



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

CITY OF LA PORTE – BOARD OF ZONING APPEALS AGENDA

Wednesday, November 12, 2025 at 6:00 p.m.
City Hall Council Chambers | 801 Michigan Ave.
www.cityoflaporte.com | (219) 362-8260

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: October 14, 2025 Meeting Minutes

ITEM 5. **VARIANCE OF DEVELOPMENT STANDARDS #25-12**
PETITION to Reduce the Minimum Building Setback for a Detached Accessory Building to a Principal Residential Building from 10 Feet to 8.5 Feet
Petitioner: Doug Biege
Property Owner: same
Location: 1817 Indiana Avenue
Staff Report: David Heinold

ITEM 6. **VARIANCE OF DEVELOPMENT STANDARDS #25-13**
PETITION to Exceed the Maximum Accessory Building Area – Requesting 976 Square Feet
Petitioner: Crystal Medina
Property Owner: same
Location: 816 I Street
Staff Report: David Heinold

ITEM 7. **VARIANCE OF DEVELOPMENT STANDARDS #25-14**
PETITION to Exceed Maximum Accessory Building Area – Requesting 9,368 Square Feet
Petitioner: Attorney Dave Ambers
Property Owner: James Shoffner
Location: 1797 West 300 North
Staff Report: David Heinold

ITEM 8. **VARIANCE OF DEVELOPMENT STANDARDS #25-15**
PETITION to Reduce the Minimum Rear Yard Building Setback from 20 Feet to 10 Feet in the R1D Zoning District; Reduce the Minimum Front Yard Building Setback from 15 Feet to 10 Feet in the R2B Zoning District; Allow two small parking areas perpendicular to the street for the townhome lots to allow motorists to back into the street; Remove sidewalk requirement along all major thoroughfare frontages; and Public Works Construction Standards Section 5.07 Easements to Reduce Minimum Public Utility Easement Standards from 20 Feet to 10 Feet
Petitioner: Duneland Group (on behalf of Beechwood Lakes LLC, John Kavchak)
Property Owner: Beechwood Lakes LLC
Location: 1311 Boyd Boulevard
Staff Report: David Heinold

ITEM 9. Old Business

ITEM 10. New Business

ITEM 11. Other Business

ITEM 12. 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, October 14, 2025 at or after 6:00 PM
Immediately upon conclusion of the Plan Commission meeting

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, October 14, 2025 at the hour of 6:15 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Chair Brian Kajer at 6:15 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	Mark Danielson	Nick Otis, BZA Attorney
Vice Chair, Nate Loucks		Craig Phillips, CDP Director
Vickie Gushrowski		David Heinold, City Planner
Pete Saunders		Josette Schoof Eng. Coordinator

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

Chair Brian Kajer called for any changes or corrections to the September 9, 2025 Meeting Minutes. There being no changes or corrections to the meeting minutes, Nate Loucks made a motion to **approve the September 9, 2025 Meeting Minutes** and the motion was seconded by Vickie Gushrowski. The motion passed 3-0.

**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.

Applicant Presentation

James Baldwin, 407 Lakeside Avenue intends to rebuild on an existing 1909 home footprint, reusing the existing foundation if possible. The petitioner requested a variance to match current setbacks and rebuild within existing foundation limits. The petitioner's plans include a two-story home with garage conversion and a front porch/deck.

Staff Presentation

David Heinold mentioned the property is located within the Waterfront View Protection Overlay District and the petitioner's proposal includes a new garage and second-story addition consistent with neighboring homes. David Heinold mentioned the height meets ordinance limits; no height variance required. David Heinold stated staff recommended **approval** with two conditions:

1. Modify second-floor enclosure above garage to preserve neighboring views.
2. Require drainage plan approval by the City Engineering and Building Department.

Public Comment

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

Charles and Lori Bourne of 405 Lakeside St. the neighboring property owners expressed concern about view obstruction but stated satisfaction with the glass railing compromise.

The petitioner agreed to transparent glass railings on the second-floor deck to maintain lake views.

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

Board Discussion/Action

Staff recommended a compromise limiting the enclosed second-floor area (14'x14') to preserve neighbor's side view. Board members debated fairness, noting that other homes on Lakeside have fully enclosed second floors.

Vickie Gushrowski made a motion to **approve Variance of Development Standards #25-09 Petition** with Condition #2 only (drainage plan required), removing Condition #1 (enclosure limitation) and the motion was seconded by Nate Loucks. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Pete Saunders

Yes Vickie Gushrowski

Absent Mark Danielson

Variance of Development Standards #25-09 Petition – Approved with the following condition:

1. 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.



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.

Applicant Presentation

Kimberly Cornell of 1003 W 12 St mentioned that she would like to add on to her existing garage to store a boat and keep it out of sight for her neighbors.

Staff Presentation

Craig Phillips, Director of Community Development and Planning, mentioned the petitioner is proposing to allow a 24 ft x 16 ft building addition to an existing 22 ft x 26 ft detached garage for personal storage and use. Craig Phillips stated the petitioner also proposes to reduce the minimum rear yard setback for a detached accessory building from 10 ft to 6ft (noting that is within the existing setback of the current garage.) Craig Phillips mentioned staff viewed the site while taking into consideration the existing development patterns within the neighborhood and felt the requested square footage (956 sq ft) was a bit excessive compared to the surrounding accessory structures. Craig Phillips mentioned staff recommends a modified approval to allow a maximum accessory building area of 832 sq. ft., and to approve the setback reduction from 10 ft to 6 ft. Craig Phillips stated staff found the request compatible with the countywide land development plan and neighborhood character, subject to the modification.

Public Comment

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

Patricia L. Day, 907 West 12th Street, spoke in support of the petitioner. Patricia L. Day stated that Ms. Cornell maintains her property very well and that the addition would not negatively impact the neighborhood. Patricia L. Day was supportive of approval for the larger garage area.

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

Board Discussion/Action

Nate Loucks asked the petitioner how there would be access to the new part of the garage if the driveway ends.

Kimberly Cornell mentioned access to the new portion would be via existing concrete driveway extending to the proposed addition.

Staff asked what the length and width of the boat is with the trailer.

Kimberly Cornell stated the boat length is 21.5 ft with the trailer and 7 ft in width.

Board members discussed the garage layout options to fit the boat within the recommended area.

Staff clarified the petitioner could configure the addition's dimensions flexibly, provided total area does not exceed 832 sq. ft.

Vickie Gushrowski made a motion to **approve Variance of development Standards #25-10 Petition** to Exceed the Maximum Accessory Building Area with the City's recommendation of 832 sq. ft and to reduce the minimum rear yard building setback for a detached accessory building from 10 ft to 6ft. The motion was seconded by Pete Saunders. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Pete Saunders

Yes Vickie Gushrowski

Absent Mark Danielson

Variance of Development Standards #25-10 Petition – Approved with City's recommendation to allow 832 sq. ft. of maximum accessory building area and reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet



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.



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.

Applicant Presentation

Dave Ambers, attorney at 601 State Street representing the petitioner Jim Roy, summarized the four items that are being requested.

1. The petitioner would like to build an accessory building that will be 2,550 sq. ft.
2. The petitioner would like to increase the maximum building height from 18 ft. to 28.5 ft.
3. The petitioner would like to reduce the east side yard setback from 40 ft. to 7 ft.
4. The petitioner would like a use variance for the accessory dwelling unit.

Jim Roy mentioned a building already existed when he purchased the property with three foundations. Jim Roy stated the building was there and he removed the two foundations; there were no buildings there on the foundation. Jim Roy stated he built his house and eventually the other building became dilapidated then was taken down. Jim Roy mentioned he planned to put the new building on the same footprint as the old one.

Dave Ambers stated he was unaware the waterfront overlay district now applies to Walker Lake, prompting larger setback requirements.

Staff Presentation

David Heinold presented the petitioner's plan that shows the design of the building, mentioning that half of it would be the accessory dwelling unit and the other half would be for personal storage. David Heinold mentioned the property totals 12.63 acres (approx. 2.5 acres of buildable land) and the Waterfront View Protection Overlay District requires a 30% lot width side setback (40 ft). David Heinold mentioned that staff recommended approval of requests to increase size, height, and to allow the accessory dwelling use with the following additional conditions:

1. Building not to be located closer to the lake than the house on the adjacent eastern property.
2. Exterior materials to be consistent with customary residential materials per Section 14.01(A)(1)(B).

David Heinold stated staff recommended denial of the side yard setback reduction to 7 ft stating it shall maintain the 40ft setback, that it will move the building closer to the house and away from the neighbor's property without obstructing the neighbor's view of the lake.

Craig Phillips mentioned the 40 ft setback provides a fair compromise, preserving both neighboring views and petitioner's development goals.

Public Comment

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

Caleb Regalado of 1402 Ohio represented his parents, Roy and Judy Regalado, adjacent property owners explained the following concerns:

- (1) Privacy concerns: Windows of the new dwelling would face directly into their living areas, bedrooms, and bathroom.
- (2) Loss of sunlight and lake view: The barndominium would block their view and sunlight corridor.
- (3) Potential property value impact: Building size and proximity would make their property feel cramped.

There being no public comment for or against the two variance petitions, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action

Members discussed alternate placements respecting the 40 ft setback while maintaining view protection.

Staff reiterated the 40 ft setback provides a fair compromise, preserving both neighboring views and petitioner's development goals.

The board clarified the building could be constructed parallel to the existing house, at least 40 ft from the eastern property line, and no closer to the lake than the adjacent home.

Pete Saunders made a motion to **approve 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 with the condition the 40-Foot East Side Yard Building Setback remains. A roll call was taken. The motion passed 4-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Pete Saunders

Yes Vickie Gushrowski

Absent Mark Danielson

Nate Loucks made a motion to **approve Use Variance #25-03 Petition** to Allow Accessory Dwelling Unit Within the Detached Accessory Building. The motion was seconded by Vickie Gushrowski. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Pete Saunders

Yes Vickie Gushrowski

Absent Mark Danielson

Variance of Development Standards #25-11 Petition – Approved

Use Variance #25-03 Petition – Approved



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.

Applicant Presentation

Brandon Elam, Real Estate Manager for Fisher Auto Parts was joined virtually with David Wessleman, Area Vice President and Jim Walsh Regional Manager (in-person). Brandon Elam mentioned they are seeking approval of a special exception to allow a retail automotive parts store at 2431 Monroe Street (formerly Dollar General, addresses 2429-2431 Monroe). Brandon Elam mentioned the retail space is approximately 7500 sq ft.

Staff Presentation

David Heinold mentioned the property is currently zoned B1 Neighborhood Commercial Zoning District which allows for retail auto parts stores with the special exception use approval process by the Board of Zoning Appeals. David Heinold stated no additional use requirements apply beyond standard retail. David Heinold mentioned operations will be retail only, with no vehicle repair on-site (battery checks only). David Heinold stated staff does recommend approval because the use is compatible with the surrounding commercial and residential properties.

Nate Loucks asked if this was a relocation of a business or a new business.

Jim Walsh of 52095 Barrington, Granger Indiana stated the business is a relocation from the current State Street facility (formerly Owens Motor Supply).

Public Comments

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

Donald Johns, Property Manager (Johns Family Handyman & Cleaning Service, representing Gjms LLC/Jody Hamster – property owner) stated the parking spaces will increase from 19 to 378 spaces and there will be additional lighting to meet city requirements.

Greg Ingstrom of 2435 Monroe (neighboring property owner) mentioned he supported the petition and expressed appreciation of the improvements to the building facade.

There being no public comment for or against the special exception use petition, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action

Nate Loucks made a motion to **approve Special Exception Use #25-03 Petition** to Allow Retail Auto Parts Store. The motion was seconded by Vickie Gushrowski. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Pete Saunders

Yes Vickie Gushrowski

Absent Mark Danielson

Special Exception Use #25-03 Petition – Approved

ITEM 10. Old Business

There was no old business.

ITEM 11. New Business

There was no new business.

ITEM 12. Adjournment

Nate Loucks made a motion to **adjourn**, and the motion was seconded by Vickie Gushrowski. The motion to **adjourn** passed 4-0. The meeting was **adjourned** at 7:29 pm.

Brian Kajer, Chair

Josette Schoof, Secretary



ITEM 5. Variance of Development Standards #25-12 Petition

to Reduce the Minimum Building Setback for a Detached Accessory Building to a Principal Residential Building from 10 Feet to 8.5 Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Doug Biege

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-01-332-001.000-043 and 46-10-01-182-006.000-043				
Actual/approximate address or location from major streets – 1817 Indiana Avenue				
Total Acreage – 0.20 acre		Flood Zone on Site? – No		
Zoning of Subject Property – R1B		Use of Subject Property – Existing 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 building addition to the existing single family dwelling within 10 feet of the existing detached garage on the subject property.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.20 acre and is currently zoned R1B (Single Family Residential District). The property has been and is currently used as a single family dwelling with a detached garage. The petitioner proposes to allow a building addition to the existing single family dwelling within 10 feet of the existing detached garage on the subject property.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to reduce the minimum building setback for a detached accessory building to a principal residential building from 10 Feet to 8.5 Feet.

STATEMENT OF COMPLIANCE: Section 16.02 Residential Accessory Buildings requires that detached accessory buildings shall be setback a minimum of 10 feet from the principal residential 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 approval of the requested variance to reduce the minimum building setback between the detached garage and principal residential dwelling will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed building addition is between the existing detached garage and 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 there are similar types of building setbacks along Indiana Avenue. The proposed building addition to the existing house will not negatively impact the use and value of surrounding properties because it will be for personal residential use.

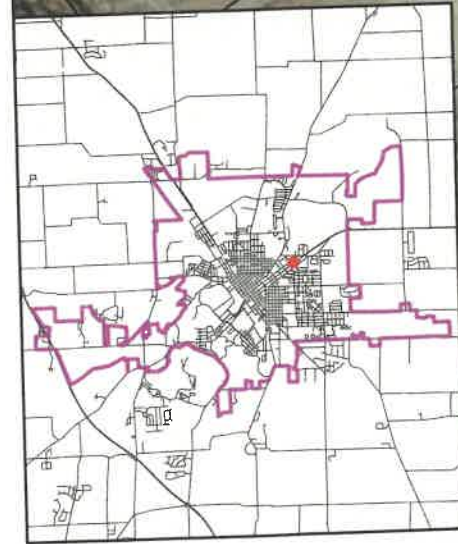
(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

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 build a reasonable addition on the existing single family dwelling without the need for a variance. The western half of the subject property is an extra vacant lot with no structures located on it.

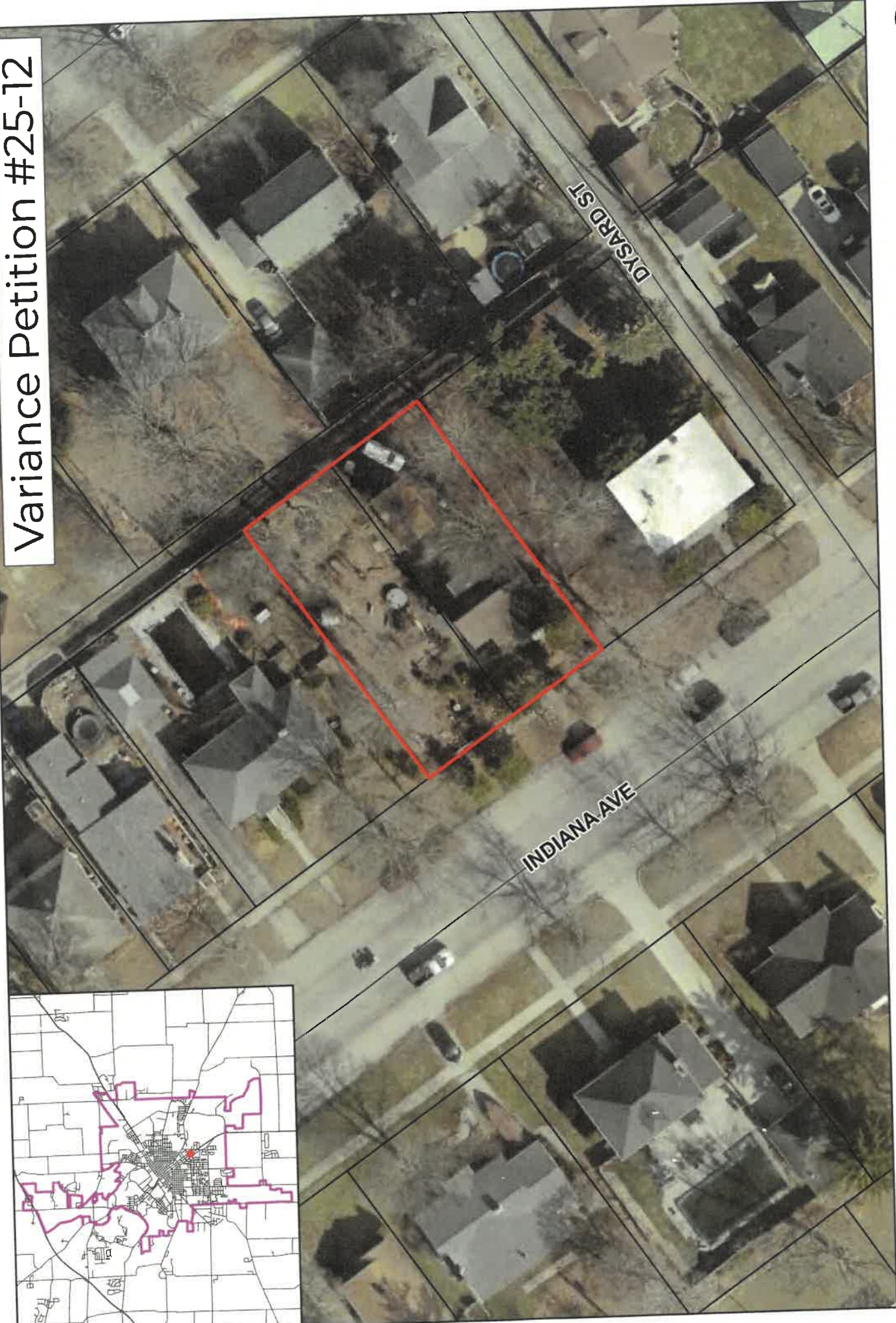
STAFF RECOMMENDATION:

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 along Indiana Avenue that were constructed on average 100 plus years ago. Staff recommends **approval** of the petitioner's request to reduce the minimum building setback between the detached accessory building and primary house from 10 feet to 8.5 feet as part of Variance of Development Standards Petition #25-12 with the following conditions:

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



Variance Petition #25-12



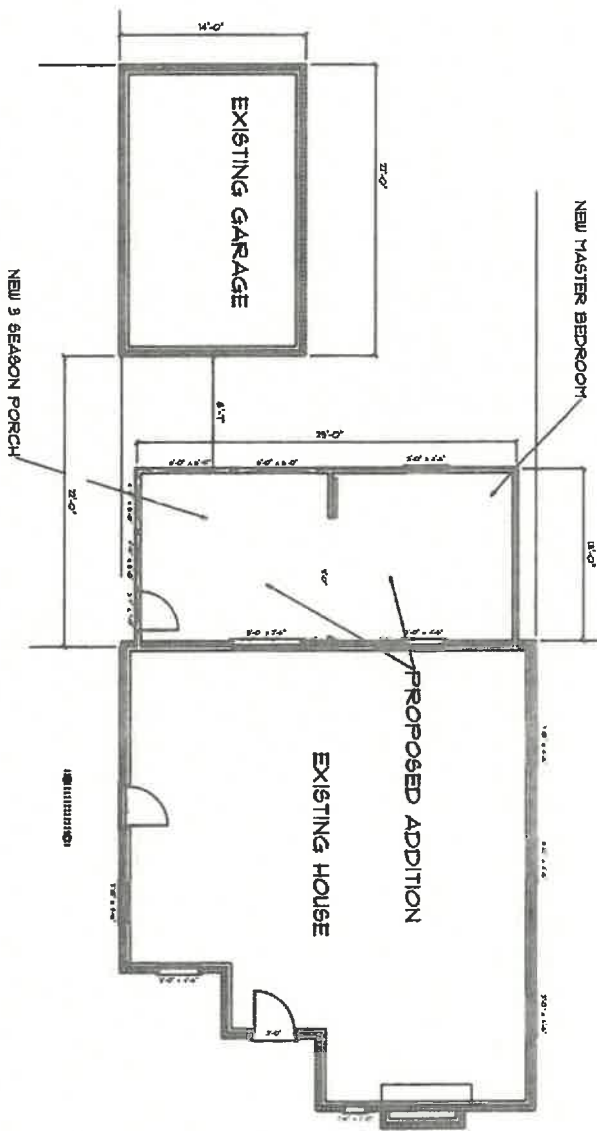
City of La Porte
Board of Zoning Appeals
Location Map

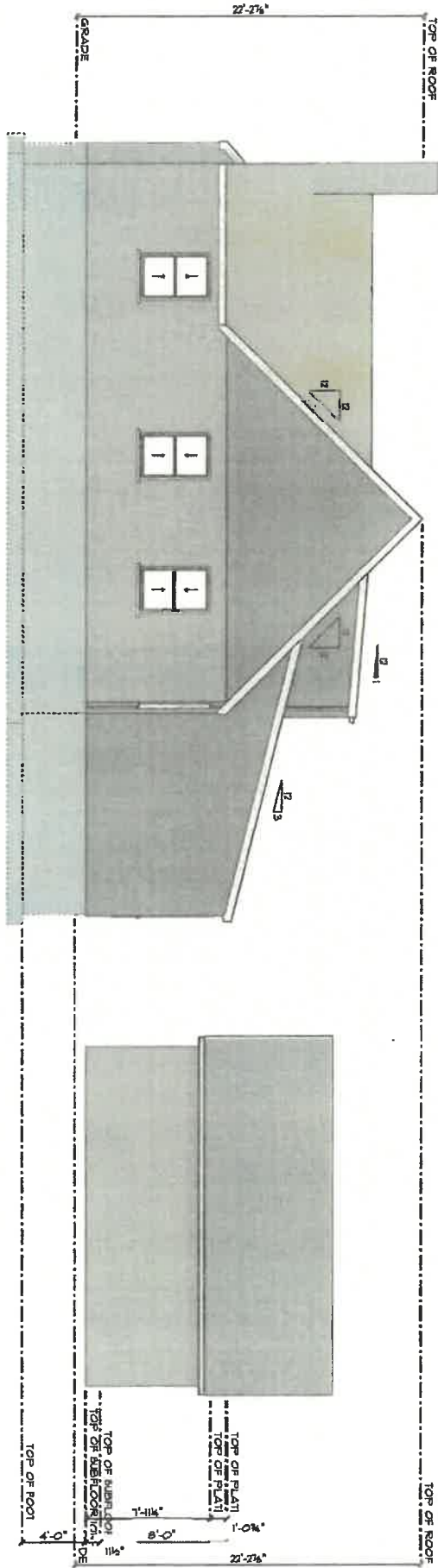
 Subject Property
 City Limits



Date Created: November 4, 2025
Created By: David Heinold
Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-12
Map Disclaimer: This product is for informational purposes and may not be used for legal or engineering purposes. The City of La Porte and its staff do not warrant the accuracy or completeness of this information. Users should review or consult the primary data and information sources to ascertain the usability of the information.

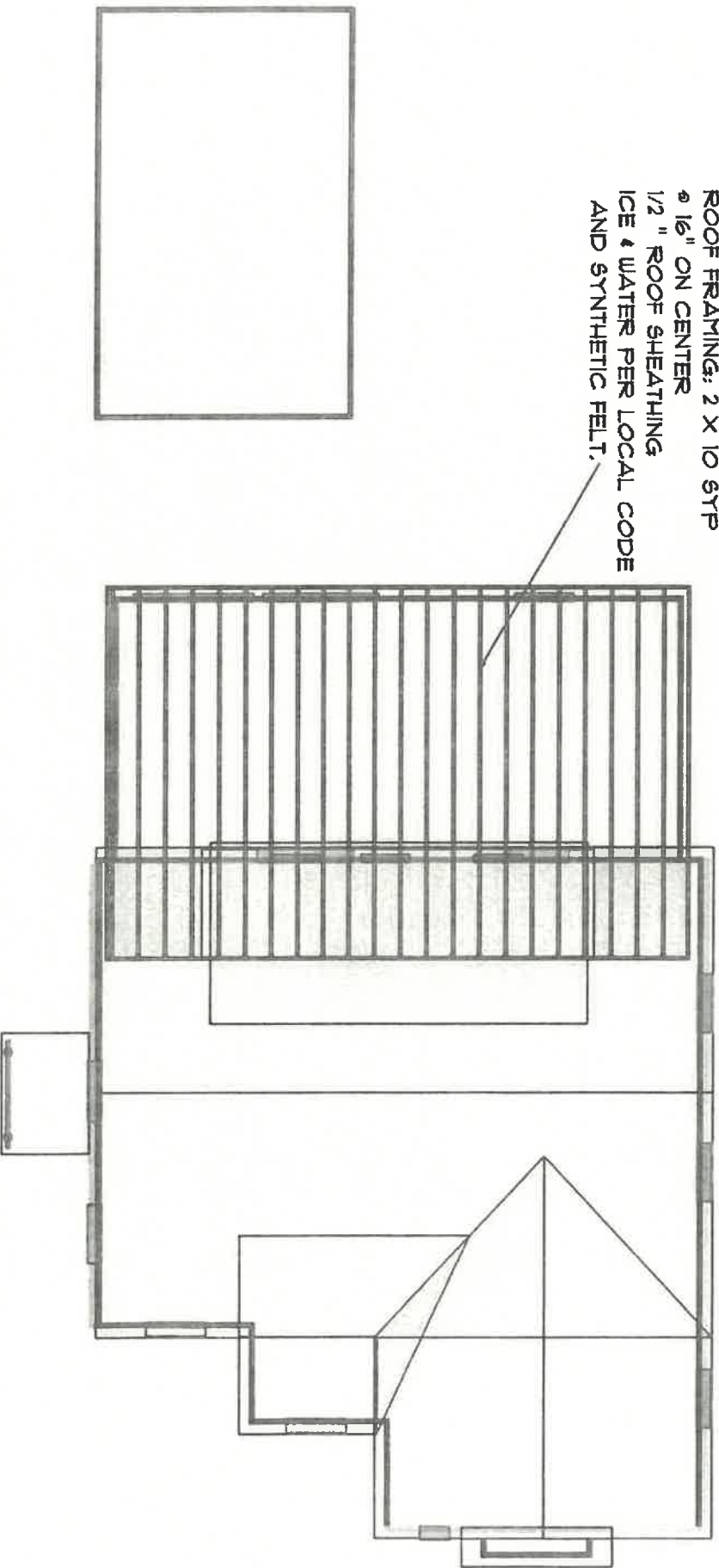
1817 INDIANA AVE



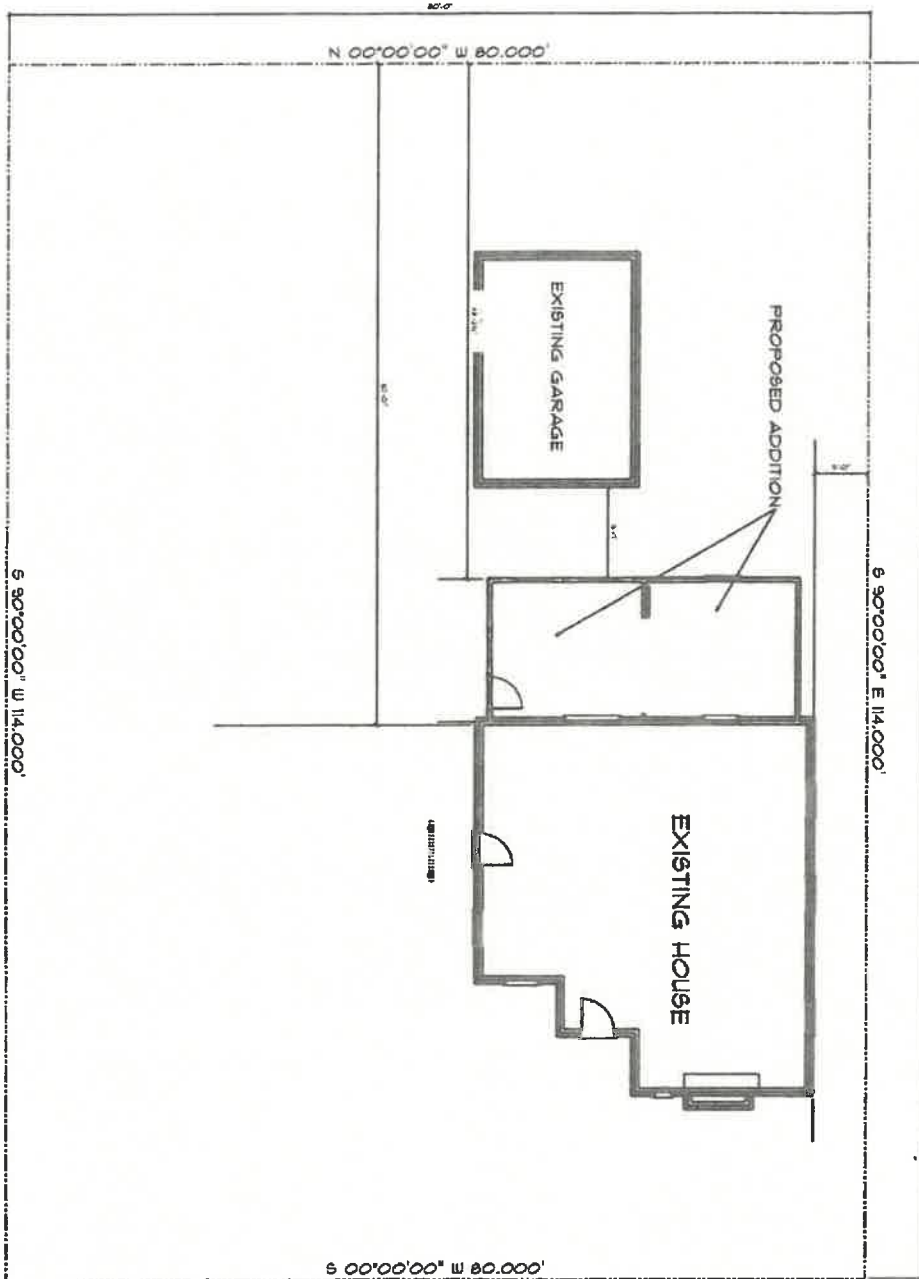


1817 INDIANA AVE

ROOF FRAMING: 2 X 10 STP
@ 16" ON CENTER
1/2" ROOF SHEATHING
ICE & WATER PER LOCAL CODE
AND SYNTHETIC FELT.



1817 INDIANA AVE



INDIANA AVE

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: BIEGE ADDITION

Petition Information

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

I AM ADDING AN ADDITION TO MY HOUSE AND IT WILL BE 8.5 FEET FROM MY GARAGE, RATHER THAN THE 10 FEET REQUIRED IN THE ZONING CODE.

Standards for Evaluation

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

THE VARIANCE AND PROPOSED CONSTRUCTION IS ON MY REAL ESTATE ONLY.

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.....

THERE WILL BE ABSOLUTELY NO IMPACT FOR THE NEIGHBORS.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

THE GARAGE IS ALREADY CONSTRUCTED AND CANNOT BE MOVED.



VAR-25-13

Board of Zoning Appeals -
Variance of Development
Standards Application

Status: Active

Submitted On: 10/10/2025

Primary Location

1817 INDIANA AVE
LA PORTE, IN 46350

Owner

Douglas Biege
1817 Indiana Avenue LaPorte,
IN 46350

Applicant

 Douglas Biege
 219-362-7575
 dlbiege@dbselaw.com
 1817 Indiana Avenue
1 Marine Dr, #3, Michigan
City 46360
LaPorte, IN 46350

Internal Review

 File Date

10/10/2025

 Petition Number

2025-VAR-12

 Site Review required?

☐

 Date of BZA Meeting

11/12/2025

 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

Steve Burnett

Engineer Email

Premises Information

Parcel ID Number*

461001332001.00006

Address or General Location*

1817 Indiana Ave

Total Acreage*

1

Flood Zone?*

No

Zoning*

Residential

Land Use*

Residential

Request*

I am putting an addition on my home and the distance between the addition and the Garage is 8 feet 7 inches instead of the required 10 feet

Zoning of Adjacent Properties

North*

residential

South*

residential

East*

residential

West

residential

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*

 Douglas Biege
Oct 10, 2025

Date*

10/10/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

Date

—

Property Owner Signature





ITEM 6. Variance of Development Standards #25-13 Petition
to Exceed the Maximum Accessory Building Area – Requesting
976 Square Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Crystal Medina

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-02-179-023.000-043				
Actual/approximate address or location from major streets – 816 I Street				
Total Acreage – 0.20 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 16 foot by 24 foot covered roof addition on the existing 24 foot by 24 foot detached garage for personal use.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.20 acre and is currently zoned B2 (General Commercial District). The property has been and is currently used as a single family dwelling and detached garage. The petitioner proposes to allow a 16 foot by 24 foot covered roof addition on the existing 24 foot by 24 foot detached garage.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to exceed the maximum accessory building area – requesting 976 square feet.

STATEMENT OF COMPLIANCE: Section 7.04 (a) states that accessory structures shall be regulated under the requirements of Article 16. 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 24 feet by 24 feet and the proposed covered roof 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 976 square feet will not 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 976 square feet on surrounding properties in the neighborhood.

(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 16 foot by 24 foot covered roof addition to the existing 24 foot by 24 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 976 square feet on surrounding properties in the neighborhood.

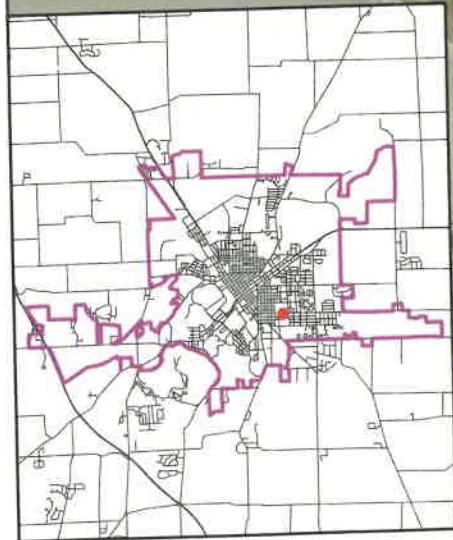
(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

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 24 foot by 24 foot accessory building would provide reasonable use of the 0.20 acre property. The existing accessory building sizes range from 120 square feet to 976 square feet on surrounding properties in the neighborhood.

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 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 976 square feet of maximum accessory building area as part of Variance of Development Standards Petition #25-13.

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



Variance Petition #25-13



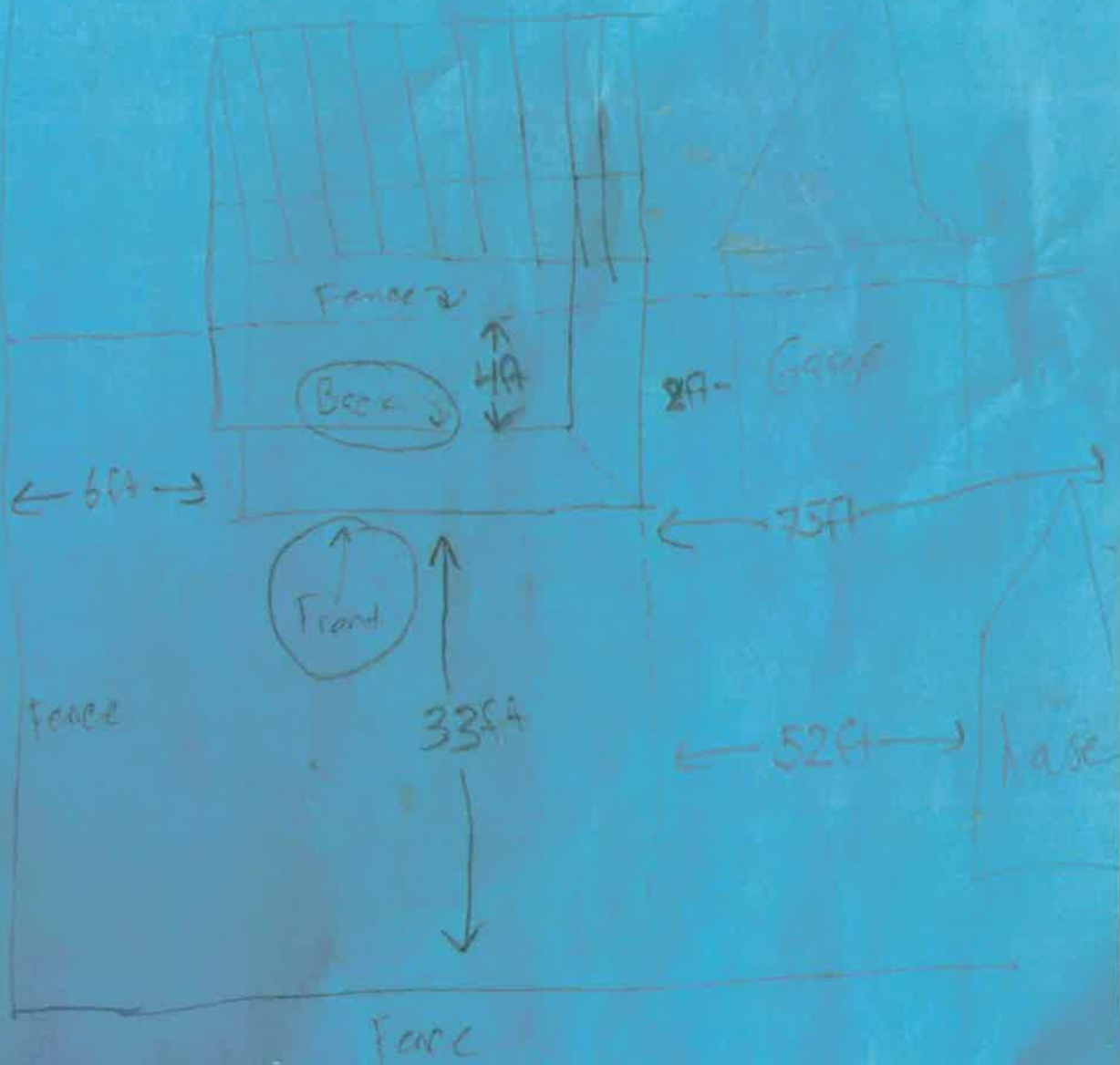
City of La Porte
Board of Zoning Appeals
Location Map

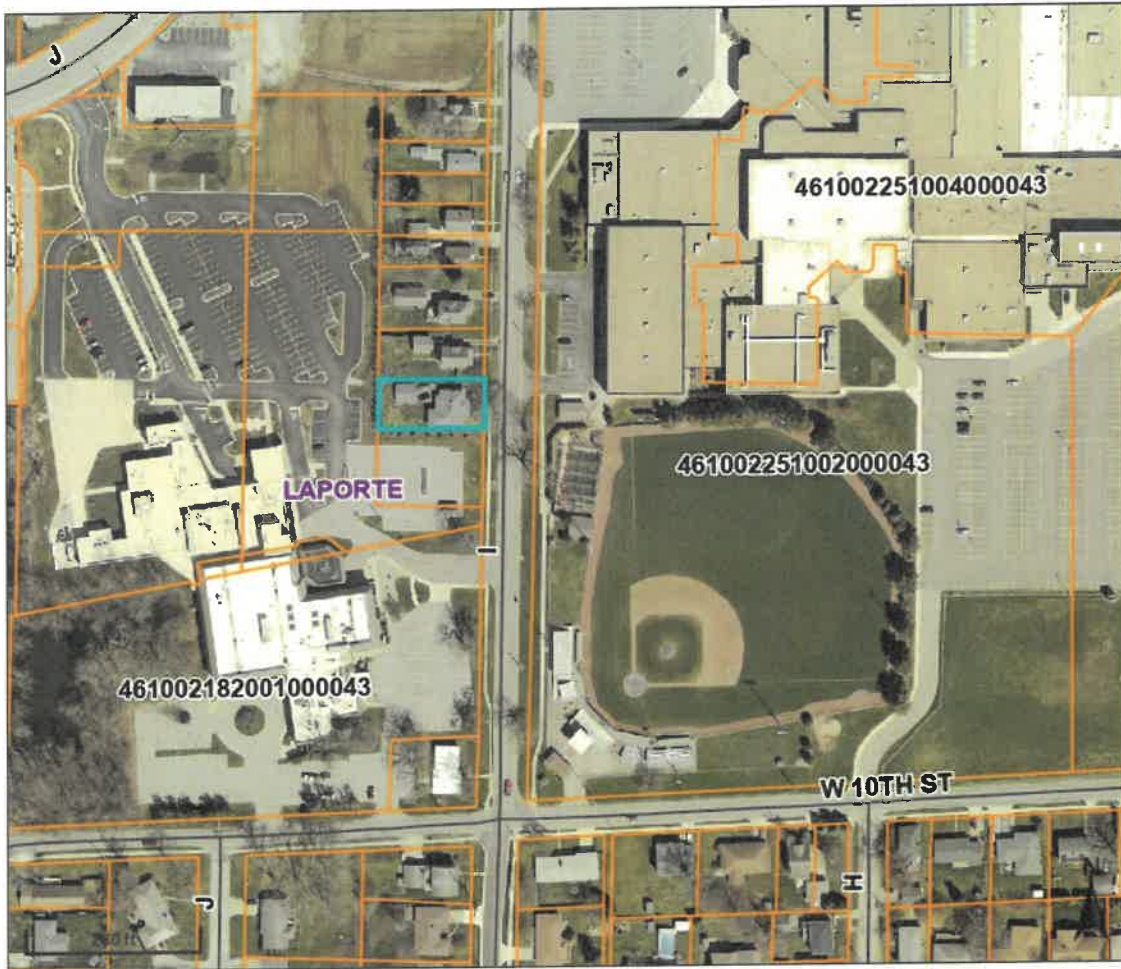
 Subject Property
 City Limits



Date Created: November 4, 2025
Created By: David Heindl
Document Path: \\City Planner\\GIS\\Map Requests\\Board of Zoning Appeals\\2025\\VAR_25-13
Map Disclaimer: This product is for informational purposes and must not be used for legal or engineering purposes. The City of La Porte is not responsible for the accuracy of this information should review or consult the primary data and information sources to ascertain the usability of the information.

816 Ist La Porte





Overview



Legend

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

Parcel ID	461002179023000043	Alternate ID	46-10-02-179-023.000-043	Owner Address	Medina Crystal 2431 S 300 E La Porte, IN 46350
Sec/Twp/Rng	02-36N-03W	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	816 I ST LA PORTE	Acreage	n/a		

District Laporte Center
Brief Tax Description 05-10-02-179-023 KRUEGERS LT 25. & E1/2 VAC ALLEY ADJ
 (Note: Not to be used on legal documents)

Date created: 10/3/2025
 Last Data Uploaded: 10/3/2025 11:36:25 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Image capture: Jun 2024 © 2025 Google



I, Crystal Medina, am submitting this application to be able to have a gazebo built in my back yard for my family's comfort. The land being used is a small section behind my garage. The land is 1 Lot but the gazebo structure would be 16ft x 24ft with a square footage of 384. The hours put into this project so far are 72 and the number of employees is 2 which would be my uncle and my dad. The reason I like this gazebo to be built is to be able to have a place for relaxing purposes. I'd like to have shade and an area to be able to sit out in. If built we would be able to have an outdoor cooking and a social spot other than indoors. As for the shade, if built the gazebo would be our only source of shade. There are no trees or buildings around close enough to be able to provide me shade from the sun which hits directly in my backyard all day long.

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: Gazebo

Petition Information

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

The gazebo that is wanting to be built will be used for shade & for out door activities like cooking or simply passing the Time. Hours of operation are from 8-5. The only way to access this part of the yard being worked in if thru the front using The drive way. The necessary construction is the structure, roof,& flooring. The employees working on this project would be The father of the owner & uncle.

Standards for Evaluation

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

The structure is out of the way of the public & in a place where only owner, family members, & visitors will be able to Access it.

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 value of the area to the property will not be affected if any negative way. I believe it will enhance it in a positive way Updating the yard & giving the home a second place to be able to spend time in.

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...

We're willing to comply & do this right while having no problems with our community around us .



VAR-25-12

Board of Zoning Appeals
- Variance of

Development Standards

Application

Status: Active

Submitted On: 10/8/2025

Primary Location

816 I
LA PORTE, IN 46350

Owner

Medina Crystal
I 816 Laporte , Indiana
46350

Applicant

 crystal medina
 219-851-1689
 medina_1120@icloud.com
 816 I street
LaPorte, Indiana 46350

Internal Review

 File Date

10/17/2025

 Petition Number

2025-VAR-13

 Site Review required?

☐

 Date of BZA Meeting

11/12/2025

 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

N/A

Engineer Email

Premises Information

Parcel ID Number*

461002179023000060

Address or General Location*

816 I street

Total Acreage*

0.186

Flood Zone?*

No

Zoning*

Residential

Land Use*

Yes

Request*

build a gazebo

Zoning of Adjacent Properties

North*

R1B

South*

R1B

East*

R1B

West

R1B

Land Use of Adjacent Properties

North*

R1B

South*

R1B

East*

R1B

West*

R1B

Acknowledgement

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

Applicant Signature*

 Crystal Medina
Oct 3, 2025

Date*

10/03/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

Crystal Medina

Date

10/03/2025

Property Owner Signature





ITEM 7. Variance of Development Standards #25-14 Petition
to Exceed the Maximum Accessory Building Area – Requesting
9,368 Square Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Attorney Dave Ambers (representing James Shoffner, property owner)

PROPERTY OWNER

Name – James Shoffner

PREMISES AFFECTED

Parcel Number - 46-06-14-300-004.000-043				
Actual/approximate address or location from major streets – 1797 West 300 North				
Total Acreage – 13.07 acres		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: Golf Course	South: Single Family Dwelling	East: Single Family Dwelling	West: Golf Course

SUMMARY: The petitioner proposes to allow the construction of a 40 foot by 60 foot building addition to the existing 6,968 square foot accessory building.

HISTORY OF SITE: Per the site aerial image, the parcel is 13.07 acres and is currently zoned R1B (Single Family Residential District). The property has been and is currently used as a single family dwelling with an existing 6,968 square foot detached accessory building.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to exceed the maximum area limitations for a detached accessory building – requesting 9,368 square 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. Currently, the subject property exceeds the maximum area limitations for a detached accessory building with 6,968 square feet.

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 building addition to the existing 6,968 square foot detached accessory building 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.

(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 building addition to the existing 6,968 square foot accessory building. The proposed 40 foot by 60 foot building addition the existing detached accessory building on a 13 acre parcel will not negatively impact the use and value of the area adjacent to the property because the accessory building will be used for personal storage of vehicles.

(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 13 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.

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. Staff recommends **approval** of the petitioner's request to allow 9,368 square feet of maximum building accessory area as part of Variance of Development Standards Petition #25-14.

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



Variance Petition #25-14



City of La Porte
Board of Zoning Appeals
Location Map

 Subject Property
 City Limits

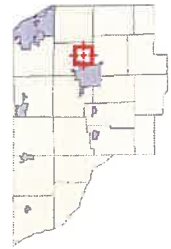
0 250 500 Feet



Date Created: November 4, 2025 Created By: David Heinold
Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-14
This document is for informational purposes only and is not intended for use in any legal proceeding or for any other purpose. It is not a substitute for professional engineering, architectural, or surveying services. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Overview



Legend

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

Parcel ID	460614300004000043	Alternate ID	46-06-14-300-004.000-043	Owner Address	Shoffner James
Sec/Twp/Rng	0014-37N-03W	ID			1797 W 300 N
Property Address	1797 W 300 N	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		La Porte, IN
	LA PORTE	Acreage	13.067		46350

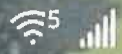
District Laporte Center
 Brief Tax Description 05-06-14-300-004 IN SW1/4 S14 T37 R3 13.067AC
 (Note: Not to be used on legal documents)

Date created: 10/20/2025
 Last Data Uploaded: 10/20/2025 7:53:51 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

Vicinity Map

10:45



89



Search here



Restaurants



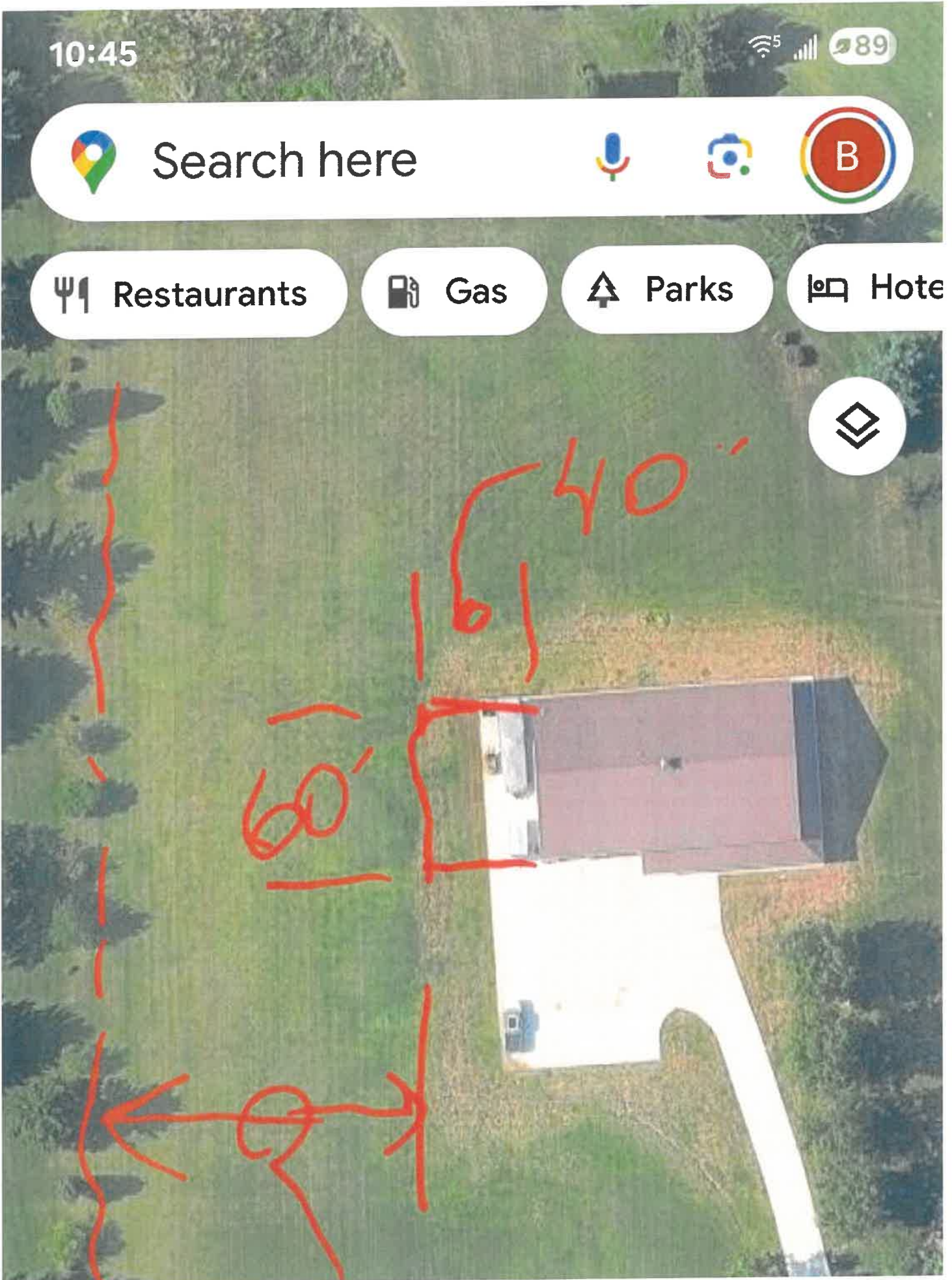
Gas

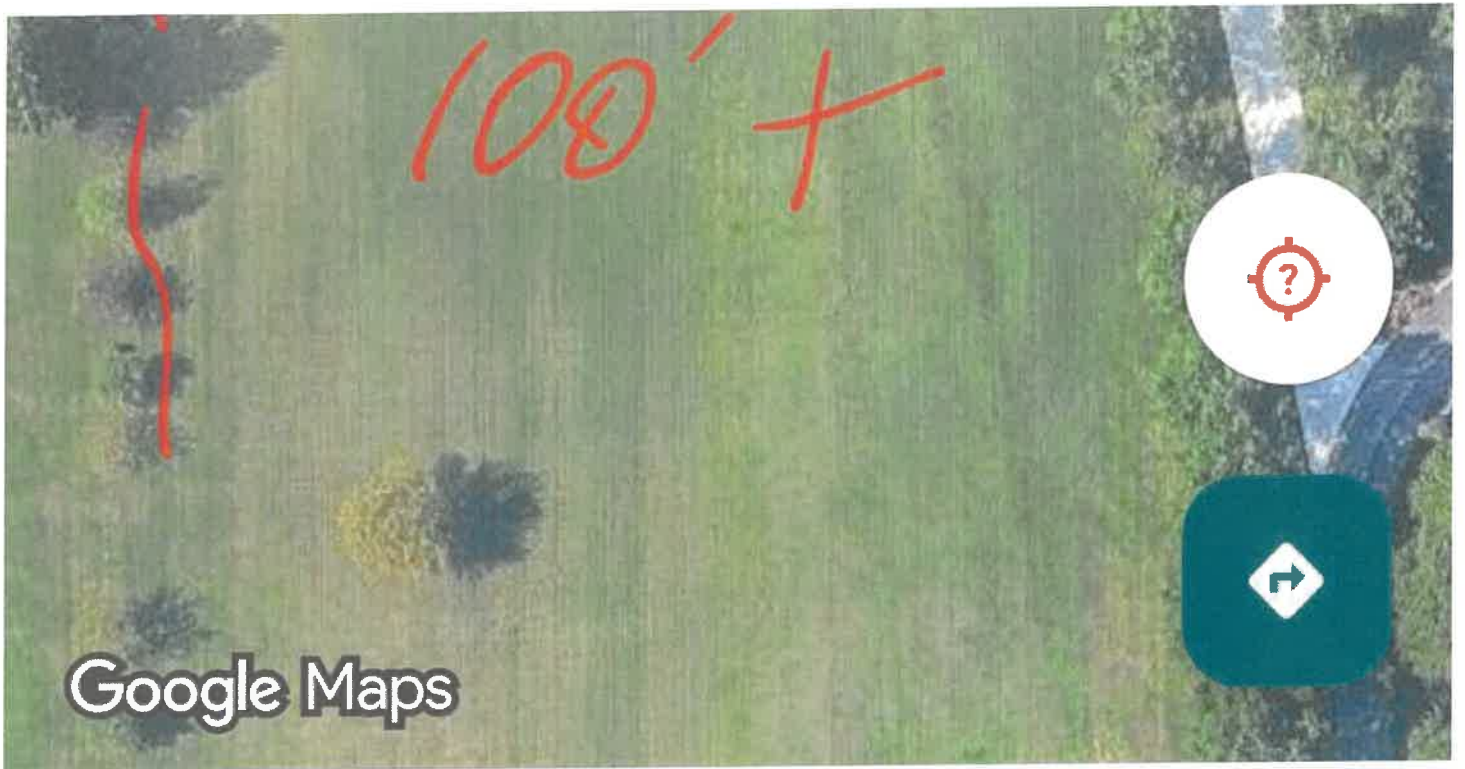


Parks



Hotels





Explore

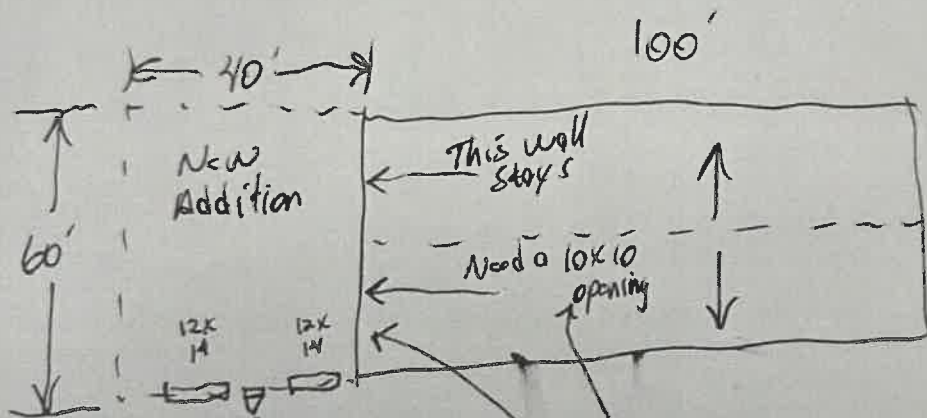
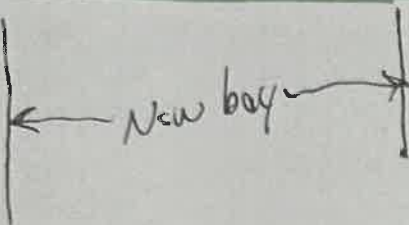
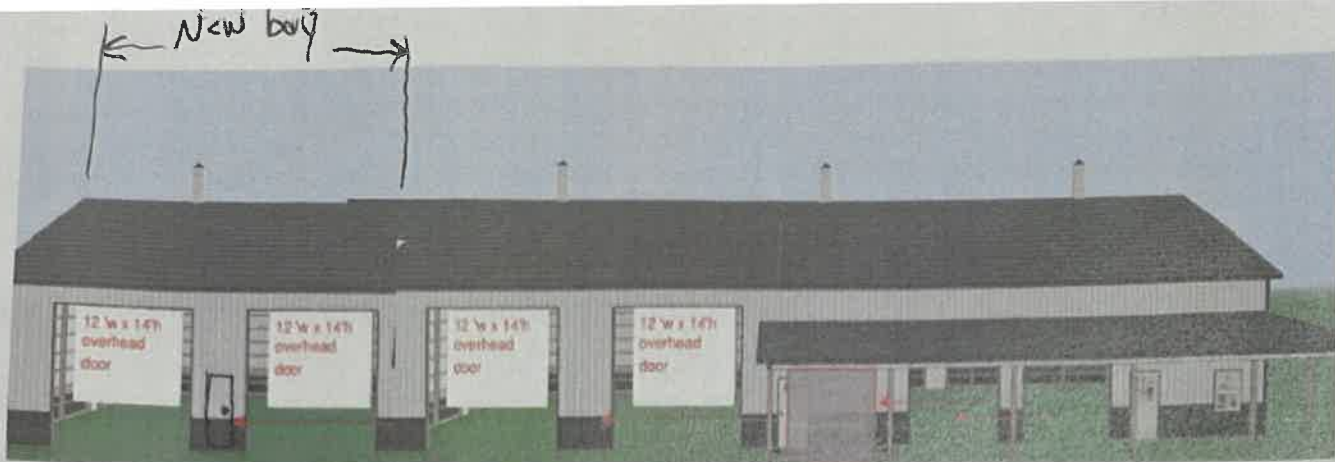


You



Contribute





or what will fit between
the posts already there

1 service door in common wall

ALL RIGHTS RESERVED

2. THIS SHEET IS DESIGNED FOR COLOR PRINTING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.

PROJECT SUMMARY

Petitioner intends to construct a 40' by 60' addition to the barn which already exists on the property. This addition will be for personal storage not business use.

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 Shoffner barn addition

Petition Information

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

40' x 60' barn addition for private use.

Standards for Evaluation

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

Addition to barn will be for personal use, no business to be operated out of the barn.

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.....

Property is surrounded by commercial use golf course and barn is to the rear of the property.

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 in a rural area and should probably be zoned agriculture. Most properties in the area have substantial outbuildings.



VAR-25-14

Board of Zoning

Appeals - Variance of

Development

Standards Application

Status: Active

Submitted On:

10/21/2025

Primary Location

1797 W 300 N

La Porte, IN 46350

Owner

No owner information

Applicant



DAVID AMBERS



219-325-9917



david.ambers@amberslaw.com



601 STATE STREET

SUITE B

LA PORTE, IN 46350

Internal Review

 **File Date**
10/21/2025

 **Petition Number**
2025-VAR-14

 **Site Review required?**
☐

 **Date of BZA Meeting**
11/12/2025

 **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*

460614300004000060

Address or General Location*

1797 W 300 N

Total Acreage*

13.07

Flood Zone?*

No

Zoning*

R1B

Land Use*

Residential

Request*

to exceed maximum accessory building area – requesting 9,368 square feet

Zoning of Adjacent Properties

North*

R1B

South*

R1B

East*

R1B

West

R1B

Land Use of Adjacent Properties

North*

Golf Course

South*

Residential

East*

Residential

West*

Residential

Acknowledgement

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

Applicant Signature*

 Dave Ambers
Oct 21, 2025

Date*

10/21/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

James Shoffner

Date

10/21/2025

Property Owner Signature





ITEM 8. Variance of Development Standards #25-15 Petition

to Reduce the Minimum Rear Yard Building Setback from 20 Feet to 10 Feet in the R1D Zoning District; Reduce the Minimum Front Yard Building Setback from 15 Feet to 10 Feet in the R2B Zoning District; Allow two small parking areas perpendicular to the street for the townhome lots to allow motorists to back into the street; Remove sidewalk requirement along all major thoroughfare frontages; and
Public Works Construction Standards Section 5.07 Easements to Reduce Minimum Public Utility Easement Standards from 20 Feet to 10 Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Duneland Group (on behalf of Beechwood Lakes LLC, John Kavchak)

PROPERTY OWNER

Name – Beechwood Lakes LLC

PREMISES AFFECTED

Parcel Number - 46-11-06-300-017.000-058				
Actual/approximate address or location from major streets – 1311 Boyd Boulevard				
Total Acreage – 31.02 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R2B/R1D		Use of Subject Property – Proposed Residential Subdivision		
Zoning of Adjacent Properties	North: B1	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Office/ Retail Commercial	South: Golf Course	East: Single Family Dwellings	West: Golf Course

SUMMARY: The petitioner is requesting multiple variances from both the City of La Porte Zoning Ordinance and Public Works Design and Construction Standards.

HISTORY OF SITE: Per the site aerial image, the parcel is 31.02 acres and is currently zoned R2B (Townhouse Residential District) and R1D (Single Family Residential District). The property has been and currently has two residential dwellings on a 30-acre wooded property.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting multiple variances from both the City of La Porte Zoning Ordinance and Public Works Design and Construction Standards.

STATEMENT OF COMPLIANCE: Section 5.04 of the Revised Joint Zoning Ordinance for the City of La Porte requires to a minimum rear yard building setback from 20 Feet in the R1D Zoning District and Section 4.04 requires a minimum front yard building setback of 15 Feet in the R2B Zoning District. Section 18.02 (c) (3), the zoning ordinance also does not allow the backing of any vehicles into the street or requiring use of the street for maneuvering between parking rows. According to Section 18.05 (c) (2), the zoning ordinance requires sidewalks for all uses along all major thoroughfare frontages. The Public Works Design and Construction Standards requires a minimum public utility easement of 20 feet to be dedicated to the City.

SITE REVIEW FINDINGS: Site review was not required for the type of variance petitions.

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 variances to reduce the minimum front and rear yard building setbacks will not be injurious to the public health, safety, morals, and general welfare because the proposed subdivision will be constructed in accordance with the intent of the zoning districts to provide residential housing that is of a form and character consistent with the historic character of the community. The proposed building setbacks will be comparable to the existing building setbacks in many of the residential neighborhoods within the City of La Porte.

The approval of the requested variance to allow vehicles to park perpendicular to the street will not be injurious to the public health, safety, morals, and general welfare of the community because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings. The approval of the requested variance to reduce the minimum public utility easement from 20 feet to 10 feet will not be injurious to the public health, safety, morals, and general welfare of the community because public utilities can be provided within the proposed 10 foot easement within the development. The approval of the requested variance to remove the sidewalk requirement along major thoroughfare frontages will be injurious to the public health, safety, morals, and general welfare of the community because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system.

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

The approval of the requested variances to reduce the minimum front and rear yard building setbacks will not affect the use and value of the area adjacent to the property in a substantially adverse manner because the surrounding area consists of commercial, office, and residential land uses that meet the intent of the zoning ordinance to provide a traditional neighborhood form. The proposed building setbacks will be comparable to the existing building setbacks in many of the residential neighborhoods within the City of La Porte.

The approval of the requested variance to allow vehicles to park perpendicular to the street will not affect the use and value of the area adjacent to the property in a substantially adverse manner because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings. The approval of the requested variance to not provide sidewalks for all uses along all major thoroughfare frontage on Boyd Boulevard will affect the use and value of the area adjacent to the property in a substantially adverse manner because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system. The approval of the requested variance to reduce the minimum public utility easement from 20 feet to 10 feet will not affect the use and value of the area adjacent to the property in a substantially adverse manner because public utilities can be provided within the proposed 10 foot easement within the development.

(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 require the minimum front and rear yard building setbacks will constitute an unnecessary hardship because it would be otherwise be difficult to develop the type of residential subdivision that is proposed for the subject property. The approval of the requested variance to allow vehicles to park perpendicular to the street will constitute an unnecessary hardship because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings.

The strict application of the terms of the zoning ordinance to require sidewalks for all uses along all major thoroughfare frontage on Boyd Boulevard will not constitute an unnecessary hardship to develop the subject property because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system.

City staff suggests denial of the request to remove the sidewalk requirement along the Boyd Boulevard street frontage and recommends the addition of a modification to the variance request to add a condition requiring the developer to sign a waiver form to provide financial assistance to

the City of La Porte for construction of a sidewalk or multi-use trail when the time becomes appropriate for developing the pathway connection along Boyd Boulevard.

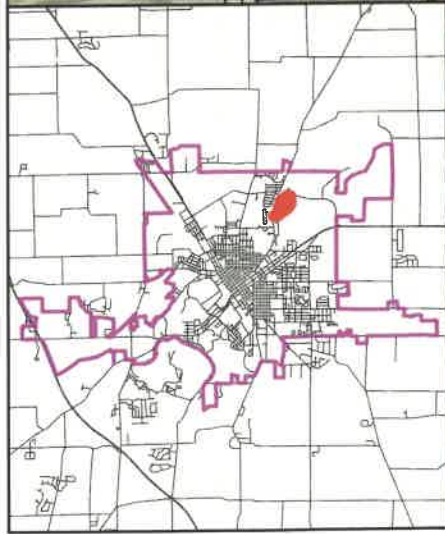
The strict application of the terms of the zoning ordinance to require sidewalks along the Monroe Street frontage will constitute an unnecessary hardship because there is an existing sidewalk along Monroe Street. The strict application to require the minimum public utility easement of 20 feet will constitute an unnecessary hardship for developing the property as a residential subdivision because of the limited size of the subject property involved in the variance.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. Staff recommends **approval** of the petitioner's requests as part of Variance of Development Standards Petition #25-15 with the following condition:

1.) That the developer shall sign a waiver form to provide financial assistance the City of La Porte with construction of a sidewalk or multi-use trail when the time becomes appropriate for developing the pathway connection along Boyd Boulevard.

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



Variance Petition #25-15

MONROE ST

BOYD BLVD



City of La Porte
Board of Zoning Appeals
Location Map

 Subject Property
 City Limits

0 395 790 Feet



Date Created: November 4, 2025
Created By: David Helhold
Document Path: T:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2025\VAR_25-15
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal engineering, planning, or other professional use. It is not a substitute for a professional review or consult the primary data and information sources to ascertain the liability of the information.



BEECHWOOD SUBDIVISION VICINITY MAP			DUNELAND GROUP ENGINEERING & SURVEYING		DATE 10/15/2025
			1498 POPE COURT	SCALE 1"=1,000'	
			CHESTERTON, INDIANA 46304	DRAWN SWB / DGI	
			219-926-1007 fax 219-926-1544	PROJECT 3222	
			E-MAIL dg@dunelandgroup.com		SHEET 1
REVISIONS		BY			



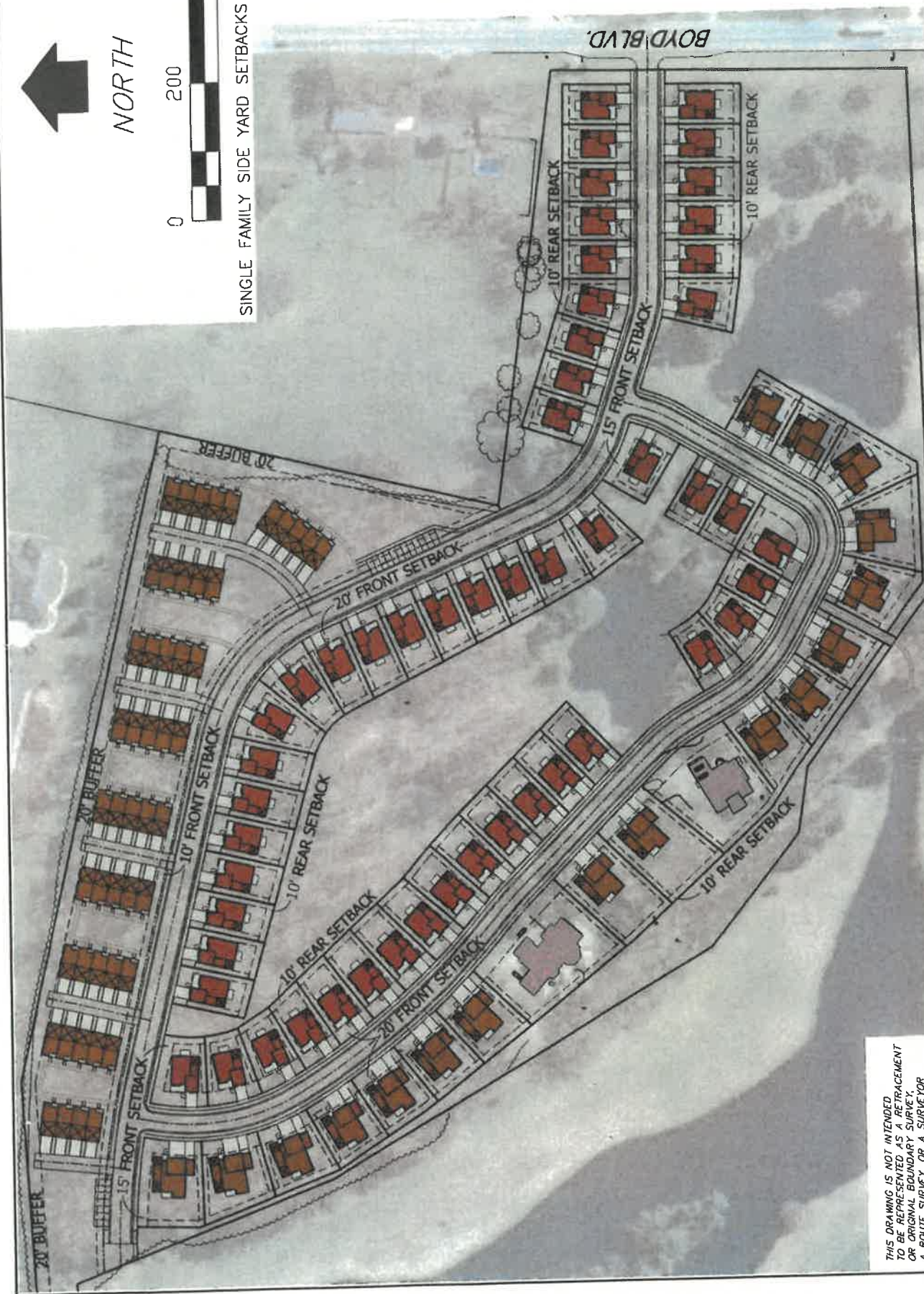
NORTH



BEECHWOOD SUBDIVISION AERIAL MAP		DUNELAND GROUP		DATE 10/15/2025
		ENGINEERING & SURVEYING		SCALE 1"=500'
		1498 POPE COURT		DRAWN SWB / DGI
		CHESTERTON, INDIANA 46304		PROJECT 3222
		E-MAIL dgi@dunelandgroup.com		SHEET 1
REVISIONS		BY		



SINGLE FAMILY SIDE YARD SETBACKS SHOWN ARE 7.5



THIS DRAWING IS NOT INTENDED
TO BE REPRESENTED AS A RETACEMENT
OR ORIGINAL BOUNDARY SURVEY,
A ROUTE SURVEY, OR A SURVEYOR
LOCATION REPORT.

**BEECHWOOD SUBDIVISION
PRELIMINARY SITE PLAN**

[illegible]

DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT

1498 POPE COURT
CHESTERSTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL dg@dunelandgroup.com

DATE 10/15/2025
SCALE 1"=200'
DRAWN SWB / DGI
PROJECT 3222
SHEET 1



Duneland Group
1498 Pope Court
Chesterton, IN 46304
Office: 219.926.1007
dgi@dunelandgroup.com

Engineering and Surveying Services Since 1985

Project Summary

October 16, 2025

Beechwood Subdivision

The Beechwood Subdivision is a proposed residential subdivision consisting of 49 rental units in four- or five-unit townhome configuration as well as 70 proposed single-family residences. Additionally, there are two existing single-family homes on-site that will remain. This site is very unique consisting of existing manmade ponds, and woods. In an effort to maximize land use while conserving some of the existing land features the need for a few variances from the City of LaPorte Joint Zoning Ordinance and City of La Porte Standards for the Design and Construction of Public Works Project will be required.

This proposed development will not have any employees or hours of operation. The anticipated traffic generation for this developed site is 1,119 trips per weekday.

History of Project

- Property transferred to City of Laporte: 6/10/2020
- Beechwood Lakes Development Agreement approved by City Council: 8/18/2025
- Beechwood Lakes Development re-zoning to R-2B and R-1D: 10/6/2025



Requested Variances
October 16, 2025

2017 City of La Porte Revised Joint Zoning Ordinance

Zoning: R1D Section 04.04 (Table 04.04)

Rear Yard Setback change from 20' to 10'

Zoning: R2B Section 05.04 (Table 05.04)

Front Yard Setback change from 15' to 10'

Section 18.02 (C) (3)

"Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows."

The attached site plan shows two small overflow perpendicular parking areas on the sides of the townhome lot. A variance is requested from this ordinance since these parking spaces will require motorists to back into the street.

Section 18.05 (C) (2)

"Sidewalks shall be required for all uses along all major thoroughfare frontages..."
Due to the lack of existing sidewalks along Boyd Blvd., the developer would like a variance from this requirement.

City of La Porte, Indiana Standards for the Design and Construction of Public Works Project February 2004

5.06 Street and Alley Design Criteria

C. Easement Standards

"All easements shall be platted and or recorded by the Owner upon project approval with proof of record submitted to the City. Utility easements shall have a minimum width of twenty (20) feet."

Due to the aforementioned variance for decreased front setbacks, Utility Easements will also need to be decreased to ten (10) feet.

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: Beechwood Subdivision

Petition Information

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

The Beechwood Subdivision is a proposed residential subdivision consisting of 49 rental units in four-unit or five-unit townhome configuration as well as 70 proposed single-family residences. Additionally, there are two existing single-family homes on-site that will remain. Construction will consist of houses, townhomes, roads, parking areas, and utility infrastructure.

This proposed residential development will not have any employees or hours of operation. Access will be provided by a proposed road off of Boyd Blvd.

Standards for Evaluation

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

This site is unique consisting of existing manmade ponds, and woods. In an effort to maximize land use while conserving some of the existing land features the need for a few variances from the City of LaPorte Joint Zoning Ordinance and City of La Porte Standards for the Design and Construction of Public Works Project will be required. These variances will promote safety for sidewalk users or they will help conserve the existing conditions of the site.

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.....

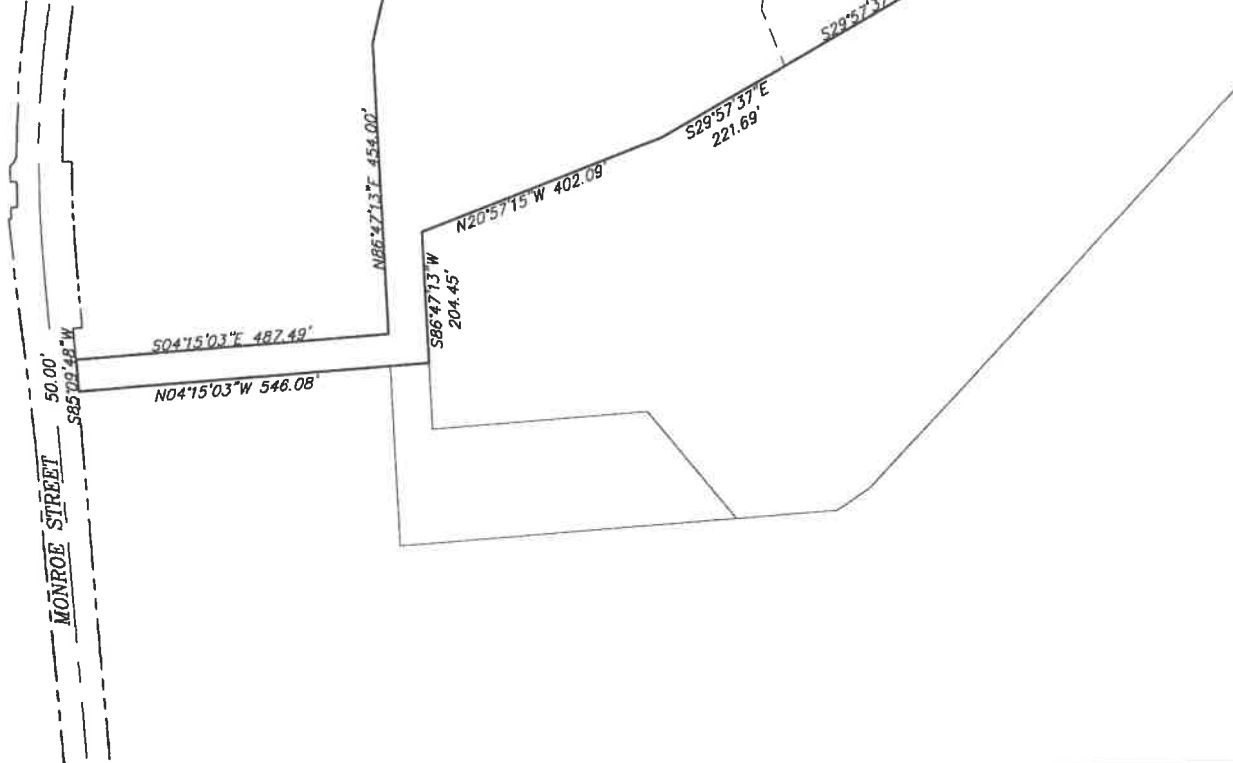
The requested variances offer a more condensed or efficient use of the developed area of this site. By reducing setbacks, easements, and offstreet parking regulations, the overall construction footprint will be smaller allowing for more areas to be left for conservation of existing site conditions.

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...

This property has an irregular boundary and many neighbors expressed concern about the destruction of the wooded areas. Additionally, removing the sidewalk requirement along Boyd Blvd will discourage non-motorized traffic across neighboring parcels that do not have sidewalks.

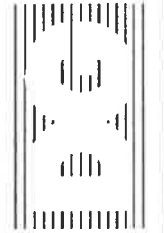


NORTH



DATE	10/15/2025
SCALE	1"=300'
DRAWN	SWB / DGI
PROJECT	3222
SHEET	1

DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL dg@dunelandgroup.com



REVISIONS	BY

BEECHWOOD SUBDIVISION BOUNDARY EXHIBIT

Subject Parcel Legal Descriptions

TRACT B

A tract of land in the Section 6, Township 36 North, Range 2 West, Pleasant Township, City of LaPorte, LaPorte County, Indiana, more particularly described as follows:

Commencing at the East Quarter corner of Section 6; thence South 00 degrees 48 minutes 34 seconds West (S 00°48'34" W), a distance of five hundred fifty and 1/100 feet (550.01') along the East line of Section 6; thence North 66 degrees 16 minutes 59 seconds West (N 66°16'59" W), a distance of one thousand seven hundred sixty nine and 75/100 feet (1,769.75') along the Centerline Indiana State Highway No. 4; thence North 66 degrees 24 minutes 59 seconds West (N 66°24'59" W), a distance of five hundred seventy and 8/100 feet (570.08'), along the Centerline Indiana State Highway No. 4; thence South 04 degrees 49 minutes 01 seconds West (S 04°49'01" W), a distance of thirty six and 96/100 feet (36.96') to the South line of Indiana State Highway No. 4; thence North 66 degrees 01 minute 44 seconds West (N 66°01'44" W), a distance of seven hundred four and 15/100 feet (704.15') along the South line of Indiana State Highway No. 4; thence South 13 degrees 49 minutes 04 seconds West (S 13°49'04" W), a distance of three hundred fifty four and 49/100 feet (354.49') to a pipe and the POINT OF BEGINNING; thence South 13 degrees 47 minutes 32 seconds West (S 13°47'32" W), a distance of five hundred five and 51/100 feet (505.51') to a pipe; thence South 82 degrees 01 minute 51 seconds East (S 82°01'51" E), a distance of six hundred thirty five and 70/100 feet (635.70') to a pipe; thence South 01 degree 04 minutes 22 seconds West (S 01°04'22" W), a distance of five hundred twenty four and 81/100 feet (524.81') to a pipe; thence South 88 degrees 24 minutes 33 seconds West (S 88°24'33" W), a distance of seven hundred fifty six and 8/100 feet (756.08') to a set rebar and Hendricks I.D. cap (20600030); thence North 53 degrees 13 minutes 18 seconds West (N 53°13'18" W), a distance of two hundred sixty nine and 28/100 feet (269.28') to a rebar and Hendricks I.D. cap (20600030); thence North 40 degrees 03 minutes 12 seconds East (N 40°03'12" E), a distance of fifty five and 61/100 feet (55.61') to a set rebar and Thate I.D. cap; thence North 18 degrees 51 minutes 54 seconds East (N 18°51'54" E), a distance of two hundred nine and 9/100 feet (209.09') to a rebar; thence North 64 degrees 57 minutes 47 seconds West (N 64°57'47" W), a distance of two hundred twelve and 31/100 feet (212.31') to a rebar and Thate I.D. cap; thence North 48 degrees 24 minutes 51 seconds East (N 48°24'51" E), a distance of one hundred twenty three feet (123.00') to a rebar and Saylor I.D. cap; thence North 59 degrees 11 minutes 47 seconds East (N 59°11'47" E), a distance of one hundred sixty eight and 47/100 feet (168.47') to a rebar; thence South 89 degrees 46 minutes 09 seconds East (S 89°46'09" E), a distance of one hundred eleven and 24/100 feet (111.24') to a rebar and Saylor I.D. cap; thence North 24 degrees 11 minutes 07 seconds West (N 24°11'07" W), a distance of eighty two and 49/100 feet (82.49') to a rebar and Saylor I.D. cap; thence North 43 degrees 09 minutes 43 seconds West (N 43°09'43" W), a distance of seventy one and 70/100 feet (71.70') to a rebar and Saylor I.D. cap; thence North 84 degrees 49 minutes 17 seconds West (N 84°49'17" W), a distance of two hundred seventeen and 57/100 feet (217.57') to a rebar; thence South 55 degrees 32 minutes 45 seconds West (S 55°32'45" W), a distance of one hundred forty two and 86/100 feet (142.86'); thence South 87 degrees 20 minutes 03 seconds West (S 87°20'03" W), a distance of one hundred fifty eight and 28/100 feet (158.28') to a rebar; thence North 81 degrees

01 minute 19 seconds West (N 81°01'19" W), a distance of ninety five and 39/100 feet (95.39') to a rebar; thence South 67 degrees 49 minutes 26 seconds West (S 67°49'26" W), a distance of ninety six and 31/100 feet (96.31') to a set rebar and Hendricks I.D. cap; thence North 29 degrees 57 minutes 37 seconds West (N 29°57'37" W), a distance of two hundred twenty one and 69/100 feet (221.69') to a set rebar and Hendricks I.D. cap; thence North 20 degrees 57 minutes 15 seconds West (N 20°57'15" W), a distance of four hundred two and 9/100 feet (402.09') to a set rebar and Hendricks I.D. cap; thence South 86 degrees 47 minutes 13 seconds West (S 86°47'13" W), a distance of three hundred seven and 34/100 feet (307.34') to a set rebar and Hendricks I.D. cap; thence South 04 degrees 15 minutes 18 seconds East (S 04°15'18" E), a distance of three hundred thirty seven and 59/100 feet (337.59') to a set rebar and Hendricks I.D. cap; thence South 50 degrees 27 minutes 18 seconds West (S 50°27'18" W), a distance of two hundred sixteen and 96/100 feet (216.96') to a set rebar and Hendricks I.D. cap; thence North 04 degrees 15 minutes 18 seconds West (N 04°15'18" W), a distance of five hundred twenty six and 16/100 feet (526.16') to a rebar and Deckard I.D. cap; thence North 86 degrees 47 minutes 13 seconds East (N 86°47'13" E), a distance of two hundred eighty and 1/100 feet (280.01') to a pipe; thence North 04 degrees 15 minutes 03 seconds West (N 04°15'03" W), a distance of four hundred eighty six and 7/100 feet (486.07') to a rebar and Deckard I.D. cap; thence North 85 degrees 09 minutes 48 seconds East (N 85°09'48" E), a distance of fifty feet (50.00'); thence South 04 degrees 15 minutes 03 seconds East (S 04°15'03" E), a distance of four hundred eighty seven and 49/100 feet (487.49') to a pipe; thence North 86 degrees 47 minutes 13 seconds East (N 86°47'13" E), a distance of four hundred fifty four feet (454.00') to a rebar and Deckard I.D. cap; thence South 76 degrees 57 minutes 20 seconds East (S 76°57'20" E), a distance of nine hundred fifty six and 68/100 feet (956.68') to the POINT OF BEGINNING containing 28.55 acres as shown on the original survey by Charles Hendricks & Associates P.C., for the City of LaPorte, with Job Number 14412, and dated 1/5/2023.

EXCEPTING THEREFROM:

A tract of land in the Section 6, Township 36 North, Range 2 West, Pleasant Township, City of LaPorte, LaPorte County, Indiana, more particularly described as follow:

Commencing at the East Quarter corner of Section 6; thence South 00 degrees 48 minutes 34 seconds West (S 00°48'34" W), a distance of five hundred fifty and 1/100 feet (550.01') along the East line of Section 6; thence North 66 degrees 16 minutes 59 seconds West (N 66°16'59" W), a distance of one thousand seven hundred sixty nine and 75/100 feet (1,769.75') along the Centerline Indiana State Highway No 4; thence North 66 degrees 24 minutes 59 seconds West (N 66°24'59" W), a distance of five hundred seventy and 8/100 feet (570.08') along the Centerline Indiana State Highway No. 4; thence South 04 degrees 49 minutes 01 seconds West (S 04°49'01" W), a distance of thirty six and 96/100 feet (36.96') to the South line of Indiana State Highway No. 4; thence North 66 degrees 01 minute 44 seconds West (N 66°01'44" W), a distance of seven hundred four and 15/100 feet (704.15') along the South line of Indiana State Highway No. 4; thence South 13 degrees 49 minutes 04 seconds West (S 13°49'04" W), a distance of three hundred fifty four and 49/100 feet (354.49') to a pipe; thence North 76 degrees 57 minutes 20 seconds West (N 76°57'20" W), a distance of nine hundred fifty six and 68/100 feet (956.68') to a

rebar and Deckard I.D. cap; thence South 86 degrees 47 minutes 13 seconds West (S 86°47'13" W), a distance of four hundred fifty four feet (454.00') to a pipe; thence North 4 degrees 15 minutes 3 seconds West (N 04°15'03" W), a distance of four hundred eighty seven and 49/100 feet (487.49'); thence South 85 degrees 9 minutes 48 seconds West (S 85°09'48" W), a distance of fifty feet (50.00') to a rebar and Deckard I.D. cap; thence South 4 degrees 15 minutes 3 seconds East (S 04°15'03" E), a distance of four hundred eighty six and 7/100 feet (486.07') to the POINT OF BEGINNING; thence South 4 degrees 15 minutes 3 seconds East (S 04°15'03" E), a distance of sixty and 1/100 feet (60.01') to a set rebar and Hendricks I.D. cap (20600030); thence South 86 degrees 47 minutes 13 seconds West (S 86°47'13" W), a distance of one hundred two and 69/100 feet (102.89') to a found rebar and Hendricks I.D. cap (20600030); thence South 4 degrees 15 minutes 18 seconds East (S 04°15'18" E), a distance of three hundred thirty seven and 59/100 feet (337.59') to a found rebar and Hendricks I.D. cap (20600030); thence South 50 degrees 27 minutes 18 seconds West (S 50°27'18" W), a distance of two hundred sixteen and 96/100 feet (216.96') to a found rebar and Hendricks I.D. cap (20600030); thence North 4 degrees 15 minutes 18 seconds West (N 04°15'18" W), a distance of five hundred twenty six and 16/100 feet (526.16') to a found rebar and Deckard I.D. cap; thence North 86 degrees 47 minutes 13 seconds East (N 86°47'13" E), a distance of two hundred eighty and 1/100 feet (280.01') to the POINT OF BEGINNING containing 2.02 acres as shown on the original survey by Charles Hendricks & Associates P.C., for the City of LaPorte, with Job Number 14412, and dated 1/5/2023, revised 10/31/2023.

ALSO INCLUDING

TRACT C

A tract of land in the Section 6, Township 36 North, Range 2 West, Pleasant Township, City of LaPorte, LaPorte County, Indiana, more particularly described as follows:

Commencing at the East Quarter corner of Section 6; thence South 00 degrees 48 minutes 34 seconds West (S 00°48'34" W), a distance of five hundred fifty and 1/100 feet (550.01') along the East line of Section 6; thence North 66 degrees 16 minutes 59 seconds West (N 66°16'59" W), a distance of one thousand seven hundred sixty nine and 75/100 feet (1,769.75') along the Centerline Indiana State Highway No. 4; thence North 66 degrees 24 minutes 59 seconds West (N 66°24'59" W), a distance of five hundred seventy and 8/100 feet (570.08') along the Centerline Indiana State Highway No. 4; thence South 04 degrees 49 minutes 01 seconds West (S 04°49'01" W), a distance of thirty six and 96/100 feet (36.96') to the South line of Indiana State Highway No. 4; thence North 66 degrees 01 minute 44 seconds West (N 66°01'44" W), a distance of seven hundred four and 15/100 feet (704.15') along the South line of Indiana State Highway No. 4; thence South 13 degrees 49 minutes 04 seconds West (S 13°49'04" W), a distance of three hundred fifty four and 49/100 feet (354.49') to a pipe; thence South 13 degrees 47 minutes 32 seconds West (S 13°47'32" W), a distance of five hundred five and 51/100 feet (505.51') to a pipe; thence South 82 degrees 01 minute 51 seconds East (S 82°01'51" E), a distance of six hundred thirty five and 70/100 feet (635.70') to a pipe; thence South 01 degree 04 minutes 22 seconds West (S 01°04'22" W), a distance of five hundred twenty four and 81/100 feet (524.81')

to a pipe; thence South 88 degrees 24 minutes 33 seconds West (S 88°24'33" W), a distance of seven hundred fifty six and 8/100 feet (756.08') to a set rebar and Hendricks I.D. cap (20600030); thence North 53 degrees 13 minutes 18 seconds West (N 53°13'18" W), a distance of two hundred sixty nine and 28/100 feet (269.28') to a set rebar and Hendricks I.D. cap (20600030); thence North 53 degrees 13 minutes 18 seconds West (N 53°13'18" W), a distance of forty five and 10/100 feet (45.10') to a set rebar and Hendricks I.D. cap (20600030); thence North 81 degrees 14 minutes 12 seconds West (N 81°14'12" W), a distance of ninety four and 72/100 feet (94.72') to a set rebar and Hendricks I.D. cap (20600030); thence North 50 degrees 52 minutes 33 seconds West (N 50°52'33" W), a distance of two hundred seven and 39/100 feet (207.39') to a set rebar and Hendricks I.D. cap (20600030) and the POINT OF BEGINNING; thence North 29 degrees 57 minutes 37 seconds West (N 29°57'37" W), a distance of four hundred eighteen and 97/100 feet (418.97') to a set rebar and Hendricks I.D. cap (20600030); thence North 67 degrees 49 minutes 26 seconds East (N 67°49'26" E), a distance of ninety six and 31/100 feet (96.31') to a rebar; thence South 81 degrees 01 minute 19 seconds East (S 81°01'19" E), a distance of ninety five and 39/100 feet (95.39') to a rebar; thence North 87 degrees 20 minutes 03 seconds East (N 87°20'03" E), a distance of one hundred fifty eight and 28/100 feet (158.28'); thence North 55 degrees 32 minutes 45 seconds East (N 55°32'45" E), a distance of one hundred forty two and 86/100 feet (142.86') to a rebar; thence South 54 degrees 49 minutes 17 seconds East (S 54°49'17" E), a distance of two hundred seventeen and 57/100 feet (217.57') to a rebar and Saylor I.D. cap; thence South 43 degrees 09 minutes 43 seconds East (S 43°09'43" E), a distance of seventy one and 70/100 feet (71.70') to a rebar and Saylor I.D. cap; thence South 24 degrees 11 minutes 07 seconds East (S 24°11'07" E), a distance of eighty two and 49/100 feet (82.49') to a rebar and Saylor I.D. cap; thence North 89 degrees 46 minutes 09 seconds West (N 89°46'09" W), a distance of one hundred eleven and 24/100 feet (111.24') to a found rebar; thence South 59 degrees 11 minutes 47 seconds West (S 59°11'47" W), a distance of one hundred sixty eight and 47/100 feet (168.47') to a rebar and Saylor I.D. cap; thence South 48 degrees 24 minutes 51 seconds West (S 48°24'51" W), a distance of one hundred twenty three feet (123.00') to a rebar and Thate I.D. cap; thence South 48 degrees 24 minutes 51 seconds West (S 48°24'51" W), a distance of sixty two and 33/100 feet (62.33') to a rebar and cap; thence South 53 degrees 03 minutes 12 seconds West (S 53°03'12" W), a distance of one hundred ninety four feet (194.00') to the POINT OF BEGINNING containing 3.85 acres as shown on the original survey by Charles Hendricks & Associates P.C., for the City of LaPorte, with Job Number 14412, and dated 1/5/2023.

AND ALSO INCLUDING

TRACT D

A tract of land In the Section 6, Township 36 North, Range 2 West, Pleasant Township, City of LaPorte, LaPorte County, Indiana, more particularly described as follows:

Commencing at the East Quarter corner of Section 6; thence South 00 degrees 48 minutes 34 seconds West (S 00°48'34" W), a distance of five hundred fifty and 1/100 feet (550.01') along the East line of Section 6; thence North 66 degrees 16 minutes 59 seconds West (N 66°16'59" W), a distance of one thousand seven hundred sixty nine and 75/100 feet (1,769.75') along the

Centerline Indiana State Highway No. 4; thence North 66 degrees 24 minutes 59 seconds West (N 66°24'59" W), a distance of five hundred seventy and 8/100 feet (570.08') along the Centerline Indiana State Highway No. 4; thence South 04 degrees 49 minutes 01 seconds West (S 04°49'01" W), a distance of thirty six and 96/100 feet (36.96') to the South line of Indiana State Highway No. 4; thence North 66 degrees 01 minute 44 seconds West (N 66°01'44" W), a distance of seven hundred four and 15/100 feet (704.15') along the South line of Indiana State Highway No. 4; thence South 13 degrees 49 minutes 04 seconds West (S 13°49'04" W), a distance of three hundred fifty four and 49/100 feet (354.49') to a pipe; thence South 13 degrees 47 minutes 32 seconds West (S 13°47'32" W), a distance of five hundred five and 51/100 feet (505.51') to a pipe; thence South 82 degrees 01 minute 51 seconds East (S 82°01'51" E), a distance of six hundred thirty five and 70/100 feet (635.70') to a pipe; thence South 01 degree 04 minutes 22 seconds West (S 01°04'22" W), a distance of five hundred twenty four and 81/100 feet (524.81') to a pipe; thence South 88 degrees 24 minutes 33 seconds West (S 88°24'33" W), a distance of seven hundred fifty six and 8/100 feet (756.08') to a set rebar and Hendricks I.D. cap (20600030); thence North 53 degrees 13 minutes 18 seconds West (N 53°13'18" W), a distance of two hundred sixty nine and 28/100 feet (269.28') to a set rebar and Hendricks I.D. cap (20600030) and the POINT OF BEGINNING; thence North 53 degrees 13 minutes 18 seconds West (N 53°13'18" W), a distance of forty five and 10/100 feet (45.10') to a set rebar and Hendricks I.D. cap (20600030); thence North 81 degrees 14 minutes 12 seconds West (N 81°14'12" W), a distance of ninety four and 72/100 feet (94.72') to a set rebar and Hendricks I.D. cap (20600030); thence North 50 degrees 52 minutes 33 seconds West (N 50°52'33" W), a distance of two hundred seven and 39/100 feet (207.39') to a set rebar and Hendricks I.D. cap (20600030); thence North 53 degrees 03 minutes 12 seconds East (N 53°03'12" E), a distance of one hundred ninety four and 00/100 feet (194.00') to a rebar and cap; thence North 48 degrees 24 minutes 51 seconds East (N 48°24'51" E), a distance of sixty two and 33/100 feet (62.33') to a rebar and Thate I.D. cap; thence South 64 degrees 57 minutes 47 seconds East (S 64°57'47" E), a distance of two hundred twelve and 31/100 feet (212.31') to a rebar; thence South 18 degrees 51 minutes 54 seconds West (S 18°51'54" W), a distance of two hundred nine and 9/100 feet (209.09') to a rebar and Thate I.D. cap; thence South 40 degrees 03 minutes 12 seconds West (S 40°03'12" W), a distance of fifty five and 61/100 feet (55.61') to the POINT OF BEGINNING containing 1.70 acres as shown on the original survey by Charles Hendricks & Associates P.C., for the City of LaPorte, with Job Number 14412, and dated 1/5/2023.



VAR-25-15

Board of Zoning
Appeals - Variance of
Development
Standards Application
Status: Active
Submitted On:
10/21/2025

Primary Location

1311 BOYD BLVD
LA PORTE, IN 46350

Owner

Beechwood Lakes LLC

Applicant



@ scivanich@dunelandgroup.com

Internal Review

File Date

10/21/2025

Petition Number

2025-VAR-15

Site Review required?



Site Review Date

—

Date of BZA Meeting

11/12/2025

Decision

—

Deferred Date (if needed)

—

Decision

—

Site Review Meeting Notes Upload



No File Uploaded

Conditions of Approval (if applicable)

General Information

Applicant is *

Agent

If you have an engineer please provide the following:

Engineer Preparing Plans Name

Scott Civanich

Engineer Email

scivanich@dunelandgroup.com

Premises Information

Parcel ID Number*

461106300017000060

Address or General Location*

1311 Boyd Boulevard

Total Acreage*

32

Flood Zone?*

No

Zoning*

R1D & R2B

Land Use*

Residential wooded property

Request*

to allow requested variances on attached sheet

Zoning of Adjacent Properties

North*

B1

South*

R1B

East*

R1B

West

R1B

Land Use of Adjacent Properties

North*

Office/Retail Commercial

South*

Golf Course/Residential

East*

Residential

West*

Golf Course/Lake

Acknowledgement

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

Applicant Signature*

✓ Scott Civanich
Oct 21, 2025

Date*

10/21/2025

Property Owner Signature

(If different from Applicant)

Property Owner Name

John Kavchak

Date

10/21/2025

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) John Kavchak / Beechwood Lakes LLC
Name(s)

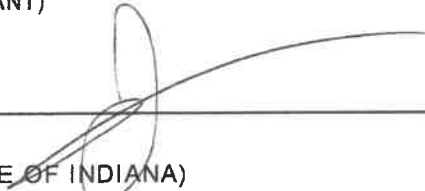
After being first duly sworn, depose and say:

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

Parcel ID 46-11-06-300-017.000-058, & 1311 and 1317 Boyd Blvd, 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 (X is) (is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)



STATE OF INDIANA)

) SS:
COUNTY OF LaPorte)

Subscribed and sworn to before me this 21st day of October, 2025.


_____, Notary Public

My Commission expires: Nov 19th 2032 County of Residence: LaPorte