



**LAPORTE COUNTY
BOARD OF ZONING APPEALS**

Government Complex, 5th Level
809 State Street, Suite 503 A
LaPorte, Indiana 46350-3391
(219) 326-6808, Ext. 2591, 2563 & 2221
Fax: (219) 362-5561

Michael Polan
Building Commissioner

December 17th, 2024

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, December 17th, 2024, at 6:00 p.m. in the Assembly Room of the County Complex.

PRESENT: Michael Polan, Recording Secretary; Ashley Kazmucha, Administrative Coordinator; Attorney Doug Biege

The Pledge of Allegiance.

APPROVAL OF MINUTES:

Melissa Mullins Mischke asked for approval of the meeting minutes of November 19th, 2024

Ernie Schmidt made a motion to approve the meeting minutes as presented.

Vern Schafer seconded.

All Approved. Motion carries 5-0.

Petitions:

1. Petition for Variance of Developmental Standards for Gammonley Terrence Und 1/5 & William Gammonley (deceased) Und 1/5 & Marilyn Gammonley Bergstrom Und 1/5 & Lisa A Kobel & Julie P Jedrzejak & William J Jasmont & Michael S Jasmont Und 1/5 & Michael McCahill (deceased) & James McCahill & Carolyn McAlpin Und 1/5 Gamonley etal for construction of an addition with a rear setback of 10' instead of the minimum required 25'. This property is located at 7617 N. Cherokee Trl., Rolling Prairie, IN., Galena Twp., zoned R1B. Parcel 46-03-25-265-021.000-048.

Attorney Biege stated notice is adequate.

Terrance Gammonley stated his address is 10849 S. Campbell, Chicago, IL.

Melissa Mullins Mischke asked him to give them the rundown on what they are trying to do here.

Terrence Gammonley stated he thinks his aunt wants to make a family room, a half bath, and a utility room for washer and dryer.

Melissa Mullins Mischke stated okay. They conned him into coming all the way out here for this and they want a bathroom and a laundry room. This one was tabled from last month and she was not there so if they want to ask any questions or if there was anything that they were waiting for.

Ernie Schmidt asked if the back property line is the tree line.

Terrence Gammonley stated yes.

Vern Schafer asked if the trees are going to remain or if they have to be taken down.

Terrence Gammonley stated no, the trees are going to stay.

Vern Schafer asked how close does that put them to the construction.

Terrence Gammonley stated that would be ten-foot (10') off that tree line.

Vern Schafer stated so they'd be within ten feet (10') of his house.

John Carr asked how big is the addition.

Terrence Gammonley stated he's really not sure.

Deb Vance stated it looks like twelve by twenty (12' x 20').

John Carr stated he was just curious.

Deb Vance asked what they wanted to add.

Terrence Gammonley stated a half bath, a utility closet, and a family room.

Ernie Schmidt stated there are multiple structures on the back that are attached. Do they stay or do they go?

Terrence Gammonley stated that one (1) on the back is a shed with the hot water heater in it and that will have to go.

Ernie Schmidt stated they are fastening to the house and eliminating all that.

Terrence Gammonley stated yes.

Vern Schafer stated that equipment would wind up in the new addition.

Terrence Gammonley states yes, in the new utility closet.

John Carr asked if the house currently sits on a foundation or a slab.

Terrence Gammonley stated it is a foundation.

No remonstrators present.

Michael Polan stated it looks like it is just under five hundred square feet (500²) for the addition.

John Carr made a motion to approve the Petition for Variance of Developmental Standards for Gammonley Terrence Und 1/5 & William Gammonley (deceased) Und 1/5 & Marilyn Gammonley Bergstrom Und 1/5 & Lisa A Kobel & Julie P Jedrzejak & William J Jasmont & Michael S Jasmont Und 1/5 & Michael McCahill (deceased) & James McCahill & Carolyn McAlpin Und 1/5 Gamonley etal for construction of an addition with a rear setback of 10' instead of the minimum required 25'. This property is located at 7617 N. Cherokee Trl., Rolling Prairie, IN., Galena Twp., zoned R1B.

Deb Vance seconded.

All Approved. Motion carries 5-0.

2. Petition for Variance of Developmental Standards for Jamie & Shera Dolph for construction of a second accessory structure to the side of the home instead of the rear. This property is located at 756 N. Holmesville Rd., Michigan City, IN., Coolspring Twp., zoned R1A on 2.071 acres. Parcel 46-05-33-100-057.000-046.

Attorney Biege stated notice is adequate.

Jamie Dolph stated his address is 756 N. Holmesville Rd., Michigan City, IN.

Melissa Mullins Mischke asked him to give them an idea of what they are looking to do and why they need that second structure.

Jamie Dolph stated sure. When the original owner built the house and garage, it's a nice house, but the garage, they have a four-door truck and it won't fit in the garage. It won't fit in the garage of the house. Then the secondary garage that is there he has a lift in and a race car, but it's so tight to the house that he can't pull a vehicle in there without doing a twelve (12) point turn to get in.

Melissa Mullins Mischke stated so he wants to get a big barn for himself and give the small garage to his wife.

Jamie Dolph stated that and they'll have somewhere to put their vehicles so they're not sitting out in the front yard. He'll do whatever she wants. It doesn't much matter.

Melissa Mullins Mischke stated they got that on record and she's happy.

Jamie Dolph stated she's not here, shhh.

Melissa Mullins Mischke stated she can watch it online.

Jamie Dolph stated growing up on a farm, he's always had plenty of room so.

Melissa Mullins Mischke stated right.

Jamie Dolph stated they way he wants it, there is plenty of room to the north, but to do it to the north he would have to put in an additional drive. It's just to him, it's not worth it and it's not going to look good. The reason he wants to go to the south and it is west of the house a little bit because he can extend the driveway that's there and make it come down. He thinks he can make it look good like with a courtyard and stuff. He has to make it appealing or else he will end up in a divorce. He wants to build something for a pole barn right there and right now, he just doesn't have room for what he wants.

Vern Schafer stated on his drawing, he thinks he can see where he is going to put the building. Can he approach and indicate?

Jamie Dolph approached and indicated on the drawing where the pole barn will be located.

Melissa Mullins Mischke asked if that is a semi-trailer in between there.

Jamie Dolph stated it is a race car trailer.

Deb Vance stated he is going to be on the other side.

Jamie Dolph stated to the west. It won't be that close. It is going to be behind the other garage and it is almost behind the house. It's probably eight feet (8') encroaching from being completely behind the house.

Ernie Schmidt stated he had wooden stakes driven, righ?.

Jamie Dolph stated yes, sir. He wanted to at least see what it looked like and then he has an engineer from his work that will come and lay it out so he can get his grade and everything right.

Ernie Schmidt asked if it is big enough.

Melissa Mullins Mischke stated that is always their question.

Jamie Dolph stated he doesn't have a choice. He is kind of pinned in. He tried to buy the two (2) acres back from the neighbor and they weren't having it.

Melissa Mullins Mischke stated that is very unfortunate.

John Carr asked if this is going to be a pole barn or is this going to be like a garage.

Jamie Dolph stated it's going to be a pole barn, but he is going to set it up like a garage the way the doors will be on. It will be like a three (3) stall garage.

John Carr asked if the siding will be pole barn siding or will it match the house.

Jamie Dolph stated he doesn't know yet. He is going to see what they have to offer. He'll probably put some type of brick fascia on the bottom to match the house and then everything else is going to be tan. Probably tan sheet metal to match the siding of the house. The other garage has the brick on the face of it and stuff. He wants it to at least look similar that way if he ever goes to sell it, he doesn't want something that looks like an eyesore.

Deb Vance state right. That's good thinking.

Jamie Dolph stated there's not much. When they build something like this, it's a ninety percent (90%) loss.

Vern Schafer stated the access is from the west. Is that where his access doors are? Or where are they going to come in at?

Jamie Dolph approached and indicates on the map the location of the doors.

Vern Schafer asked if the trailer is coming out.

Jamie Dolph stated that is a race car trailer that's temporary; it will be going inside the barn.

Vern Schafer stated okay.

Jamie Dolph stated he will have another door to put the trailer in to get it out, but it's just for vehicles. He'll probably put millings in there for now and then sooner or later he will concrete it.

Vern Schafer asked how far he is from the property line.

Jamie Dolph stated fifteen feet (15').

Deb Vance asked what the size of the pole barn is.

Jamie Dolph stated seventy-two by forty (72' x 40') is what he is proposing. Forty (40') is as wide as he can go before he starts encroaching and it just won't flow.

John Carr asked if he is going to have enough room back there for a pool later on.

Jamie Dolph stated they don't need that.

Melissa Mullins Mischke stated they are all thinking about his resale value.

Jamie Dolph stated his wife has already been talking about that and it's more work than what it is worth.

Vern Schafer stated she wants a pool boy.

Jamie Dolph stated yes.

No remonstrators present.

Ernie Schmidt made a motion to approve the Petition for Variance of Developmental Standards for Jamie & Shera Dolph for construction of a second accessory structure to the side of the home instead of the rear. This property is located at 756 N. Holmesville Rd., Michigan City, IN., Coolspring Twp., zoned R1A on 2.071 acres.

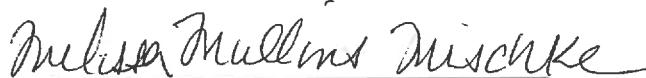
Vern Schafer seconded.

All Approved. Motion carries 5-0.

Melissa Mullins Mischke asked for any new business. She would like to wish everybody Merry Christmas, Happy New Year. Be safe and they will see everybody next year.

Deb Vance stated Merry Christmas everyone.

There being no further business, meeting adjourned at 6:10 p.m.



Melissa Mullins Mischke, President



Michael Polan, Recording Secretary