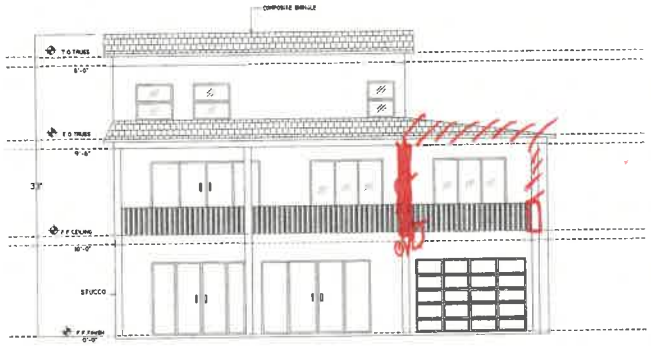

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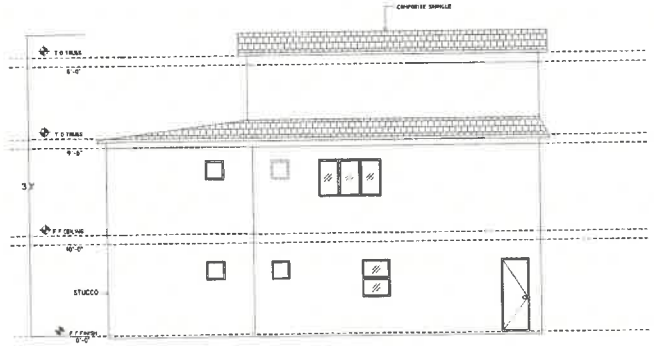

BACK ELEVATION
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SHEET TITLE:
ELEVATION

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME:
ARCH NEO

PROJECT NAME:
RESIDENTIAL HOUSE.

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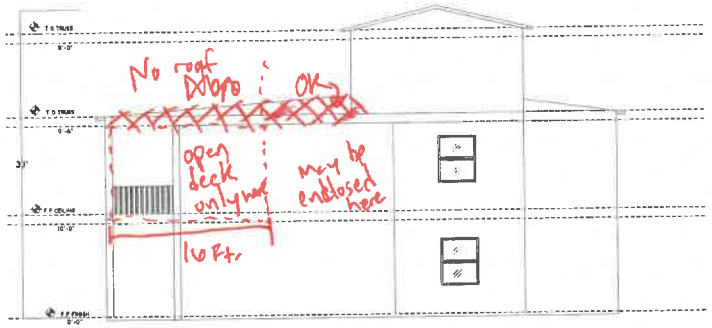
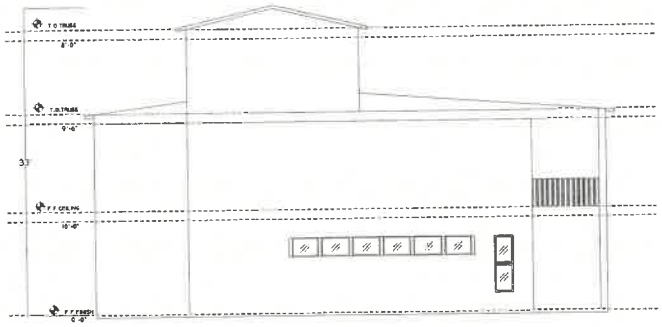


RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

SHEET TITLE: ELEVATION

CLIENT NAME:

DRAWN BY: ARCH NEO

CHECKED BY:

CLIENT NAME:

DATE: 06/08/2025

COMPANY NAME: ARCH NEO

PROJECT NAME: RESIDENTIAL HOUSE.

ARCHITECT:

DRAWING NO:

REVISION:

Scale: 1/4" = 1'-0"

SHEET NO: A-1

City of La Porte Board of Zoning Appeals
David Heinold

We are Chuck + Lori Born at 405 Lakeside St and we are responding to a variance request by our neighbors, James + Kim Baldwin at 407 Lakeside St.

We have two concerns, The first concern being the views from all our windows on the north side of our home and the sunlight that will be blocked by the 30+ foot wall they propose to build. Right now we have views from every one of our windows. We have enclosed pictures. Our second concern is how the proposed changes will affect the water drainage between the properties. We would want a solution to direct the water away from our houses.

We thank you for listening to our concerns.

Charles Born 219 384-3576
Lori Born 219 384-3574

RECEIVED
OCT 09 2025
BY: DH

Heinold, David

From: Lori Born <loribelle2@comcast.net>
Sent: Thursday, October 9, 2025 2:45 PM
To: Heinold, David
Subject: Re: Variance meeting 10/14/25

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Okay thanks.
My husband wants to add
"The Waterfront Residence District program has adopted setback codes in effect for a reason. We feel they should be followed. We feel that we are very close already between houses and putting a new garage even further down their driveway will affect our views from our windows on our main floor and from our screened porch and frankly our home's value. We request that you not grant the variance on the south side of their home."

I'll send the pics in the next email
Thanks
Lori Born
Sent from my iPhone

> On Oct 9, 2025, at 2:34 PM, Heinold, David <dheinold@cityoflaportein.gov> wrote:
>
> You can add to the letter if you want. Thank you.
>
> David Heinold, AICP ADAC
> City Planner/ADA Coordinator | Office of Community Development and Planning
>
> CITY OF LA PORTE
> 801 Michigan Avenue
> La Porte, IN 46350
>
> T: 219-362-8260
> E: dheinold@cityoflaportein.gov
>
> cityoflaporte.com
>
>
>
> -----Original Message-----
> From: Lori Born <loribelle2@comcast.net>
> Sent: Thursday, October 9, 2025 2:26 PM
> To: Heinold, David <dheinold@cityoflaportein.gov>
> Subject: Variance meeting 10/14/25
>

RECEIVED
OCT 09 2025
BY: DH

> Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department
>
>
> Hi David
> Can I add a couple lines to the letter I dropped off from here? Or do I have to come in to change it? Let me know. I'll send the pictures with that if possible. Thanks Lori Born Sent from my iPhone

ITEM 6. Variance of Development Standards #25-10 Petition to Exceed the Maximum Accessory Building Area – Requesting 956 Square Feet; and Reduce the Minimum Rear Yard Building Setback for a Detached Accessory Building from 10 Feet to 6 Feet
Type of Request: Variance of Development Standards
Staff Report: Craig Phillips

APPLICANT

Name – Kimberly Cornell

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-02-328-010.000-043				
Actual/approximate address or location from major streets – 1003 West 12th Street				
Total Acreage – 0.28 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 allow a 24 foot by 16 foot building addition on the existing 22 foot by 26 foot detached garage for personal storage and use. The petitioner also proposes to reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.28 acre and is currently zoned R1B (Single Family Residential District). The property has been and is currently used as a single family dwelling. The petitioner proposes to allow a 24 foot by 16 foot building addition on the existing 22 foot by 26 foot detached garage. The petitioner also proposes to reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to exceed the maximum accessory building area – requesting 956 square feet and a variance to reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet.

STATEMENT OF COMPLIANCE: Section 16.02 (c) (4) requires that all detached accessory buildings in the R1B Single Family Residential District located in the rear yard shall be a minimum of 10 feet from the side and rear lot lines. In addition, Section 16.02 (g) limits the maximum area enclosed or covered by any detached accessory shall be no more than 721 square feet total. The existing detached garage is 22 feet by 26 feet and the proposed building addition would be more than the maximum area limitations allow for a detached accessory building.

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

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
The proposed detached accessory building size to allow 956 square feet will be detrimental to the public health, safety, morals, and general welfare of the community because the requested total accessory building area is larger than the existing accessory buildings on similar lots in the surrounding area. The existing accessory building sizes range from 120 square feet to 832 square feet on surrounding properties in the neighborhood. The reduced rear yard building setback from 10 feet to 6 feet would not be injurious to the public health, safety, morals, and general welfare of the community because it would be appropriate with the building setbacks of most of the accessory structures in the surrounding area. The proposed detached accessory building addition will be no closer to the rear yard property boundary than the existing accessory building rear yard setback.

(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 be affected in a substantially adverse manner with the construction of a 24 foot by 16 foot addition to the existing 22 foot by 26 foot detached accessory building because the petitioner's requested total accessory building size is larger than the existing accessory buildings on similar lots in the surrounding area. The existing accessory building sizes range from 120 square feet to 832 square feet on surrounding properties in the neighborhood. City staff suggests modifying the variance request to limit the size of the proposed addition to the existing accessory building to 832 square feet, which would allow the standard width for a one stall garage addition. The use and value of the area adjacent to the property involved in the requested variance to reduce the minimum rear yard building setback from 10 feet to 6 feet will not be affected in a substantially adverse manner because the existing accessory building is located 6 feet from the rear yard property line and the detached accessory building addition will be no closer to the rear yard building setback.

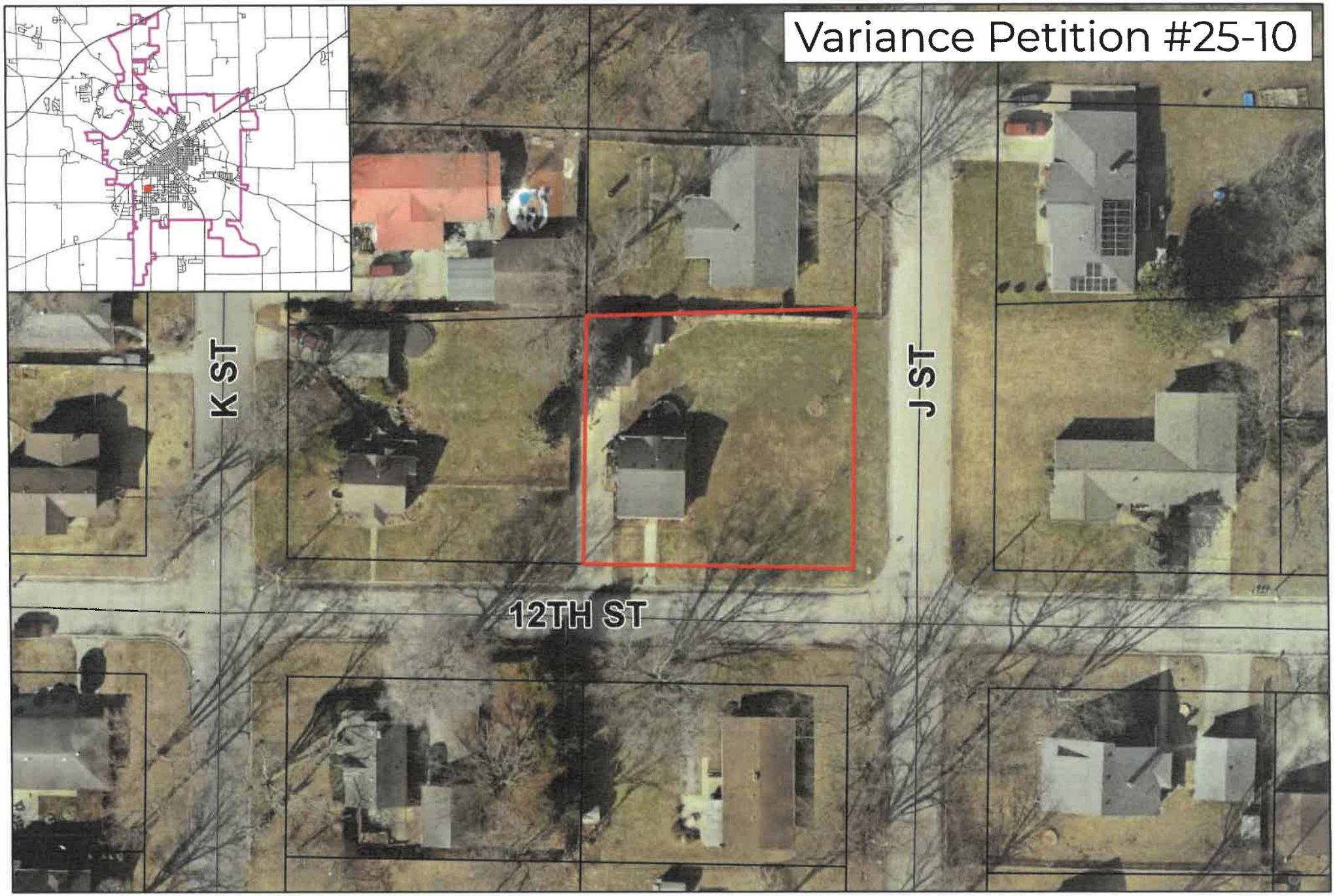
(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property because the proposed addition to the existing 22 foot by 26 foot accessory building would provide reasonable use of the 0.25 acre property; however, the petitioner's requested total accessory building size is larger than the existing accessory buildings on similar lots in the surrounding area. The existing accessory building sizes range from 120 square feet to 832 square feet on surrounding properties in the neighborhood. City staff suggests modifying the variance request to limit the size of the proposed addition to the existing accessory building to 832 square feet, which would allow the standard width for a one stall garage addition.

The existing accessory building is located 6 feet from the rear property boundary and the requirement for the new addition to be a minimum of 10 feet from the rear property line would not allow the petitioner reasonable use of the property for residential storage.

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 exceed the maximum accessory building area and reduction of the minimum rear yard building setback for a detached accessory building is compatible with the existing accessory buildings in the surrounding area. Staff recommends **approval** with a modification of the petitioner's variance request to allow 832 square feet of maximum accessory building area and reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet as part of Variance of Development Standards Petition #25-11.

Submitted to the Board of Zoning Appeals October 10th, 2025.

Variance Petition #25-10



LA PORTE
INDIANA

City of La Porte
Board of Zoning Appeals
Zoning Map

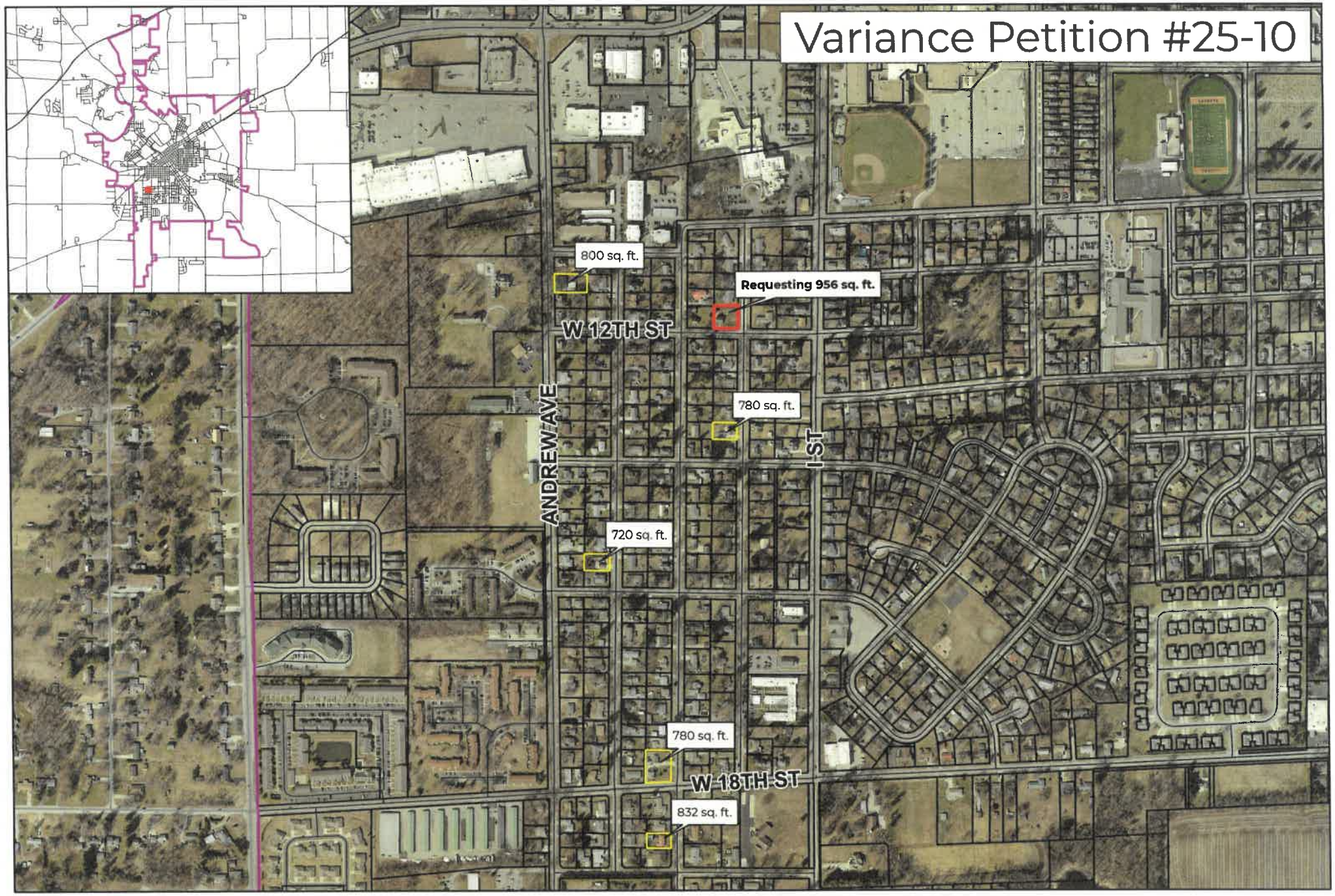
Subject Property
City Limits

0 50 100 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-10
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.

Variance Petition #25-10



LA PORTE
INDIANA

City of La Porte

Board of Zoning Appeals

Location Map

Subject Property

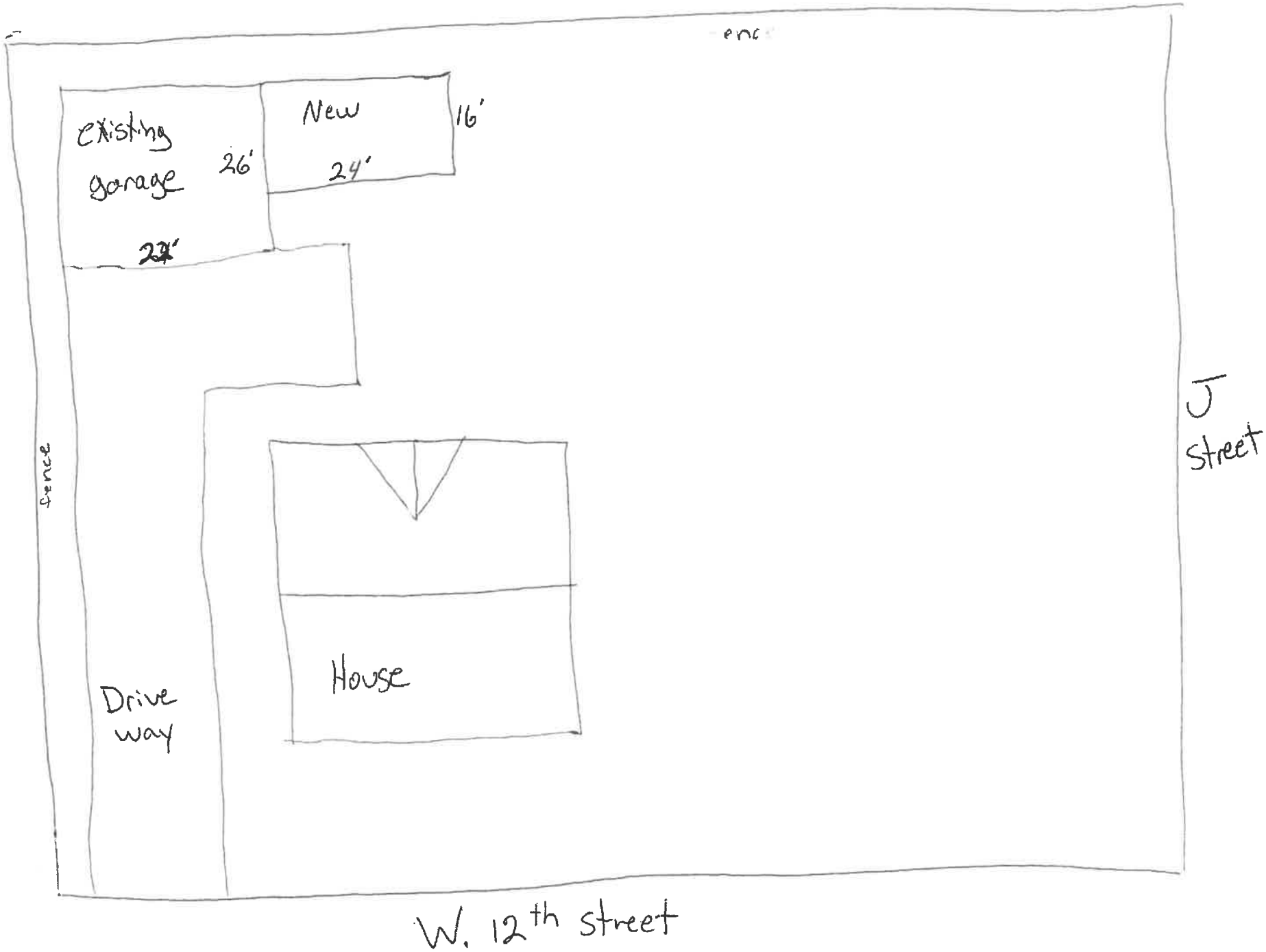
City Limits

0 500 1,000 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-10

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.


fence
existing garage
26'
22'
New
16'
24'
House
Drive way
J Street
W. 12th street

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:

Petition Information

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

add on to garage

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because……

bigger building - boat/storage

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……

personal storage

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…

personal use

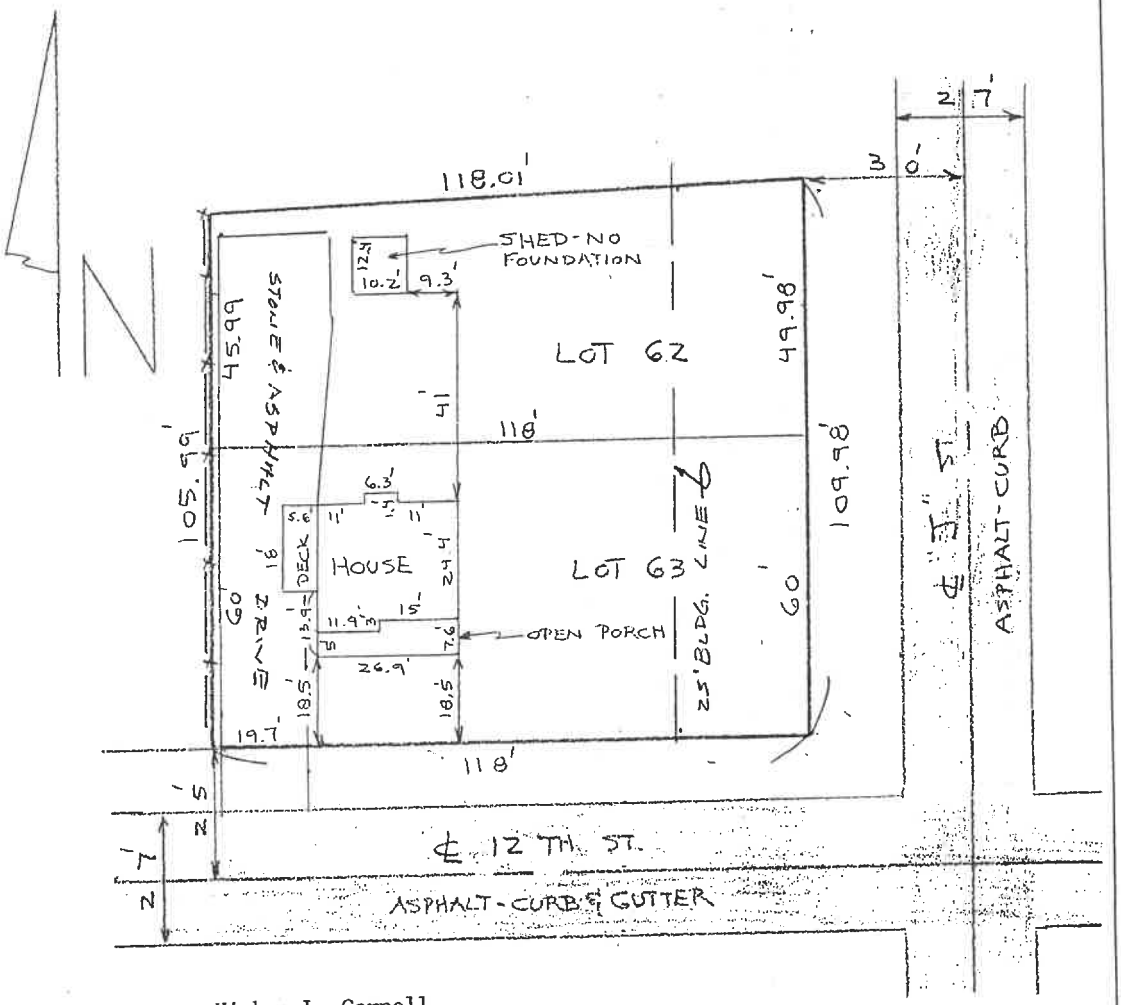
SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES, NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

CLIENT I.D. NO.: Re/Max Towne and Country

PROPERTY ADDRESS: 1003 W. 12th Street, LaPorte, IN 46350

PROPERTY DESCRIPTION: Lots Sixty-two (62) and Sixty-three (63) in Roselawn Gardens Addition to the City of LaPorte, Indiana, as recorded in Plat Book 4, page 70. Tract in Zone X as shown on Map Panel Number 180490 0005 C, dated June 4, 1996.



PROPOSED BUYER: Kimber L. Cornell

PROPOSED LENDER: Calumet Securities

TITLE CO.: Indiana Abstract & Guaranty Corp.

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD FLOOD INSURANCE RATE MAP.

THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

REGISTERED LAND SURVEYOR'S SIGNATURE: Charles D. Hendricks

IN. REG. L.S. # 12433

CHARLES D. HENDRICKS REGISTERED No. 12433 STATE OF INDIANA LAND SURVEYOR

CHARLES HENDRICKS & ASSOC. P.C.
ENGINEERING AND LAND SURVEYING
P.O. Box 188 LaPorte, Indiana 46350
(219) 326-1750 Fax (219) 324-5158

Job No. 6156

Scale: 1"=30'	Date: 4-22-00	Drawn By: BAK	Chk'd By: CDH

City of La Porte

September 19, 2025

VAR-25-10

Board of Zoning Appeals - Variance of Development Standards Application

Status: Active

Submitted On: 9/19/2025

Primary Location

1003 W 12TH ST
LA PORTE, IN 46350

Owner

Cornell Kimber L

Applicant

Kimberly Cornell
401-919-0982
k.cornell26@yahoo.com
1776 West Shore Road
WARWICK, Rhode Island
02889

Internal Review

File Date

09/19/2025

Petition Number

2025-VAR-10

Site Review required?

☐

Date of BZA Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

General Information

Applicant is *

Sole Owner

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Engineer Email

Premises Information

Parcel ID Number*

461002328010000060

Address or General Location*

1003 W 12th St

Total Acreage*

0.15

Flood Zone?*

No

Zoning*

R1B

Land Use*

Residential

Request*

exceed maximum accessory building area for detached accessory building - requesting 956 square feet and reduce rear yard builiding setback for detached accessory building from 10 feet to 6 feet

Zoning of Adjacent Properties

North*

R1B

South*

R1B

East*

R1B

West

R1B

Land Use of Adjacent Properties

North*

residential

South*

residential

East*

residential

West*

residential

Acknowledgement

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

Applicant Signature*

Kimber Cornell
Sep 19, 2025

Date*

09/19/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

Date

Property Owner Signature

☐

ITEM 7. Variance of Development Standards #25-11 Petition to Exceed the Maximum Accessory Building Area – Requesting 2,550 Square Feet; Reduce the Minimum Side Yard Building Setback from 40 Feet to 7 Feet; and Increase the Maximum Building Height For a Detached Accessory Building from 18 Feet to 28.5 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Attorney Dave Ambers (representing Jim Roy, property owner)

PROPERTY OWNER

Name – Jim Roy

PREMISES AFFECTED

Parcel Number - 46-07-31-352-023.000-053				
Actual/approximate address or location from major streets – 1400 Ohio Street				
Total Acreage – 12.63 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R1C		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1C
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 allow the construction of a 30 foot by 85 foot detached accessory building with a height of 28.5 feet tall on the subject property.

HISTORY OF SITE: Per the site aerial image, the parcel is 12.63 acres and is currently zoned R1C (Single Family Residential District). The property has been and is currently used as a single family dwelling with an existing 20 foot by 30 foot detached garage.

The petitioner proposes to allow the construction of a 30 foot by 85 foot detached accessory building with a height of 28.5 feet tall on the subject property. The property owner previously received approval from the City of La Porte Board of Zoning Appeals on May 11, 1999 for a 36 foot by 50 foot pole barn style detached accessory building with two conditions that there would be no rental of any space in the pole barn to any other persons and that there would not be an apartment unit in this building.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to allow the construction of a 30 foot by 85 foot detached accessory building with a height of 28.5 feet tall on the subject property. The variance request includes an increase in the maximum area limitations for 2,550 square feet of accessory building area, reduce the minimum side yard building setback from 40 feet to 7 feet, and increase the maximum building height for a detached accessory building from 18 feet to 28.5 feet.

STATEMENT OF COMPLIANCE: Section 16.02 Residential Accessory Buildings sets forth requirements including the following: maximum area limitation of 721 square feet for detached accessory buildings, accessory buildings may not be occupied for dwelling purposes, and the maximum height for detached accessory buildings is 18 feet tall. The subject property was previously approved to exceed the maximum area limitations for a detached accessory building that allowed 1,800 square feet in total accessory building area; however, the petitioner is requesting a larger total accessory building area of 2,550 square feet. Section 12.01 Waterfront View Protection Overlay Zoning District sets forth the minimum side yard building setbacks that are calculated as the total of both side yards shall be at least 30 percent of the lot width where the structure is located. The minimum side yard building setback for the subject property is 40 feet from each side property line.

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

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 construction of a 2,550 square foot detached accessory building with a height of 28.5 feet tall will not be injurious to the public health, safety, morals, and general welfare of the community because there are similar accessory buildings on large lots in the surrounding area. The property at 1603 Ohio Street has approximately 3,000 square feet with two separate accessory buildings on one acre to the east of the subject property. Similarly, the property located at 1303 Roberts Street has a 3,000 square foot accessory building on approximately one acre lot directly southwest of the subject property. The remaining sizes of accessory buildings range in size from 1,500 square feet to 2,100 square feet on similar lots.

(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 be affected in a substantially adverse manner with the construction of a 2,550 square foot accessory building with a height of 28.5 feet tall on a two-and-a-half acre property for personal residential storage and use located 7 feet from the eastern property boundary. The proposed accessory building will be located approximately 30 feet from the adjacent property owner's house to the east. The applicant is requesting the larger accessory building to accommodate personal storage and a living quarters within half of the proposed accessory building that is part of the use variance request to allow a second residential dwelling as an accessory dwelling unit.

(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 to limit the size of the accessory building to 721 square feet on an approximately 2.5 acre land parcel will constitute an unnecessary hardship if applied to the property for which the variance is sought for a larger accessory building size to accommodate personal storage and use on the subject property.

The minimum side yard building setback to require a minimum of 40 feet from the side yard is reasonable for the size of the subject property in accordance with the intent of the Waterfront View Protection Overlay District to preserve the view of waterways from the public right of way and protect property values in waterfront neighborhoods by protecting views of the waterfront.

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 exceed the maximum accessory building area and maximum building height for a detached accessory building is compatible with the surrounding area that have similar accessory buildings. The requested variance to reduce the minimum side yard building setback from 40 feet to 7 feet will negatively impact the adjacent property to the east with regard to the intent of the waterfront view protection overlay zoning district.

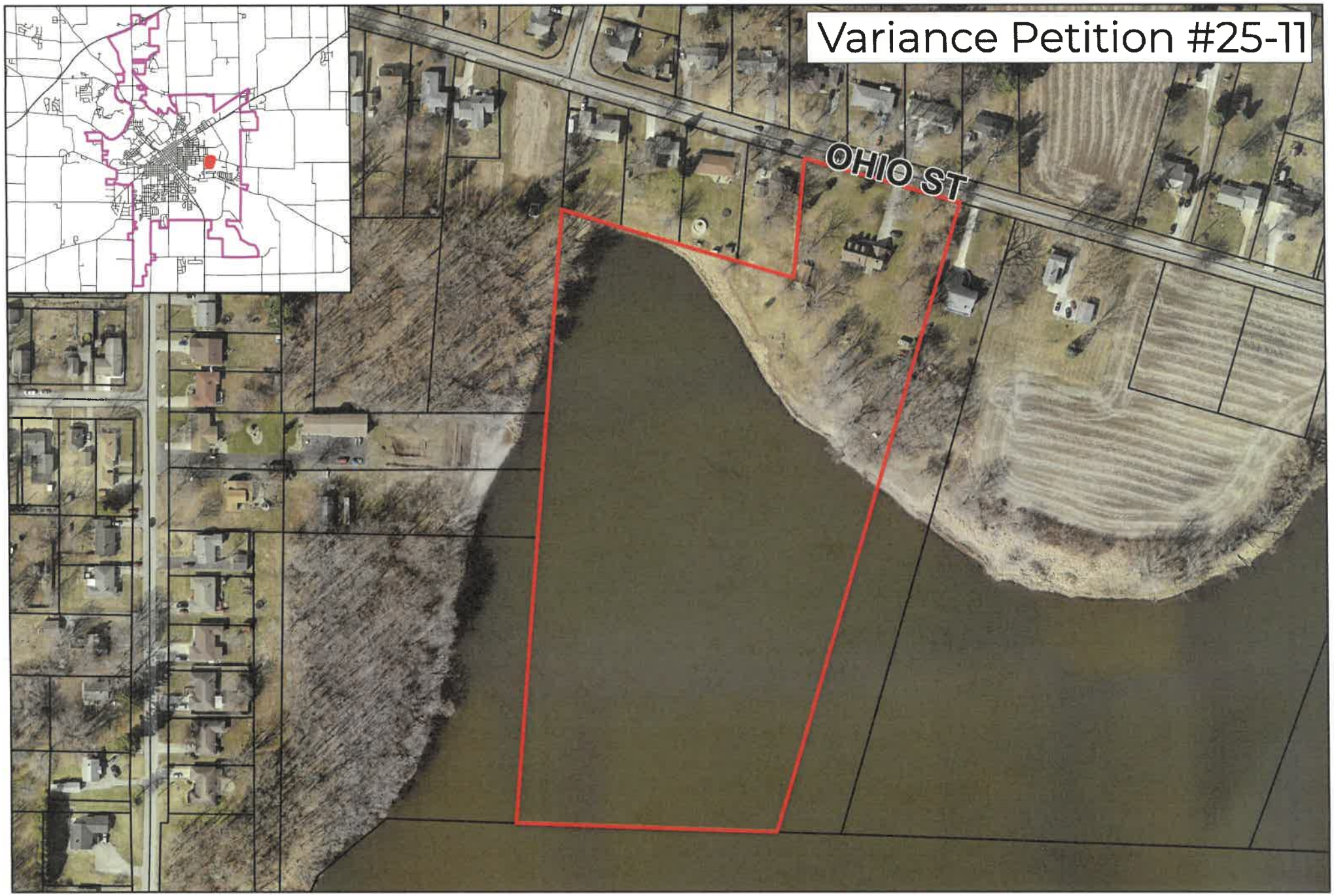
Staff recommends **approval** of the petitioner's request to allow 2,550 square feet of maximum building accessory area and to increase the maximum building height for a detached accessory building from 18 feet to 28.5 feet as part of Variance of Development Standards Petition #25-11 with the following conditions:

1.) That the accessory building be located no closer to the lake than the house on the adjacent property to the east.

2.) That the accessory building shall be covered with an exterior material customarily used on site-built residential dwellings as specified in Section 14.01 (a) (1) (b).

Staff recommends **denial** of the petitioner's request to reduce the minimum side yard building setback from 40 feet to 7 feet as part of Variance of Development Standards Petition #25-11.

Submitted to the Board of Zoning Appeals October 9th, 2025.



LA PORTE
INDIANA

City of La Porte

Board of Zoning Appeals

Location Map

Subject Property

City Limits

0 200 400 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-11

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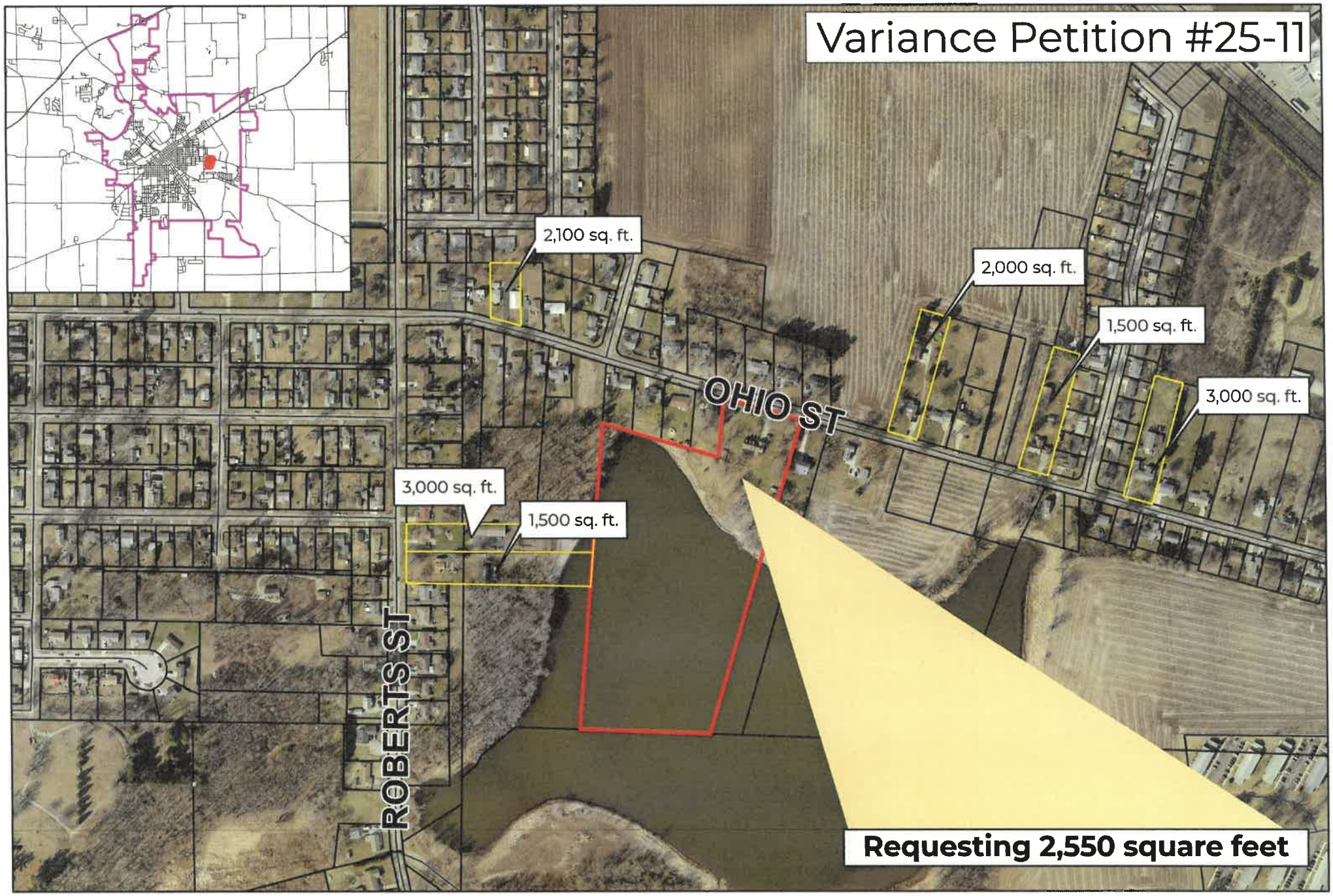


LA PORTE
INDIANA

City of La Porte

Board of Zoning Appeals

Location Map

Subject Property

City Limits

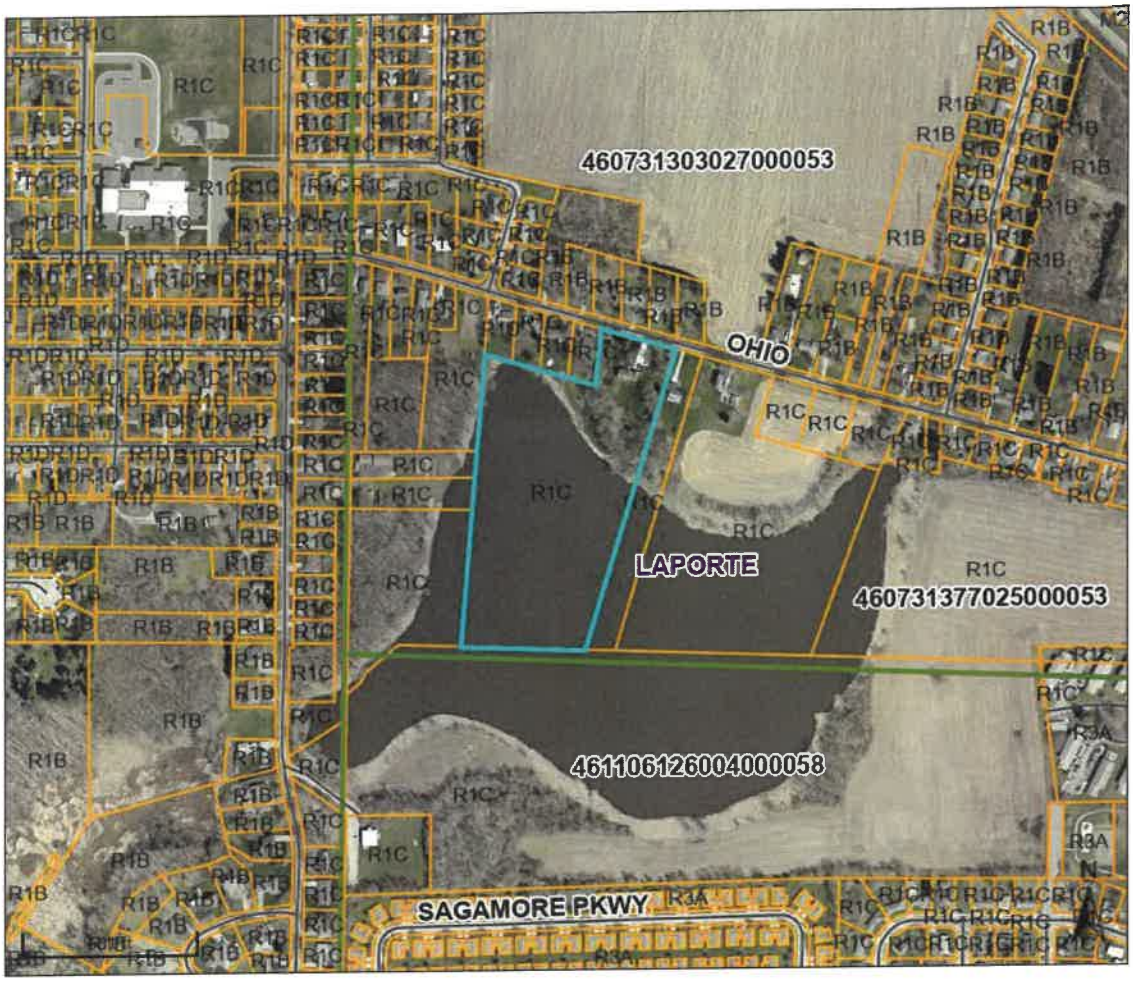
0 400 800 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-11

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.

Beacon™ LaPorte County, IN



Overview

Legend

- Road Centerlines
- Geographic Townships
- Michigan City Historical Districts
  - Elston Grove
  - Franklin
  - Wabash
- Parcels
- Zoning Labels

Parcel ID	460731352023000053	**Alternate ID**	46-07-31-352-023.000-053	**Owner Address**	Roy James E 401 Boyd Blvd La Porte, IN 46350
Sec/Twp/Rng	31-37N-02W				
Property Address	1400 OHIO ST LA PORTE	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
		Acreage	12.63		

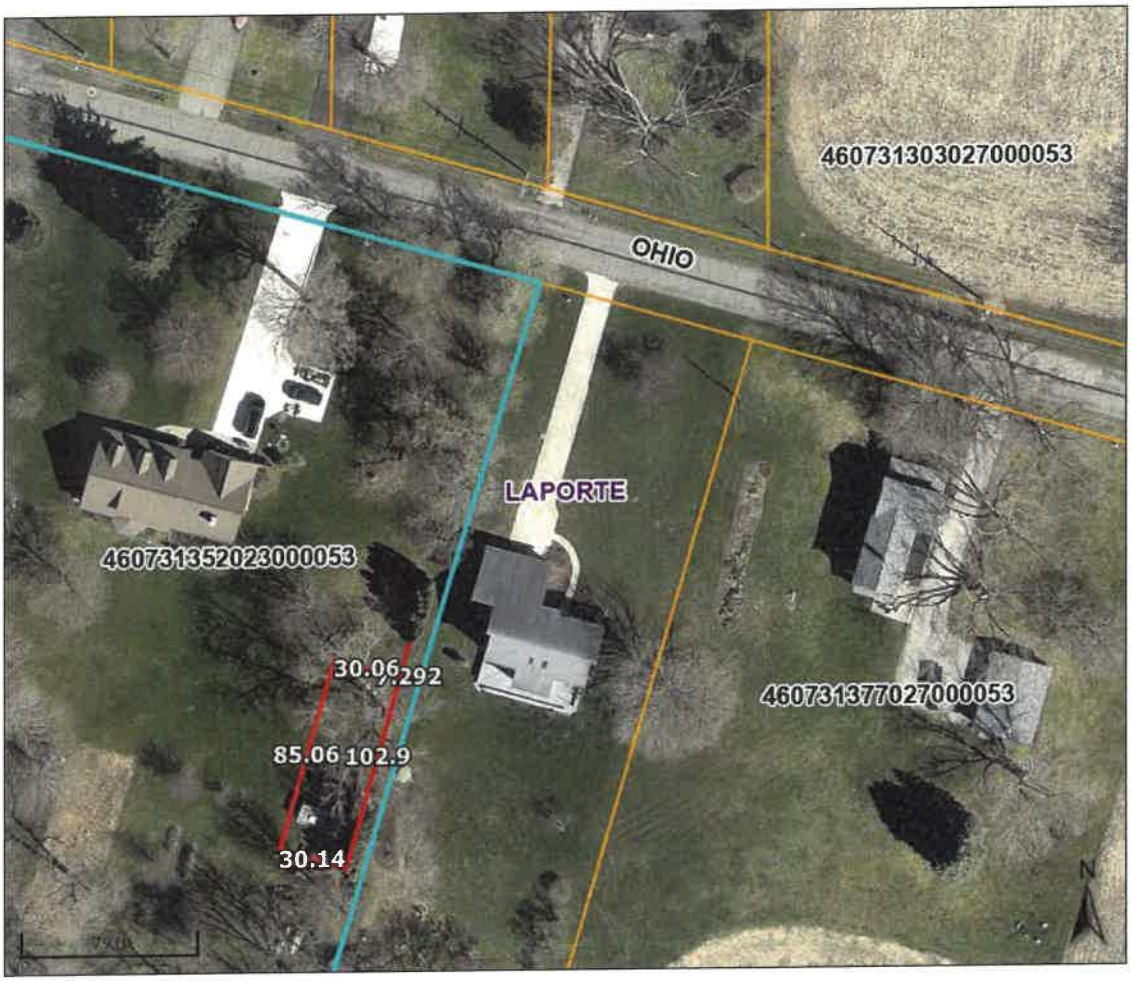
District Laporte Kankakee #1

Brief Tax Description 33-07-31-352-023 PCE IN S 1/2 SW 1/4 CMG 888 FT E OF NW COR S31 T37 R2 12.63 AC
(Note: Not to be used on legal documents)

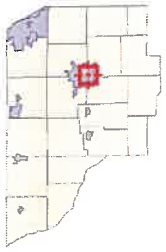
Date created: 9/17/2025
Last Data Uploaded: 9/17/2025 12:16:49 PM

Developed by SCHNEIDER GEOSPATIAL

Beacon™ LaPorte County, IN



Overview



Legend

- Road Centerlines
- Geographic Townships

Michigan City Historical Districts

- Elston Grove
- Franklin
- Wabash
- Parcels

Parcel ID	460731352023000053	Alternate ID	46-07-31-352-023.000-053	Owner Address	Roy James E 401 Boyd Blvd La Porte, IN 46350
Sec/Twp/Rng	31-37N-02W				
Property Address	1400 OHIO ST LA PORTE	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
		Acreage	12.63		

District Laporte Kankakee #1

Brief Tax Description 33-07-31-352-023 PCE IN S 1/2 SW 1/4 CMG 888 FT E OF NW COR S31 T37 R2 12.63 AC
(Note: Not to be used on legal documents)

Date created: 9/24/2025
Last Data Uploaded: 9/24/2025 10:49:49 AM

Developed by SCHNEIDER GEOSPATIAL

PROJECT SUMMARY

Petitioner wishes to construct a barndominum for storage and family guests. The accessory dwelling will be 28.5' tall, 30' x 85' and consist of 2,550 total square feet. The barndominum will be behind the present residence. The side yard setback will be 7' instead of 40'.

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: JAMES E. ROY

Petition Information

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

Petitioner desires to construct an accessory dwelling unit/barndominium behind his existing residence. Delling unit will be for family use and will not be a rental unit.

Standards for Evaluation

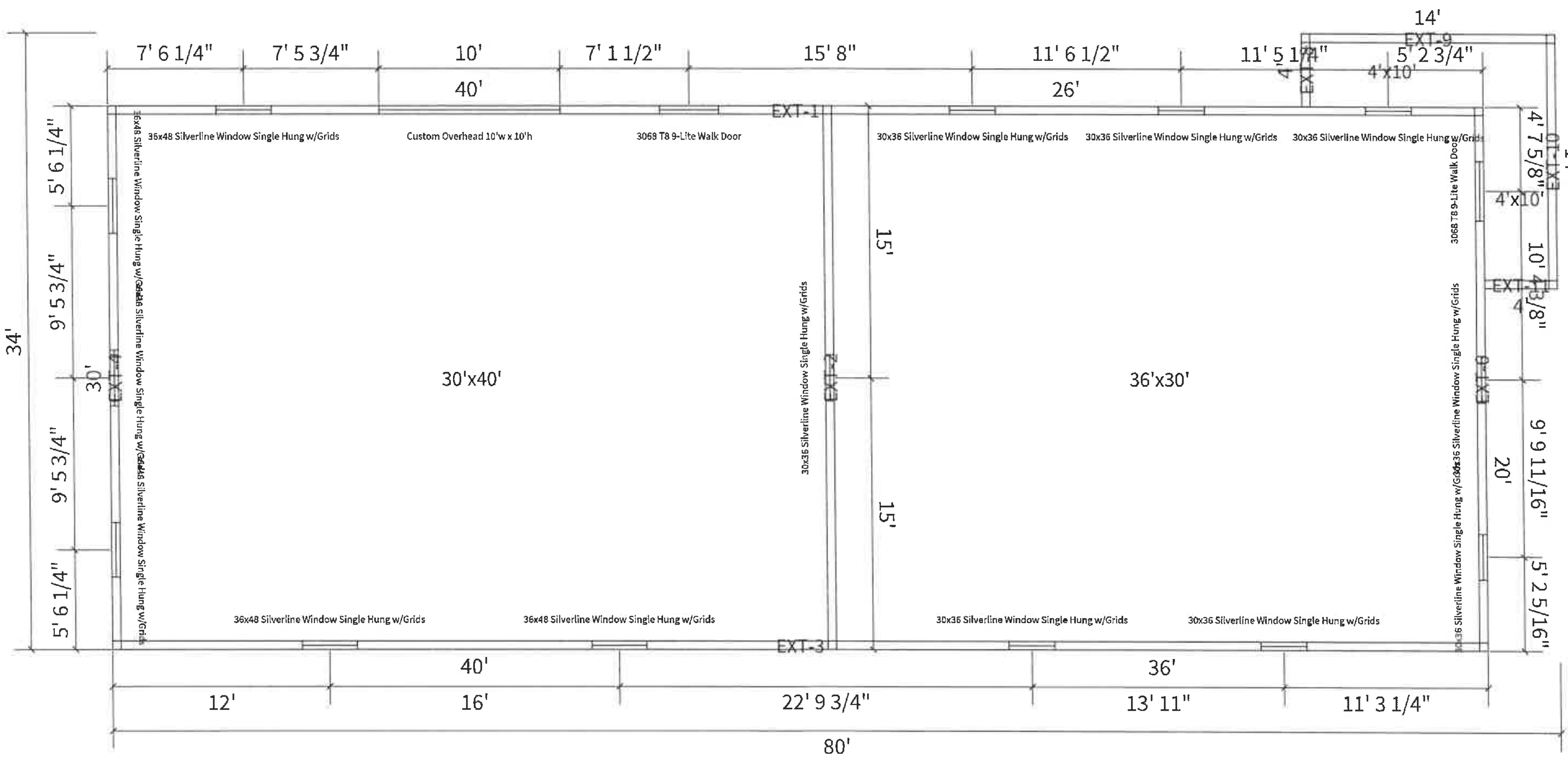
1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because…… The barndominium will be for private family use.

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…… The barndominium will be professionally constructed and will in fact increase the value of other properties in the area.

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… Property is zoned R1C and consists of 12.63 acres. The size of the property creates substantial storage needs and in fact, the property previously was a farm with several agricultural related out buildings.

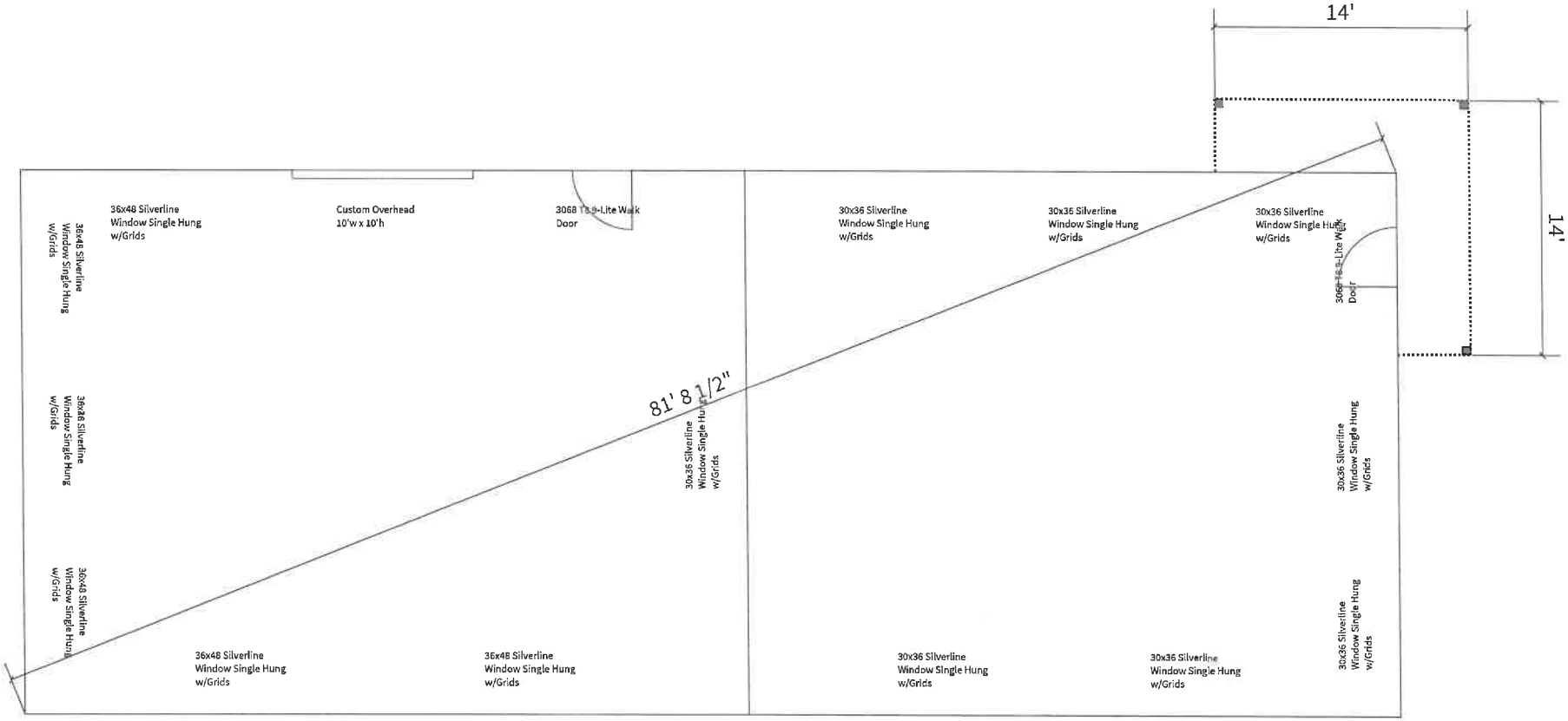
Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

Wall Layout



Post Layout

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

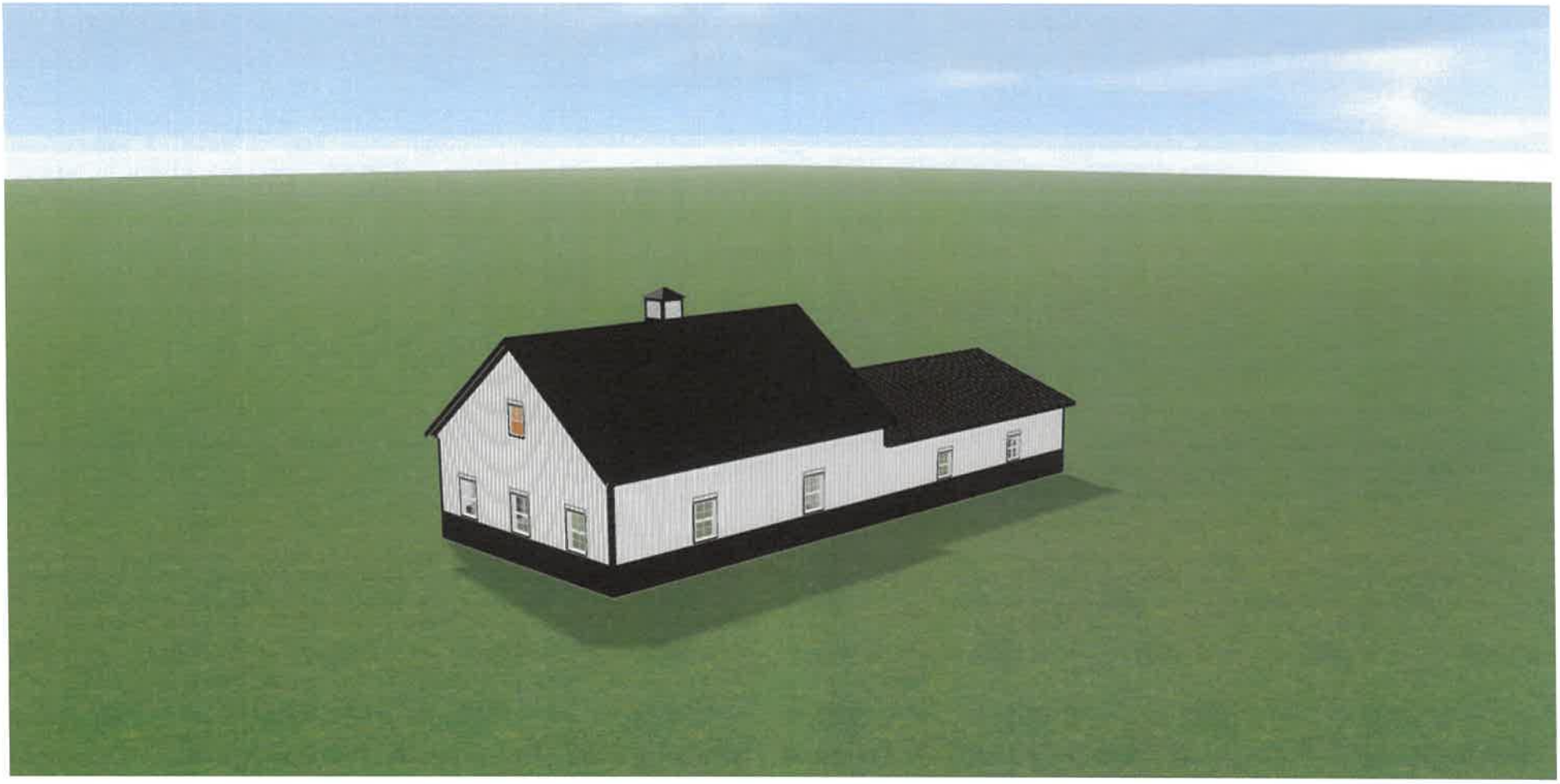


Iso 1

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

Iso 2

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM



Front Elevation

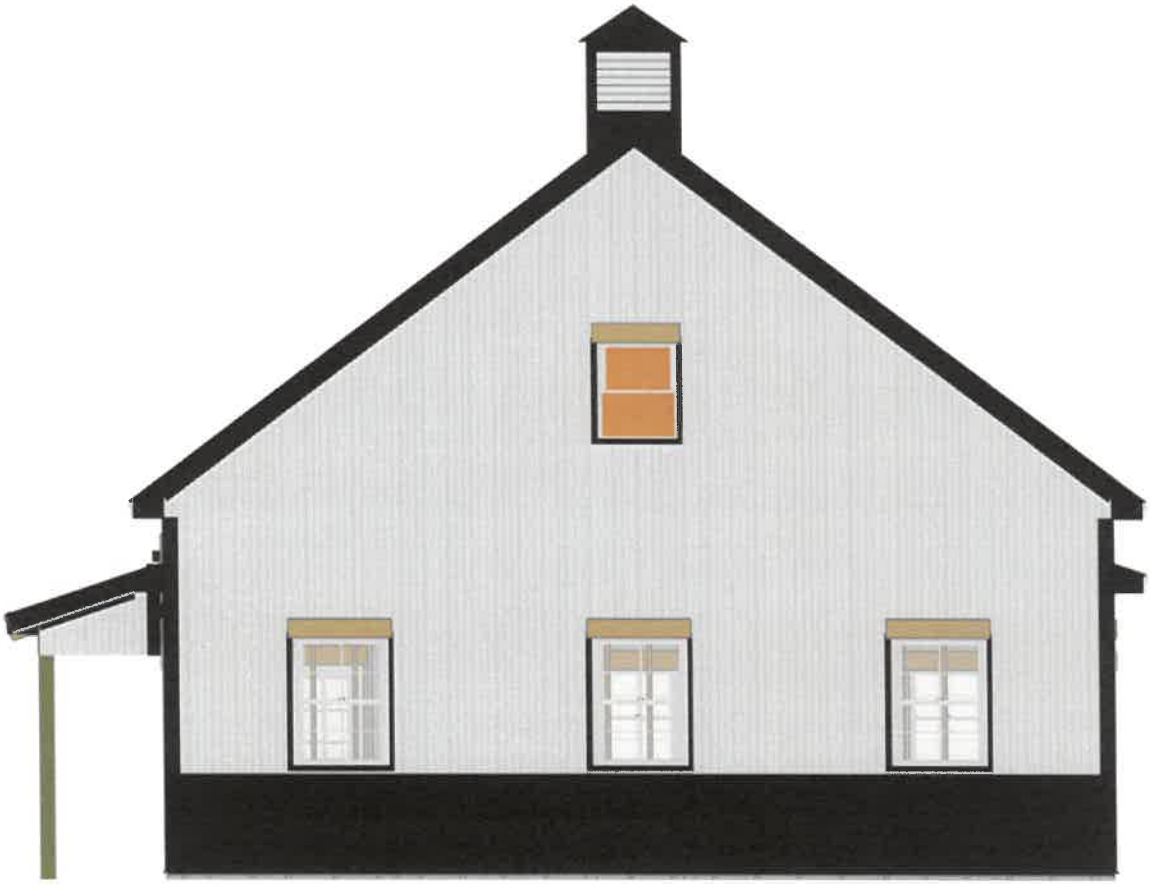
Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

Left Elevation

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

Back Elevation

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM



Right Elevation

Job: James Roy Stick Version
Date: 3/18/2025
Time: 1:50 PM

Oct 6, 2025

Dear David Heinold,

My husband and I do not agree with James E Roy's plan to build a barndominium 7 feet from our property. His property is over 400 feet wide. He doesn't need to squeeze it in so close to us. We object due to privacy and property value. The petition says it will be behind his house. It will not be. It will be closer to behind our house. I also am concerned if he plans on having a fireplace because he has many evergreen trees right there, and they're very tall.

Thank you,

Judith K Regalado

Rogelio Regalado

RECEIVED
OCT 06 2025
BY: DH

Heinold, David

From: The Regalado Family <theregaladofamily@gmail.com>
Sent: Tuesday, October 7, 2025 3:03 PM
To: Heinold, David
Cc: Kaleb Regalado; Rebecca.R.Regalado@gmail.com; smoroskerhonda@gmail.com
Subject: Formal Objection to Proposed Barndomium at 1400 Ohio St, La Porte, IN
Attachments: ImageB.JPG; ImageC.jpeg; ImageE.jpeg; ImageA.jpg; ImageD.jpeg; ImageF.jpg; ImageG.jpeg; FormalObjection_1400OhioStProposal.docx

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Hello David Heinold,

Please reply with acknowledgement of receipt and inclusion in the staff report for BZA members. I have included the objection at the bottom of this email, as well as a separate Word document attachment, and have attached the originals of all pictures included in the objection. Thank you in advance for your time and speaking with us yesterday.

Thank you,
Judy Regalado
(219) 362-6817

RECEIVED
OCT 07 2025
BY: DH

Parcel: 46-07-31-352-023.000-053 (Approx. 1400 Ohio St, La Porte, IN)
Adjacent Objectors: Judy and Roy Regalado, *Owners of 1402 Ohio St, located* ***to the left*** *of the applicant's parcel when standing on Ohio Street facing both lots.*

Based on parcel records and typical zoning classification in this district, the applicant's lot is within a **single-family residential district** (likely **R1B or R1E**). Under the **La Porte County / City Joint Zoning Ordinance**, the following rules apply:

Regulation Category	Standard Requirement
Minimum Side Setback (Accessory Building)	**10 ft** from lot line *(unless district specifies greater)*
Waterfront / Shoreline Setback	**50 ft minimum** from water's edge *(no habitable structures allowed inside buffer)*
Max Height for Detached Accessory Building	**18 ft, 1 story + attic permitted only** *(per § Accessory Structure standards)*

Regulation Category	Standard Requirement
Habitable Accessory Dwelling (ADU / Barndominium)	**Requires Special Exception or Variance Approval** in single-family districts
Variance Approval Standard (Indiana Code)	Must **not** cause "substantial adverse effect upon adjacent property"

---

2. Formal Written Objection Letter

To: La Porte County / City of La Porte Zoning Board of Appeals
Re: Proposed Barndominium / Accessory Dwelling at Approx. 1400 Ohio St — Parcel 46-07-31-352-023.000-053
From: *Owners of 1402 Ohio St, located to the left of the subject parcel when viewed from Ohio Street*
Subject: Objection & Request for Modified Placement / Height Conditions

We, Judy and Roy Regalado, the owners of **1402 Ohio St**, submit this formal objection concerning the proposed **barndominium / habitable accessory structure** planned for construction on the adjoining parcel to our right.

Grounds for Objection

1. **Proximity creates direct and unreasonable intrusion into private living areas.**
   The proposed placement would establish **unobstructed sightlines into our living room, master bedroom, master bathroom, other bedroom spaces** — a level of direct exposure no existing neighboring structure creates.

2. **Significant loss of sunlight and lake visibility.**
   Due to its depth on the lot and elevation relative to the lake slope, the proposed structure would **greatly diminish our current natural light corridor and lake view from the west**, materially diminishing property enjoyment.

3. **Adverse impact on property value and enjoyment.**
   The height and massing of a dwelling positioned so close to the boundary would **negatively affect both aesthetic character and market desirability**, contrary to the zoning ordinance's stated intent to protect neighboring residential value.

Request for Reasonable Conditions

We are not opposing construction altogether. Instead, we respectfully request **two fair and ordinance-aligned options or conditions**:

Placement Distance from Our Shared Lot Line	Maximum Building Height We Find Acceptable
At minimum sideyard setback (10 ft)	Limit to 18 ft height + attic only (per accessory structure standards)
Minimum of 40 ft from our shared boundary	The requested height of 28.5ft

---

Conclusion

Per zoning standard **"no variance shall be granted if it substantially adversely affects adjacent property"**, we believe the structure in its currently proposed position would clearly constitute such an adverse effect.

We request that **approval be conditioned** on **relocating the structure farther inward** and **reducing permitted height when placed near the boundary.**

Supplemental photographic sightline documentation included at bottom of document and in separate attachments.

Respectfully submitted,

Judy and Roy Regalado
Owners of 1402 Ohio St
(Adjoining property owners to the east/left of subject parcel)

Image A, evening sunset in the west. Proposed barndominium would be placed starting at the corner edge of our deck and be where the tree on the right currently is, extending 85 feet towards the lake. This would eliminate the sunlight in the late afternoon and evening and eliminate the view of the lake from that side.

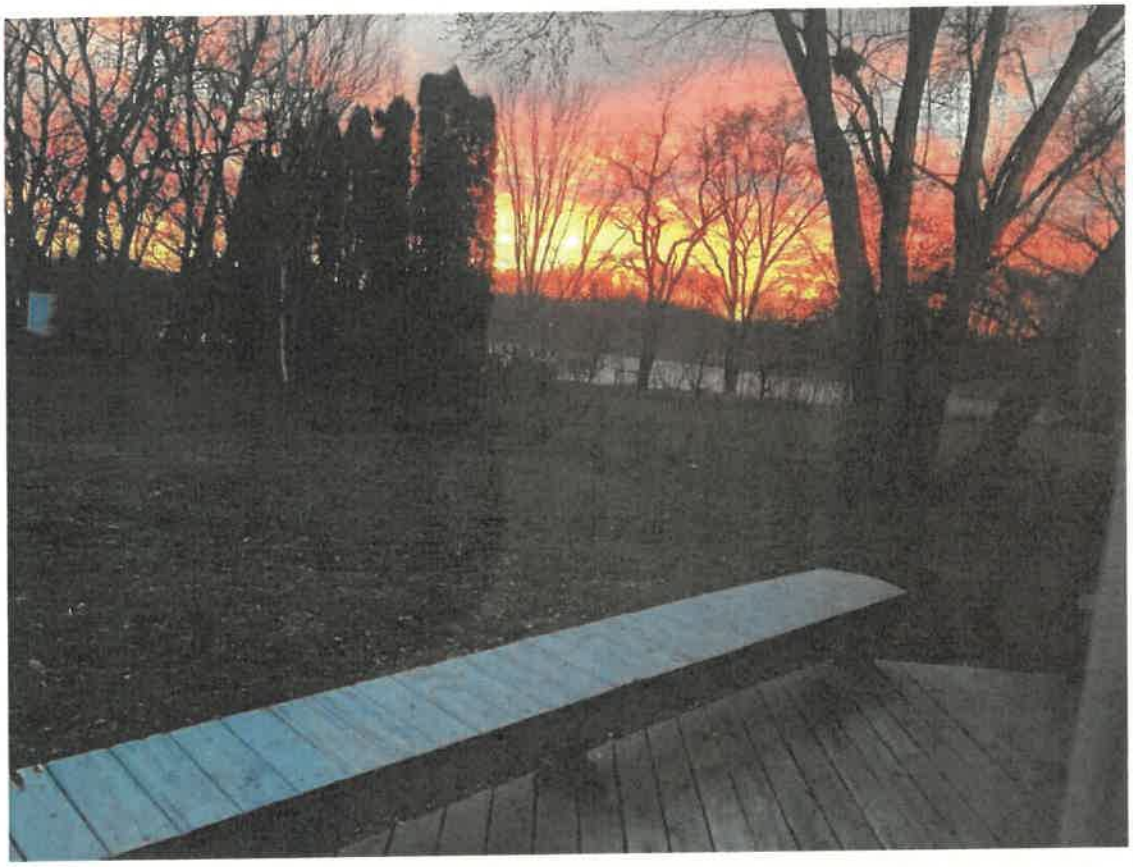


Image B, same view as A during the day time.

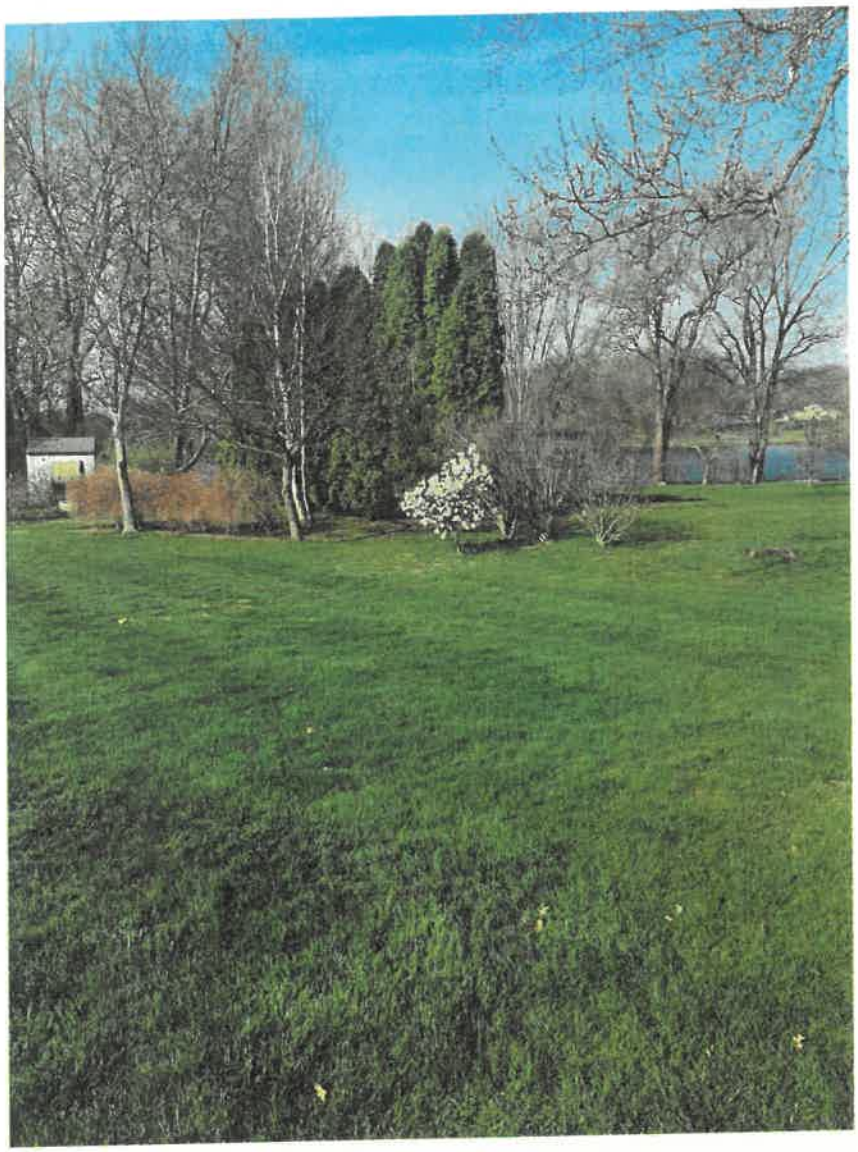


Image C, D, E the windows of living areas, bathrooms, and bedrooms that the proposed bardominium

would have unobstructed viewing angles of.

Image F, view from master bathroom window. The barndominium would see right into the master bathroom and other windows at the proposed height and closeness.

Image G, Alternative view point (from deck door) of where the barndomium would be.

City of La Porte

September 22, 2025

VAR-25-11

Board of Zoning Appeals - Variance of Development Standards Application

Status: Active

Submitted On: 9/22/2025

Primary Location

1400 OHIO
LA PORTE, IN 46350

Owner

Roy James E

Applicant

DAVID AMBERS
219-325-9917
david.ambers@amberslaw.com
601 STATE STREET
SUITE B
LA PORTE, IN 46350

Internal Review

File Date

09/22/2025

Petition Number

2025-VAR-11

Site Review required?

☐

Date of BZA Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

General Information

Applicant is *

Agent

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Engineer Email

Premises Information

Parcel ID Number*

460731352023000060

Address or General Location*

1400 Ohio St

Total Acreage*

12.63

Flood Zone?*

No

Zoning*

R1C

Land Use*

Residential

Request*

variance of development standards to exceed maximum accessory building area and height - requesting 2,550 square feet and 28.5 feet in height

Zoning of Adjacent Properties

North*

R1C

South*

R1C

East*

R1C

West

R1C

Land Use of Adjacent Properties

North*

Residential

South*

Walker's Lake

East*

Residential

West*

Residential

Acknowledgement

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

Applicant Signature*

Dave Ambers
Sep 22, 2025

Date*

09/22/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

James E Roy

Date

09/22/2025

Property Owner Signature

☑

ITEM 8. Use Variance # 25-03 Petition to Allow Accessory Dwelling Unit within the Detached Accessory Building
Type of Request: Use Variance
Staff Report: David Heinold

APPLICANT

Name – Attorney Dave Ambers (representing Jim Roy)

PROPERTY OWNER

Name – Jim Roy

PREMISES AFFECTED

Parcel Number - 46-07-31-352-023.000-053				
Actual/approximate address or location from major streets – 1400 Ohio Street				
Total Acreage – 12.63 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R1C		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R1C	West: R1C
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 allow an accessory dwelling unit within approximately half of the 30 foot by 85 foot detached accessory building with a height of 28.5 feet tall on the subject property being requested as part of variance of development standards petition #25-11.

HISTORY OF SITE: Per the site aerial image, the parcel is 12.63 acres and is currently zoned R1C (Single Family Residential District). The property has been and is currently used as a single family dwelling with an existing 20 foot by 30 foot detached garage. The petitioner proposes to allow an accessory dwelling unit within the 30 foot by 85 foot detached accessory building with a height of 28.5 feet tall on the subject property being requested as part of variance of development standards petition #25-11.

DESCRIPTION OF PROPOSED USE VARIANCE:
The petitioner is requesting a use variance to allow accessory dwelling unit within the detached accessory building.

STATEMENT OF COMPLIANCE: Section 16.02 (e) states that accessory buildings shall not be occupied for dwelling purposes nor have plumbing for sewer or water.

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

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 a second dwelling within the proposed accessory building will not be injurious to the public health, safety, morals, and general welfare of the community. The requested variance to allow an accessory dwelling unit is appropriate for the size and type of residential property.

(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 the proposed accessory dwelling with a residential dwelling inside the building. The accessory dwelling will be located on a two and half acre property that meets the minimum setbacks to all property lines and building coverage limits.

(3) The need for the variance arises from some condition peculiar to the property involved;
The need for the variance does arise from a condition peculiar to the property involved because the addition of a second residential dwelling inside the proposed accessory building is a reasonable use of residential property in the City of La Porte. The subject property has the amount of land available to provide for the appropriate setbacks to all property lines.

(4) 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 to allow an accessory dwelling unit will constitute an unnecessary hardship for the subject property because it is a reasonable use of residential property in the City of La Porte to allow an accessory dwelling unit within the proposed accessory building for the size and type of the subject property.

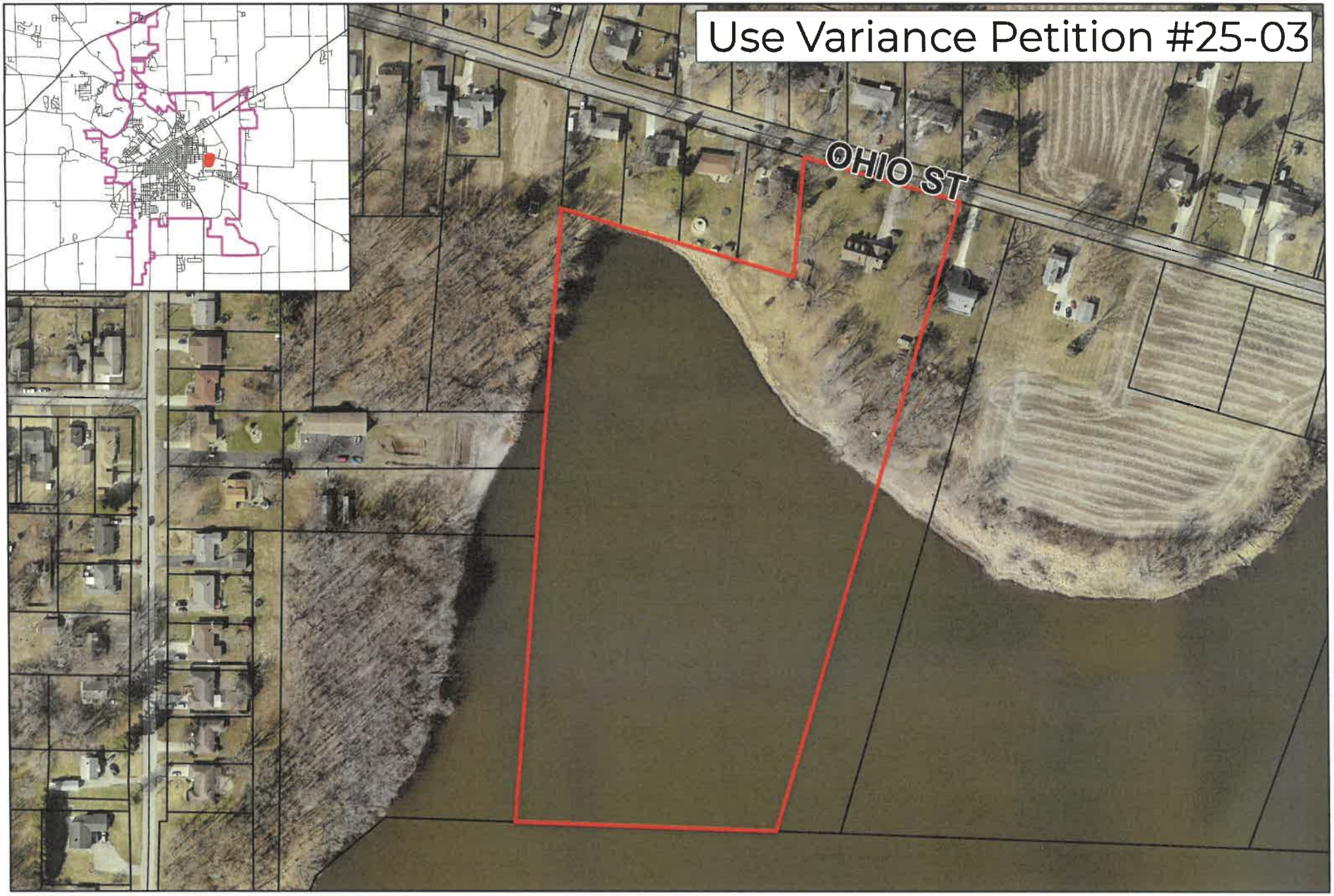
(5) The approval does not interfere substantially with the Comprehensive Land Development Plan.
The approval of the requested use variance to allow an accessory dwelling unit will not interfere substantially with the Countywide Land Development Plan and City of La Porte Zoning Ordinance because the City of La Porte recognizes that accessory dwelling units may be appropriate on similar residential properties where the minimum requirements for building

setbacks, open space, and parking requirements can be met for the type of land use. The proposed accessory dwelling unit will not interfere substantially with the Countywide Land Development Plan or the City of La Porte Zoning Ordinance because it is an important land use that is often used to fill a need in the community for a certain type of housing for individuals.

STAFF RECOMMENDATION:

Staff finds that approval of the use variance petition to allow the accessory dwelling unit within the detached accessory building is appropriate for the surrounding single family dwelling land uses along Ohio Street. Staff recommends **approval** of Use Variance Petition #25-03 to allow the accessory dwelling unit within the detached accessory building.

Submitted to the Board of Zoning Appeals October 10th, 2025.



LA PORTE
INDIANA

City of La Porte
Board of Zoning Appeals

Location Map

Subject Property
City Limits

0 200 400 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\USE_25-03
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 Use Variance

Use the following form or attach a separate sheet(s) to explain the Use Variance 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.):

Petitioner desires to construct an accessory dwelling unit/barndominium behind his existing residence. Delling unit will be for family use and will not be for family use and will not be a rental unit.

Standards for Evaluation

1. The approval of the Use Variance will not be injurious to the public health, safety, morals, and general welfare of the community because....

The barndominium will be for private family use.

2. The use and value of the area adjacent to the property included in the Use Variance will not be affected in a substantially adverse manner because....

The barndominium will be professionally constructed and will in fact increase the value of other properties in that area.

3. The need for the Use Variance arises from some condition peculiar to the property involved, and is more clearly described as....

The property is 12.63 acres and was originally a farm, but is now within the City limits in an RIC Zoned area.

4. 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, and is more clearly described as....

Property is zoned R1C and consists of 12.63 acres. The size of the property creates substantial storage needs and in fact, the property previously was a farm with several agricultural related out buildings.

5. The approval does not interfere substantially with the Comprehensive Plan because...

The Parcel is large and the property was previously a working farm.

City of La Porte

September 22, 2025

USE-25-5

Board of Zoning Appeals - Use Variance Application

Status: Active

Submitted On: 9/22/2025

Primary Location

1400 OHIO
LA PORTE, IN 46350

Owner

Roy James E

Applicant

DAVID AMBERS
219-325-9917
david.ambers@amberslaw.com
601 STATE STREET
SUITE B
LA PORTE, IN 46350

Internal Review

File Date

09/22/2025

Petition Number

2025-USE-03

Site Review required?

☐

Date of BZA Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

General Information

Applicant is *

Agent

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Engineer Email

Premises Information

Parcel ID Number*

460731352023000060

Address or General Location*

1400 Ohio Street

Total Acreage*

12.63

Flood Zone?*

No

Zoning*

R1C

Land Use*

Residential

Request*

to allow accessory dwelling unit

Zoning of Adjacent Properties

North*

R1C

South*

R1C

East*

R1C

West

R1C

Land Use of Adjacent Properties

North*

Residential

South*

Walker's Lake

East*

Residential

West*

Residential

Acknowledgement

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

Applicant Signature*

Dave Ambers
Sep 22, 2025

Date*

09/22/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

James E Roy

Date

09/22/2025

Property Owner Signature

☑

ITEM 9. Special Exception Use # 25-03 Petition to Allow Retail Auto Parts Store
Type of Request: Special Exception Use
Staff Report: David Heinold

APPLICANT

Name – Fisher Auto Parts, Inc. (Brandon Elam)

PROPERTY OWNER

Name – Gjms Llc

PREMISES AFFECTED

Parcel Number - 46-11-06-151-002.000-058				
Actual/approximate address or location from major streets – 2429 Monroe Street				
Total Acreage – 0.75 acre		Flood Zone on Site? - No		
Zoning of Subject Property – B1		Use of Subject Property – vacant retail store building and shared parking lot		
Zoning of Adjacent Properties	North: B1	South: R1B	East: B1	West: B1
Land Use of Adjacent Properties	North: vacant land	South: Single Family Dwellings	East: Carryout Pizza & Retail Storefronts	West: Single Family Dwellings

SUMMARY: The petitioner proposes to open and operate a retail auto parts store.

HISTORY OF SITE: Per the site aerial image, the total parcel size is 0.75 acre and is currently zoned B1 (Neighborhood Commercial District). Currently, the subject property is a vacant retail storefront building. The petitioner proposes to open and operate a retail auto parts store. The petitioner included a site plan that shows the location of the retail auto parts store.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION USE:
The petitioner is requesting a special exception use to allow a retail auto parts store.

STATEMENT OF COMPLIANCE: Section 7.02 Uses sets forth the list of uses for land and buildings in the B1 Neighborhood Commercial District. The proposed use for a retail auto parts store requires special exception use approval prior to operation in the B1 Neighborhood Commercial District. Article 24 Special Exception Review Requirements and Procedures set forth the process for review and approval of a special exception use by the City of La Porte Board of Zoning Appeals. The proposed use of a retail auto parts store does not have any additional use requirements in the zoning ordinance.

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

DECISION CRITERIA:

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

The proposal to allow a retail auto parts store will not be injurious to the public health, safety, and general welfare of the community because it is similar in nature to the existing carryout restaurant, commercial retail stores, and medical office buildings. A retail auto parts store is similar to other commercial retail stores since it is mainly a walk-in type commercial retail store.

(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 because it is a walk-type commercial retail store similar to the existing commercial uses in the immediate vicinity. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for the commercial 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 special exception use for a retail auto parts store will 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 in the surrounding area.

(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 retail auto parts store is already 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 in the City of La Porte. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public street with the existing parking area and driveway approaches to the existing shopping center.

(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 this ordinance for similar commercial 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 Countywide Comprehensive Land Development Plan that encourages the majority of commercial businesses to be located in or near cities and towns.

(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 a retail auto parts store in the B1 Neighborhood Commercial District 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 2017 City of La Porte Revised Joint Zoning Ordinance encourages the size and scale of businesses with limited impact on the surrounding residential neighborhoods that are intended to serve 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.

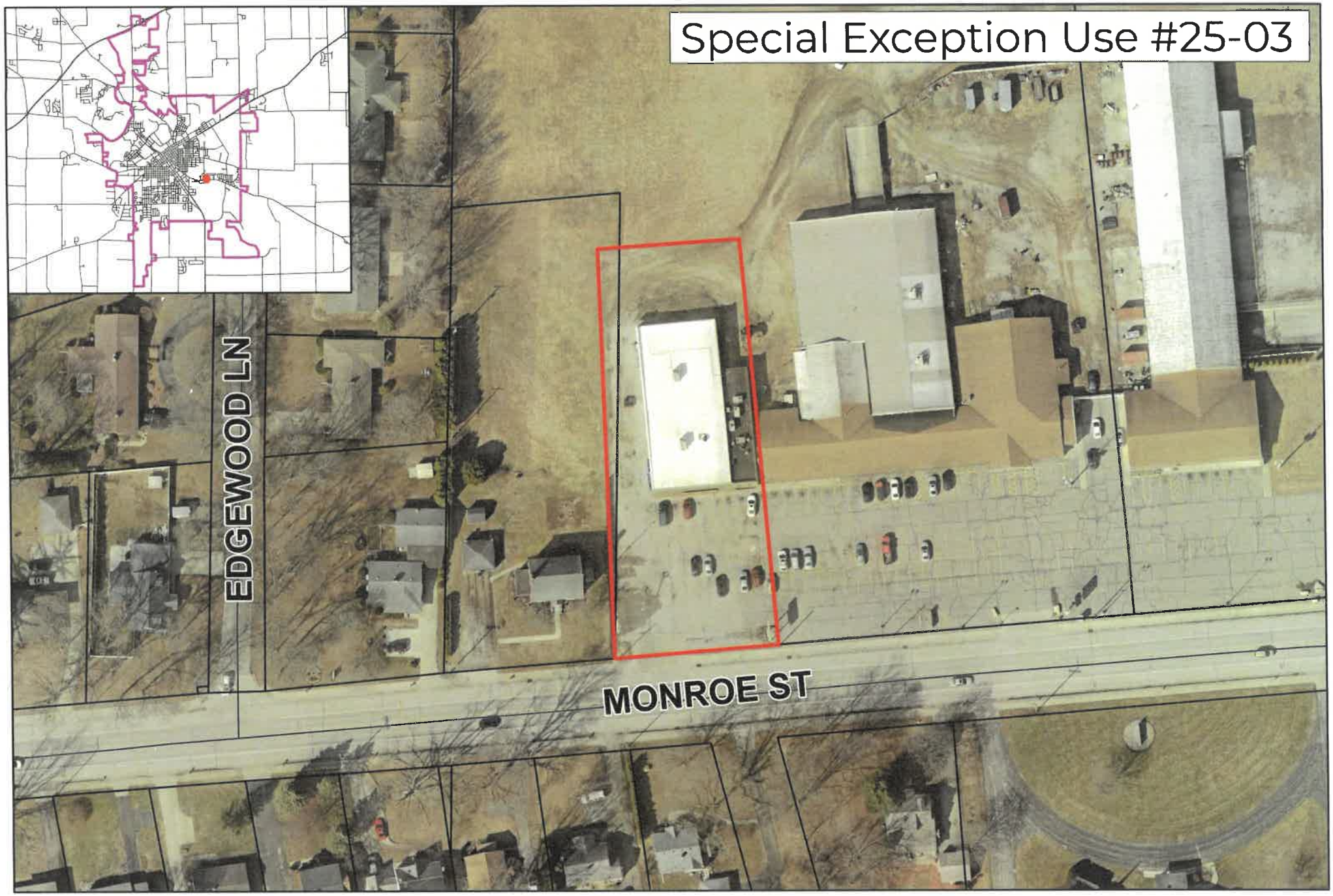
The development will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the Countywide Comprehensive Land Development Plan that encourages the majority of commercial businesses to be located in or near cities and towns.

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. There are no specific regulations contained in Article 14 that pertain to the proposed retail auto parts store located on the subject property.

STAFF RECOMMENDATION:

Staff finds that approval of the special exception use petition to allow the retail auto parts store is consistent with the Countywide Comprehensive Land Development Plan and the general character of the surrounding commercial retail stores, medical office buildings, religious institutions, and residential dwellings within the surrounding area. Staff recommends **approval** of Special Exception Use Petition #25-03.

Submitted to the Board of Zoning Appeals October 10th, 2025.



LA PORTE
INDIANA

City of La Porte
Board of Zoning Appeals
Location Map

Subject Property
City Limits

0 75 150 Feet

Date Created: September 26, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\SE_25-03
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.

APPLICATION
FOR
ZONING SPECIAL EXCEPTION

Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner")
Applicant: Fisher Auto Parts, Inc. ("Applicant")

PROJECT SUMMARY

Applicant respectfully requests that the City of La Porte Board of Zoning Appeals issue approval of a Special Exception (as defined in the 2017 City of La Porte Revised Joint Zoning Ordinance, the "Zoning Ordinance") for Applicant's Proposed Use (as hereinafter defined) to be conducted at 2429 Monroe Street, La Porte, Indiana (the "Property"). The Property is a portion of that certain Parcel ID 461106151002000058 consisting of an approximately 0.743 acre (the "Parcel"). The Parcel is located within the B1 Neighborhood Commercial zoning district ("B1 District") and is not within any overlay districts.

Applicant's proposed use of the Property is to open and operate an auto parts store (the "Proposed Use"), which pursuant to Article 07, Section 07.02 of the Zoning Ordinance, is an allowable use in the B1 District, subject to obtaining a Special Exception Use. The Parcel, along with Parcel ID 461106151003000058 consisting of approximately 0.042 acre ("Additional Parcel"), are currently owned by GJMS, LLC. A signed and notarized Consent of Property Owner, which evidences Owner's consent for Applicant's Special Exception request, is included with this submission.

The Property consists of an approximately 7,500 square foot portion (which portion was formerly occupied by Dollar General) of the approximately 9,160 square foot building ("Building") situated on the Parcel. The remainder of the Building is currently occupied by Little Caesar's Pizza (2433 Monroe St.). The Building is a multi-tenant retail/commercial building, which upon information and belief, was constructed in 1984. The Building adjoins and shares a common wall and parking areas with a larger commercial/retail shopping center to the east consisting of two buildings: one building containing a "Use Area" of 31,765 square feet on an approximately 4.5 acre parcel (Parcel ID 461106101003000058) and one building containing a "Use Area" of 22,204 square feet on an approximately 3.36 acre parcel (Parcel ID 461106101118000058); which in the aggregate total approximately 53,969 square feet on 7.86 acres, more or less. Current occupants of the aforementioned adjacent shopping center include a smoke/vape shop and AmeriPawn pawn shop.

Applicant's business hours at the Property will be 7:30 AM-5:30 PM Monday – Friday and 8:00 AM – 12:00 Noon on Saturdays. The Property will be staffed by approximately six (6) employees and is expected to generate approximately sixty (60) light vehicle trips on average per day. Most of this anticipated traffic generation will be due to Applicant delivering and picking up auto parts to and from various nearby customers in relatively close proximity to the Property. Applicant also will have customer walk-in traffic and periodic inventory deliveries. Applicant, working together with the Owner, will take all necessary measures to ensure it has the requisite number of off-street parking spaces for its Proposed Use at the Property as

required under the Zoning Ordinance. No repairs or service, nor dumping of hazardous materials, will be performed or permitted at the Property.

The only alterations to the Property beyond a cosmetic and/or non-structural nature will be installation of a new rollup or double door and man door on the western side of the Building to accommodate deliveries of Applicant's inventory. As the shopping center is a combination of buildings developed between 1971 and 1984, Applicant is unaware of the project's history regarding prior annexation, rezoning, platting, etc.

Applicant reserves the right to amend and/or supplement this Project Summary and/or any other component of its Application for a Zoning Special Exception, as necessary or appropriate. Any questions and/or requests for additional information or documents should be directed to the following:

Fisher Auto Parts, Inc.
Attn: Real Estate Department
P.O. Box 2246
Staunton, Virginia 24402-2246
Email: re.notices@fisherautoparts.com

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.)

Fisher Auto Parts, Inc. ("Applicant") intends to occupy the property for use as an auto parts store ("Proposed Use"), operating hours to be 7:30 AM to 5:30 PM Monday-Friday and 8:00 AM – 12 Noon on Saturdays; closed on Sundays. The store will employ approximately 6 staff. Customer access will be available during such operating hours. The only construction on the premises will be addition of a rollup or double door and a new man door on the western side of the building. Access will be via existing curb cuts/drives into the center from Monroe Street.

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.

RESPONSE: Applicant's Proposed Use will not have a detrimental effect on the public health, safety, morals, or general welfare of the community. Applicant will operate in accordance with all applicable laws, ordinances and regulations. Applicant will not perform or permit any dumping of hazardous materials at the property.

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

RESPONSE: The establishment of a special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity as the Proposed Use is harmonious with the existing occupants of the shopping center. The Proposed Use is not in conflict or competition with such other occupants. Moreover, the Proposed Use is consistent with the intent of the B1 Neighborhood Commercial District as described in the zoning ordinance, as Applicant's provision of auto parts will meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Applicant also will cater to commercial customers 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.

RESPONSE: Establishment of a special exception for the Proposed Use will not impede or alter the normal and orderly development of surrounding property as Applicant will occupy existing vacant commercial space.

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

RESPONSE: Adequate utilities, access points, drainage, and other necessary facilities already exist at the property and will not be adversely impacted by Applicant's occupancy and use.

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.

RESPONSE: Ingress and egress points are already provided and can be utilized without impact to traffic on public roadways.

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.

RESPONSE: The Proposed Use is permitted in the B-1 district with a special exception approval. Applicant asserts that its Proposed Use will sufficiently comply with such special exception requirements and all other applicable requirements of the zoning ordinance.

APPLICATION
FOR
ZONING SPECIAL EXCEPTION

Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner") Applicant: Fisher Auto Parts, Inc. ("Applicant")

VICINITY MAP

Subject property – 2429 Monroe Street, La Porte, IN 46350

APPLICATION FOR
ZONING SPECIAL EXCEPTION

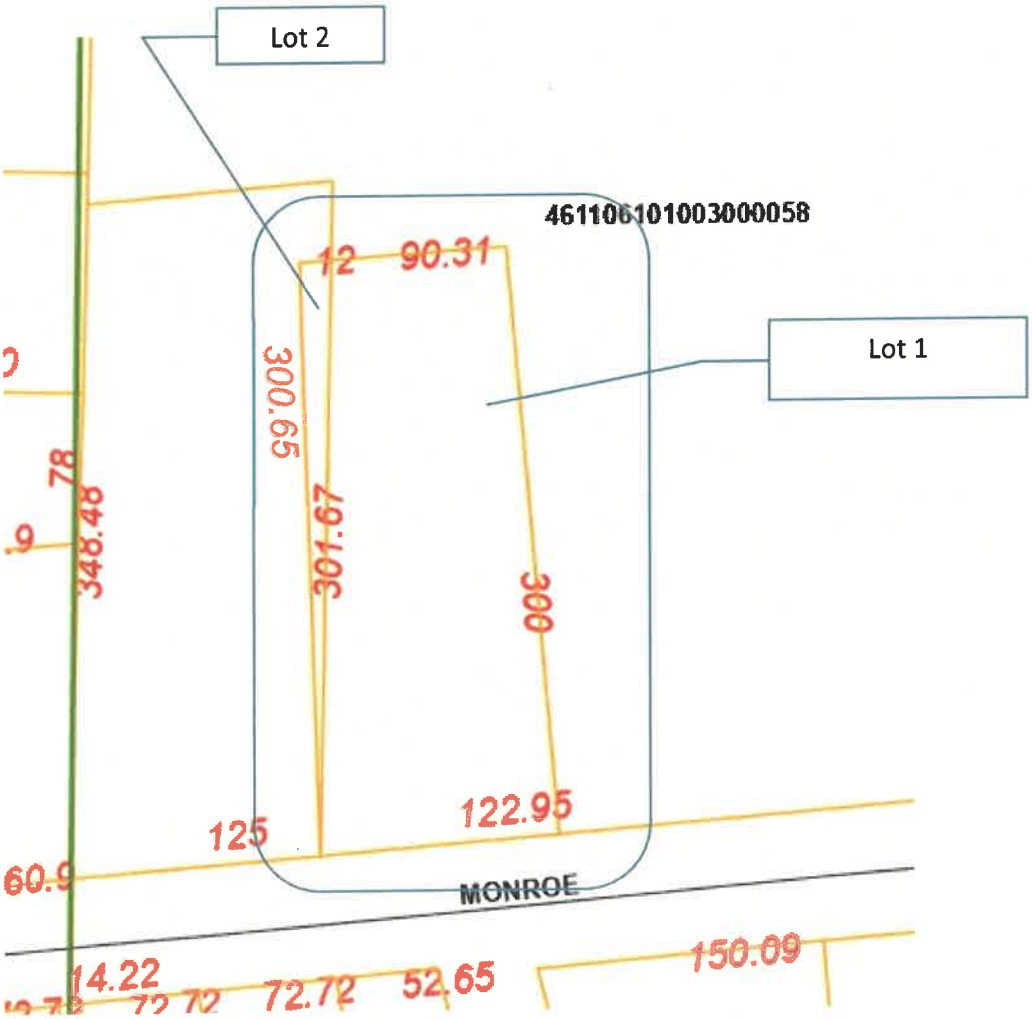
Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner")
Applicant: Fisher Auto Parts, Inc. ("Applicant")

Brief Legal Description (as shown on BEACON)

Lot 1: 57-11-06-151-002 PCE 90.31 X 300.00 X 122.95 X 301.67 FT IN NW1/4 N OF RD S6 T36 R2 .743 AC

AND

Lot 2: 57-11-06-151-003 TRI PCE 12.00 X 301.67 X 300.65 FT W OF A .734 A PARCEL S6 T36 R2 .042 AC

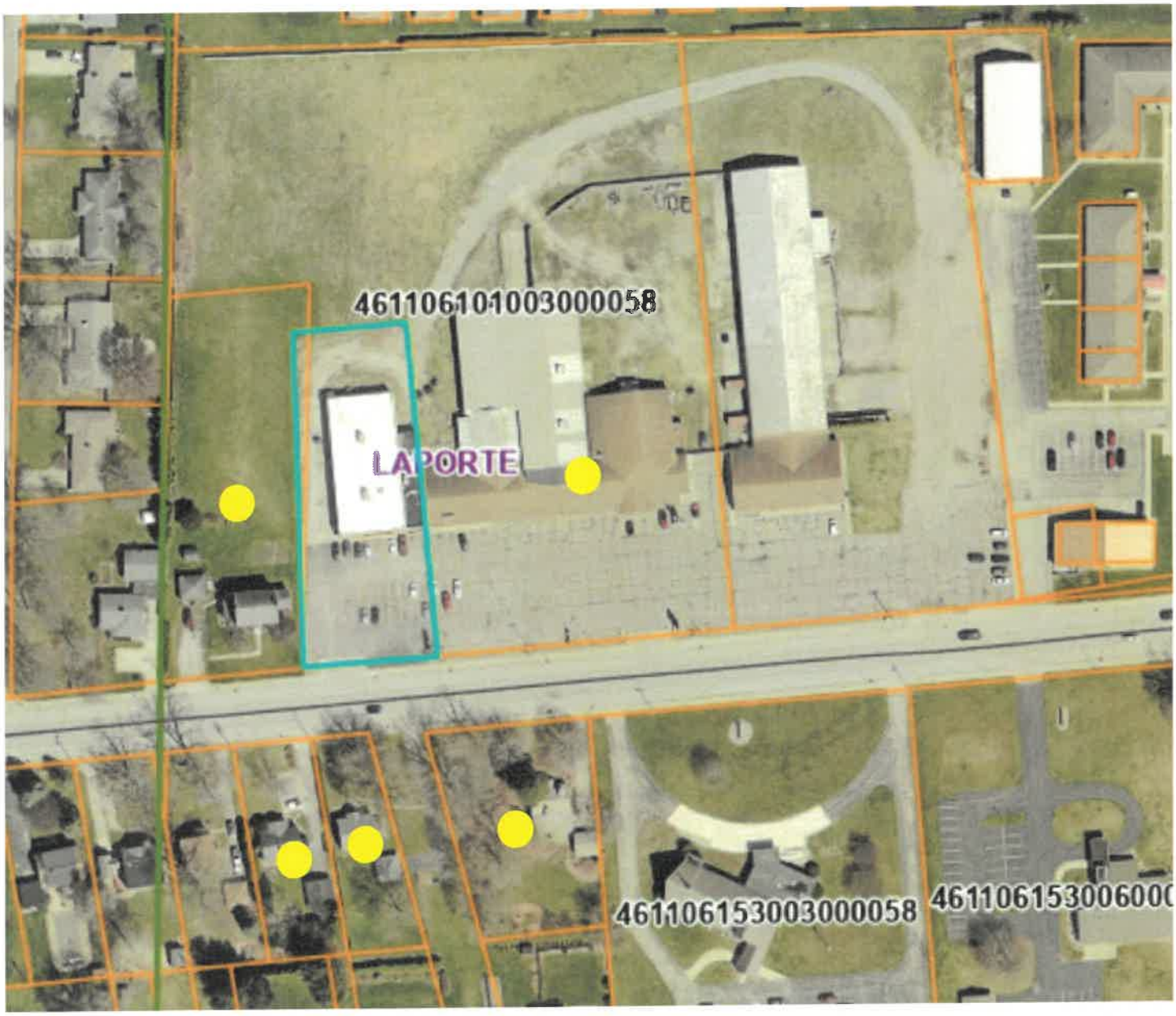


Subject Property

APPLICATION
FOR
ZONING SPECIAL EXCEPTION

Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner")
Applicant: Fisher Auto Parts, Inc. ("Applicant")

AERIAL MAP



Subject property – 2429 Monroe Street, La Porte, IN 46350

Adjacent property owners to be notified of Applicant's Special Exception Use Application (see Applicant's Item No. 7)

APPLICATION
FOR
ZONING SPECIAL EXCEPTION

Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner")
Applicant: Fisher Auto Parts, Inc. ("Applicant")

SITE PLAN

APPLICATION
FOR
ZONING SPECIAL EXCEPTION

Address: 2429 Monroe Street, La Porte, IN 46350
Owner(s): GJMS, LLC ("Owner")
Applicant: Fisher Auto Parts, Inc. ("Applicant")

List of Adjacent Property Owners

Below is a listing of adjacent property owners, which Applicant received from the County Real Estate Office.

	Parcel ID	Property Address	Property Owner	Mailing Address
1	461106101003000058	2435 Monroe St, La Porte, IN, 46350	Great Development LLC	1415 Lincoln Way Valparaiso, IN 46383-5825
2	461106153001000058	2436 Monroe St, La Porte, IN, 46350	Sally J. Passafume	2436 Monroe Street La Porte, IN 46350
3	461106152003000058	2432 Monroe St, La Porte, IN, 46350	Pisello Lower Tina Rev Living Trust	2432 Monroe Street La Porte, IN 46350
4	461106152002000058	2430 Monroe St, La Porte, IN, 46350	Dunes Realty LLC	709 Plaza Drive Suite 2-240 Chesterton, IN 46304
5	461106151004000058	2427 Monroe St, La Porte, IN, 46350	Lester J. and Jo Ellyn Chadwick	2427 Monroe Street La Porte, IN 46350-5263

City of La Porte

September 24, 2025

SE-25-3

Board of Zoning Appeals - Special Exception Use Application

Status: Active

Submitted On: 9/23/2025

Primary Location

2429 MONROE
LA PORTE, IN 46350

Owner

Gjms Llc
P.O. Box 1451
Valparaiso, IN 46384

Applicant

Brandon Elam
540-213-8249
brandon.elam@fisherautoparts.com
512 Greenville Avenue
Staunton, VA 24401

Internal Review

File Date

09/23/2025

Petition Number

2025-SE-03

Site Review required?

☐

Date of BZA Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

General Information

Applicant is *

Tenant

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Engineer Email

Premises Information

Parcel ID Number*

461106151002000060

Address or General Location*

2429 Monroe Street

Total Acreage*

0.785

Flood Zone?*

No

Zoning*

B-1

Land Use*

Commercial - retail

Request*

Request granting of Special Exception to use a 7,500 sf portion of the property as an auto parts store pursuant to Joint Zoning Ordinance

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Zoning of Adjacent Properties

North*

B-1

South*

R1B

East*

B-1

West

R1C

Land Use of Adjacent Properties

North*

Commercial/Retail

South*

Residential - single family detached

East*

Commercial/retail

West*

Residential - single family detached

Acknowledgement

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

Applicant Signature*

Brandon William Elam
Sep 23, 2025

Date*

09/23/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

Date

Property Owner Signature

☐

Attachment A: Consent of Property Owner

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

I (we) Jodi Hamstra, Managing Member GJMS LLC
Name(s)

After being first duly sworn, depose and say:

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

  2431 Monroe Street, 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 (XX is) (____is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

Jodi Hamstra

STATE OF INDIANA)
) SS:
COUNTY OF Porter)

Subscribed and sworn to before me this 19th day of September, 2025.

Tricia Hauber, Notary Public

My Commission expires: 05/19/27 County of Residence: Porter

NOTARY PUBLIC SEAL INDIANA
TRICIA HAUBER
Notary Public, State of Indiana
Porter County
Commission Number NP0720357
My Commission Expires
May 19, 2027