The Department of
DEVELOPMENT & STORM WATER MANAGEMENT
Porter County, Indiana

County Administration Center
155 Indiana Avenue, Suite 311
Valparaiso, IN 46383
p: 219.465.3530
www.porterco.org

Porter County Board of Zoning Appeals Hearing Officer

Rick Burns - Hearing Officer
Plan Commission Appt
1/1/2025 - 12/31/2025

Pamela Mishler-Fish
Alternate
Plan Commission Appt
1/1/2025 - 12/31/2025

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Tuesday, the 27th of January 2026, at 2:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

A. Pledge of Allegiance
B. Correspondence
C. New Business:

Case: DV-2026-1

Applicant:	Danek Znika
Location:	614 North 50 West, Valparaiso, IN 46385 (Liberty Township)
Zoning:	RR, Rural Residential District
Acres:	0.47
Request:	To reduce the required side yard setback from 30 ft to 15.08 ft and to exceed the 20% maximum of impervious surface coverage in order to allow for the construction of a new primary structure.

Case: DV-2026-2

Applicant:	Cryns Five LLC, c/o Kevin Coros w/McMahon Associates
Location:	550 North 625 West, Wheeler, IN 46393 (Union Township)
Zoning:	CH, High Intensity Commercial District
Acres:	1.50
Request:	To allow (2) commercial structures to vary from the following:

- Section 2.34: A side yard setback of less than the required 25 ft.
- Section 2.34: Impervious surface coverage exceeding the maximum allowed 75%.
- Section 3.06C1a: Buildings that do not match each other in design/style.
- Section 3.06C1ci: Use of fewer than three approved façade materials.
- Section 3.06C1civ: Relief from meeting façade standards on all sides of the building.
- Section 3.06C1d: A building design with fewer than 8 corners.
- Section 3.06C1g: Relief from specific roof standards.
- Section 3.06F1a: A building height of less than 26 ft or 2 stories.
- Section 3.06G2a: Relief from specific landscaping and the 100 ft Green Belt requirement.
- Section 3.06K2: Relief from standard setback requirements.

The County of Porter, Indiana will provide reasonable accommodations to people with disabilities. We invite any person(s) with special needs to contact the Plan Commission office at 219-465-3540 at least 72 hours before the scheduled Board of Zoning Appeals Hearing Officer meeting to discuss any special accommodations that may be necessary.

- Section 5.04F: Placement of accessory structures within the front yard.
- Section 5.06C: Accessory structures with a cumulative square footage exceeding 50% of the primary structure.
- Sections 3.07D, 5.22F, 7.27: Relief from full landscape plan requirements.
- Section 7.25: Relief from the requirement to provide an interior and exterior pedestrian network.

Any other matters that may come properly before the board.

Kristy Marasco
Planning & Zoning Manager

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