City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, July 14, 2026 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

A meeting of the City of La Porte Board of Zoning Appeals ("BZA"), was held at City Hall on Tuesday, July 14, 2026 at the hour of 6:00 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Chair Brian Kajer at 6:00 PM.

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

On a call of the roll, the members of the BZA were shown to be present or absent as follows:

Members Present:	Members Absent:	Staff Present:
Chair, Brian Kajer	Mark Danielson	David Heinold, City Planner
Vickie Gushrowski	Vice Chair, Nate Loucks	Josette Schoof, Eng. Coordinator
Pete Saunders		

ITEM 4. Approval of Minutes: May 12, 2026 Meeting Minutes

Chair Brian Kajer called for any changes or corrections to the May 12, 2026 Meeting Minutes. There being no changes or corrections to the meeting minutes, Vickie Gushrowski made a motion to **approve the May 12, 2026 Meeting Minutes** and the motion was seconded by Pete Saunders. The motion passed 3-0.

ITEM 5. Variance of Development Standards #26-07 Petition to Exceed Maximum Accessory Building Area – Requesting 1,480 Square Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Lloyd Anderson

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-36-162-003.000-043				
Actual/approximate address or location from major streets – 108 Grove Street				
Total Acreage – 0.35 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R1D		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: B2	South: B2	East: R1D/B2	West: CBD1
Land Use of Adjacent Properties	North:	South:	East:	West:

SUMMARY: The petitioner proposes to allow construction of a 16 foot by 28 foot carport on the subject property. The variance of development standards request is to allow 1,480 square feet of maximum accessory building area.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.35 acres and is currently zoned R1D (Single Family Residential District). Historically, the property has been used as a single family residence with a detached garage and shed.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to allow 1,480 square feet of maximum accessory building area.

STATEMENT OF COMPLIANCE: Section 7.04 Building Dimensional Requirements shall be met for the subject property.

SITE REVIEW FINDINGS: Site review is not required for the 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 accessory building size will not be injurious to the public health, safety, morals, and general welfare of the community because the existing use of the subject property is for single family residential and the proposed accessory building will be compatible with surrounding residential properties within the immediate vicinity. The sizes of residential accessory buildings ranges from 120 square feet to 1,500 square feet in the surrounding area. The proposed accessory building size is comparable to the existing accessory buildings and carports on similar residential properties.

(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 a 16 foot by 28 foot carport for storage of personal automobiles. The proposed 16 foot by 28 foot carport will not negatively impact the use and value of the area adjacent to the property because the carport will be used for personal storage. The sizes of residential accessory buildings ranges from 120 square feet to 1,500 square feet in the surrounding area.

(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance to limit the size of the accessory building to 721 square feet on 0.35 acres will constitute practical difficulty in the use of the property to store personal vehicles and property maintenance equipment on site. The sizes of residential accessory buildings ranges from 120 square feet to 1,500 square feet in the surrounding area.

STAFF RECOMMENDATION:

Staff finds that the proposed accessory building size is comparable to the existing buildings on residential properties within the immediate vicinity of the subject property. Staff recommends **approval** of Variance of Development Standards Petition #26-07.

Submitted to the Board of Zoning Appeals July 9th, 2026.

Applicant Presentation
Lloyd Anderson, of 108 Grove Street requested a variance to exceed the maximum permitted accessory building area in order to construct a 16 ft. × 28 ft. steel carport adjacent to his garage. He explained the structure would be used to protect an older truck and store woodworking materials.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments. There being no public comment for or against the use variance, Chair Brian Kajer closed the meeting to public comment.

Staff Presentation
David Heinold mentioned that the variance is to request a total accessory building area of 1,480 square feet. David Heinold noted that the property is on 0.35-acres & is zoned as a single-family residential (R1D) parcel. David Heinold stated that there were three parcels and they are now all combined into one parcel. David Mentioned that the proposed carport meets applicable setback requirements; only the size limit requires a variance. David stated that there are similar accessory building sizes that exist on nearby residential properties. David Heinold mentioned that the request met the required approval criteria

Staff recommended approval of Variance of Development Standards Petition 26-07.

Board Discussion/Action
Pete Saunders asked about the construction materials.

Lloyd Anderson stated the structure would be a temporary steel carport placed on the ground.

Pete Saunders made a motion to approve **Variance of Development Standards #26-07 Petition to Exceed Accessory Building Area – Requesting 1,480 Square Feet.** The motion was seconded by Vickie Gushrowski. A roll call vote was taken. The motion passed 3-0.

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

Variance of Development Standards #26-07 Petition – Approved 3-0

ITEM 6. Old Business

There was no old business.

ITEM 7. New Business

There was no new business

ITEM 8. Other Business

There was no other business

ITEM 9. Adjournment

Brian Kajer called for a motion to adjourn. Vickie Gushrowski made a motion to **adjourn,** and the motion was seconded by Pete Saunders. The motion to **adjourn** passed 3-0. The meeting was **adjourned** at 6:08 pm.

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Brian Kajer, Chair Josette Schoof, Secretary