



CITY OF LA PORTE

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

City Council

Appointments:

Brian Kajer
Jan. 2026-Dec. 2029

Mayoral Appointments:

Mark Danielson
Jan. 2026-Dec. 2029

Vickie Gushrowski
Jan. 2025-Dec. 2028

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

cityoflaporte.com

CITY OF LA PORTE – BOARD OF ZONING APPEALS AGENDA

Wednesday, October 14, 2026 at or after 6:00 p.m.

City Hall Council Chambers | 801 Michigan Ave.

www.cityoflaporte.com

| (219) 362-8260

NOTE: Individuals requesting to speak on an agenda item must fill out a comment form with their name, address, and discussion topic.

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. Public Comment C. Staff Presentation
D. Applicant Response E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

ITEM 4. Approval of Minutes: September 9, 2026 Regular Meeting

ITEM 5. **VARIANCE OF DEVELOPMENT STANDARDS #26-09**
PETITION to Reduce the Minimum Front Yard Building
Setback from 20 Feet to 11.95 Feet

Petitioner: Ashley Huitsing

Property Owner: same

Location: 1306 Lakeside Street

Staff Report: David Heinold

ITEM 6. Old Business

ITEM 7. New Business

ITEM 8. Other Business

ITEM 9. 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 an agenda item must fill out a comment form with their name, address, and discussion topic. 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. Personal attacks will not be tolerated and may result in exclusion from future public comment opportunities.



ITEM 5. Variance of Development Standards #26-09 Petition

to Reduce the Minimum Front Yard Building Setback from 20 Feet to 11.95 Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Ashley Huitsing

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-27-205-022.000-043				
Actual/approximate address or location from major streets – 1306 Lakeside Street				
Total Acreage – 0.12 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1E		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R3B	South: n/a	East: B2	West: R1E
Land Use of Adjacent Properties	North: Multifamily Residential Condos	South: Pine Lake	East: Townhouse Residential Condos	West: Single Family Dwelling

SUMMARY: The variance of development standards request is to reduce the minimum front yard building setback from 20 feet to 11.95 feet for construction of an attached garage.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.12 acre and is currently zoned R1E (Single Family Residential District). Historically, the property has been used as a single family residence.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to reduce the minimum front yard building setback from 20 feet to 11.95 feet for construction of an attached garage.

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 approval of the requested variance to reduce the minimum front yard building setback from 20 feet to 15 feet will not be injurious the public health, safety, morals, and general welfare of the community because there are existing buildings within 15 feet of the front property line. The existing front yard building setbacks along Pine Lake are comparable to the requested variance.

(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 approval for the construction of a garage within 15 feet of the property line because there are existing buildings within the 20 foot front yard building setback along Lakeside Street. The surrounding properties will not be negatively affected by the construction of the attached garage within 20 feet of the front property line because the side building setbacks will be maintained in conformance with the Waterfront View Protection Overlay District.

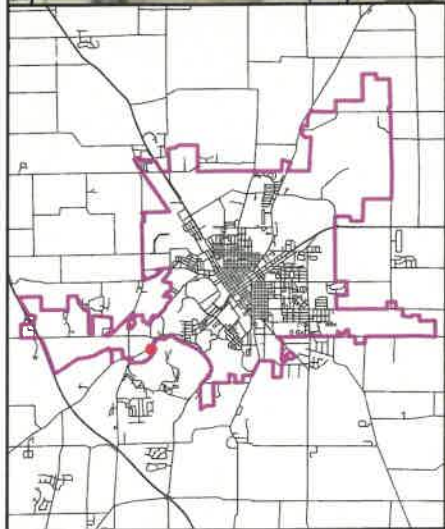
(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

The strict application of the terms of the zoning ordinance to limit the front yard building setback to 20 feet will result in practical difficulties in the use of the property because the petitioner would not be able to construct a garage without the need for the variance. The strict application of the terms of the zoning ordinance to require a minimum 20 foot front yard building setback would not allow reasonable of the lakefront property for personal use storage of vehicles.

STAFF RECOMMENDATION:

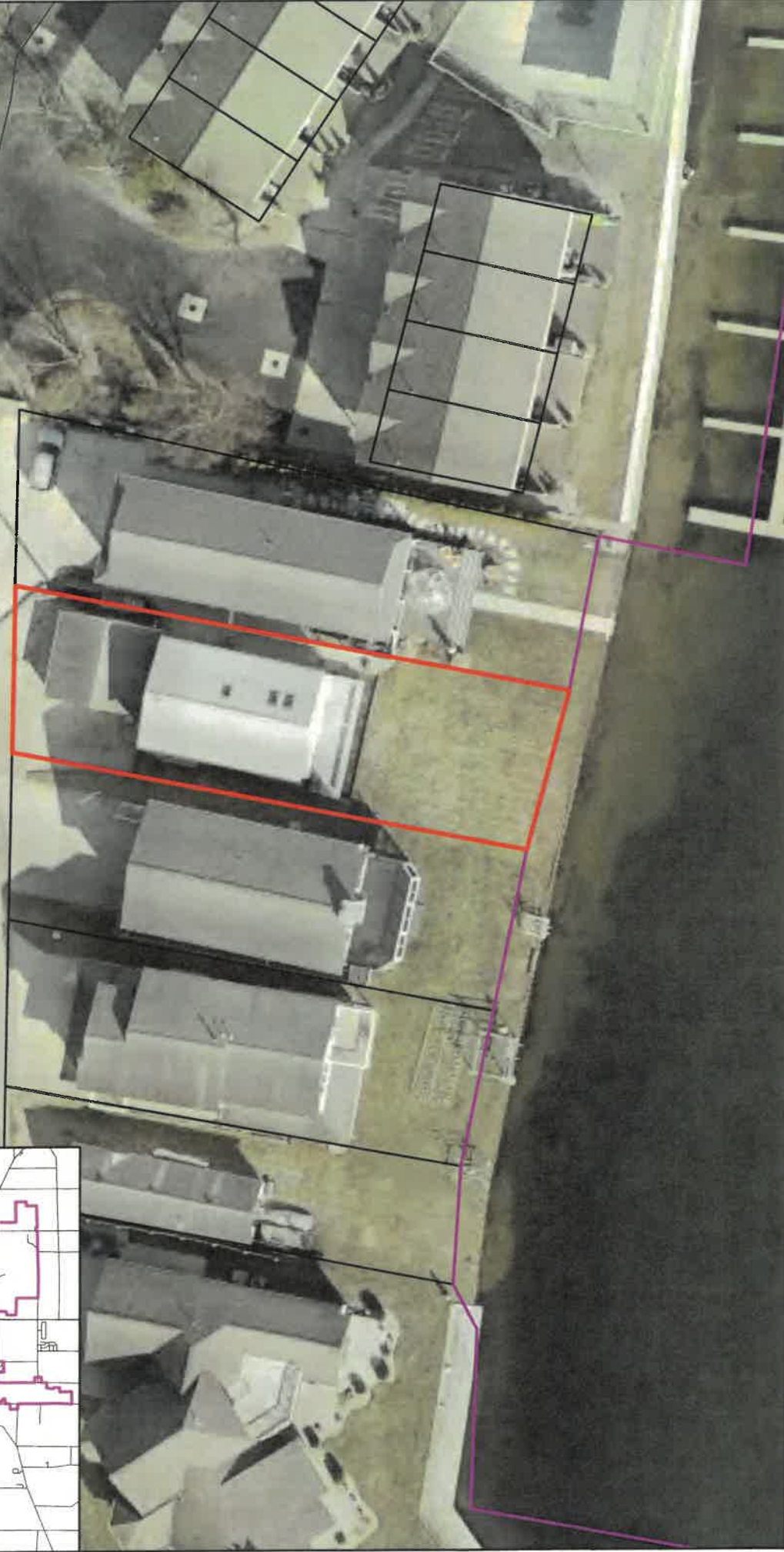
Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to reduce the minimum front yard building setback from 20 feet to 11.95 feet is appropriate for the surrounding area. Staff recommends **approval** of the petitioner's request to reduce the minimum front yard building setback from 20 feet to 11.95 feet as part of Variance of Development Standards Petition #26-09.

Submitted to the Board of Zoning Appeals October 7th, 2026.



Variance Petition #26-09

LAKESIDE ST



City of La Porte
Board of Zoning Appeals
Location Map

 Subject Property
 City Limits

0 30 60 Feet



Date Created: October 5, 2026
Created By: David Heinold
Document Path: T:\City Planning\Zoning\Map Requests\Board of Zoning Appeals\2026\VAR_26-09
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Vicinity Map



Results:
 Parcel ID - 460627205022000043
 Alt Id - 46-06-27-205-022.000-043
 Address - 1306 Lakeside St
 Owner - DAH Revocable Trust
 Dated 02/26/15
 View: [Aerial](#) | [Satellite](#) | [Historical](#) | [3D](#)

Aerial Map

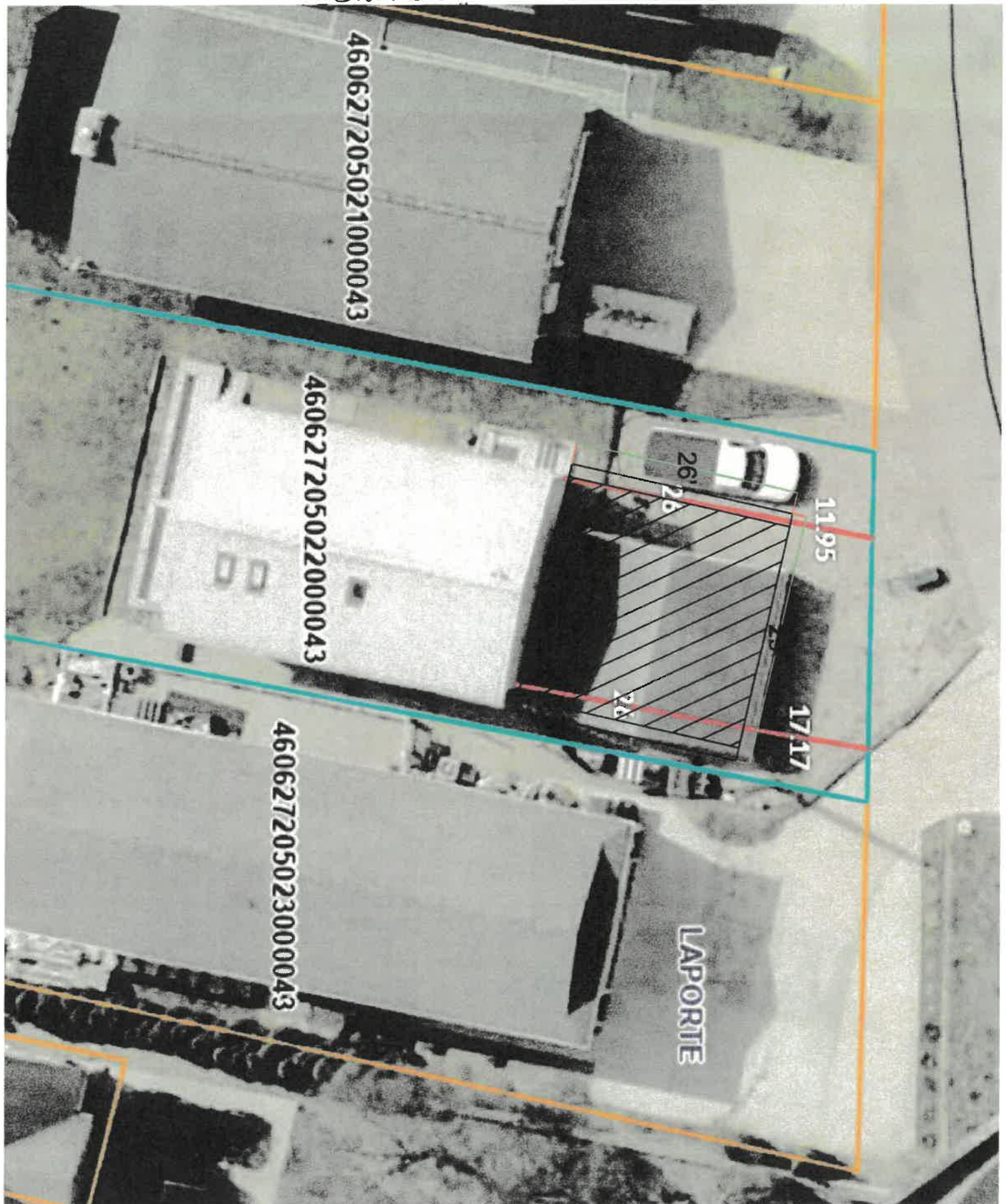


Owner Address DAH Revocable Trust Dated 02/26/15
 1642 Mulfield Rd
 Dyer, IN 46311

Parcel ID	460627205022000043	Alternate ID	46-06-27-205-022.000-043
Sec/Twp/Rng	27-37N-03W	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Property Address	1306 Lakeside St La Porte	Acres	n/a

Laporte Center
 05-06-27-205-022 PORLAR BEACH OUTLOT 4, & THE S END OF LAND BTWN LT 4 & LEGAL LAKE LIMIT (PER COURT ORDER)
 (Note: Not to be used on legal documents)

Site Plan 1



Site Plan 2

1pgs Hendricks

30-

①

PLAT OF SURVEY

2013R-15001
LAPORTE COUNTY RECORDER
SARAH A. DEAN
10/16/2013 10:27:05AM
RECORDING FEE \$20.00
PAGES: 1

LAKESIDE STREET
PAVEMENT

LOT 6

LOT 5

LOT 4

1306 Lakeside Street

DR 99-12243

2563, 2577 Found rebar and Hendricks I.D. cap
2606 Found rebar and Kell I.D. cap S 0.2' & E 0.1'
2607 Found rebar and Kell I.D. cap S 0.3'
2608 Found rebar S 0.7'
2614, 2615, 2616, 2619 Set rebar and Hendricks I.D. cap
2617 Nothing found or set due footer of Wall foundation.
2619, 2620 Nothing found or set due in water area

PINE LAKE

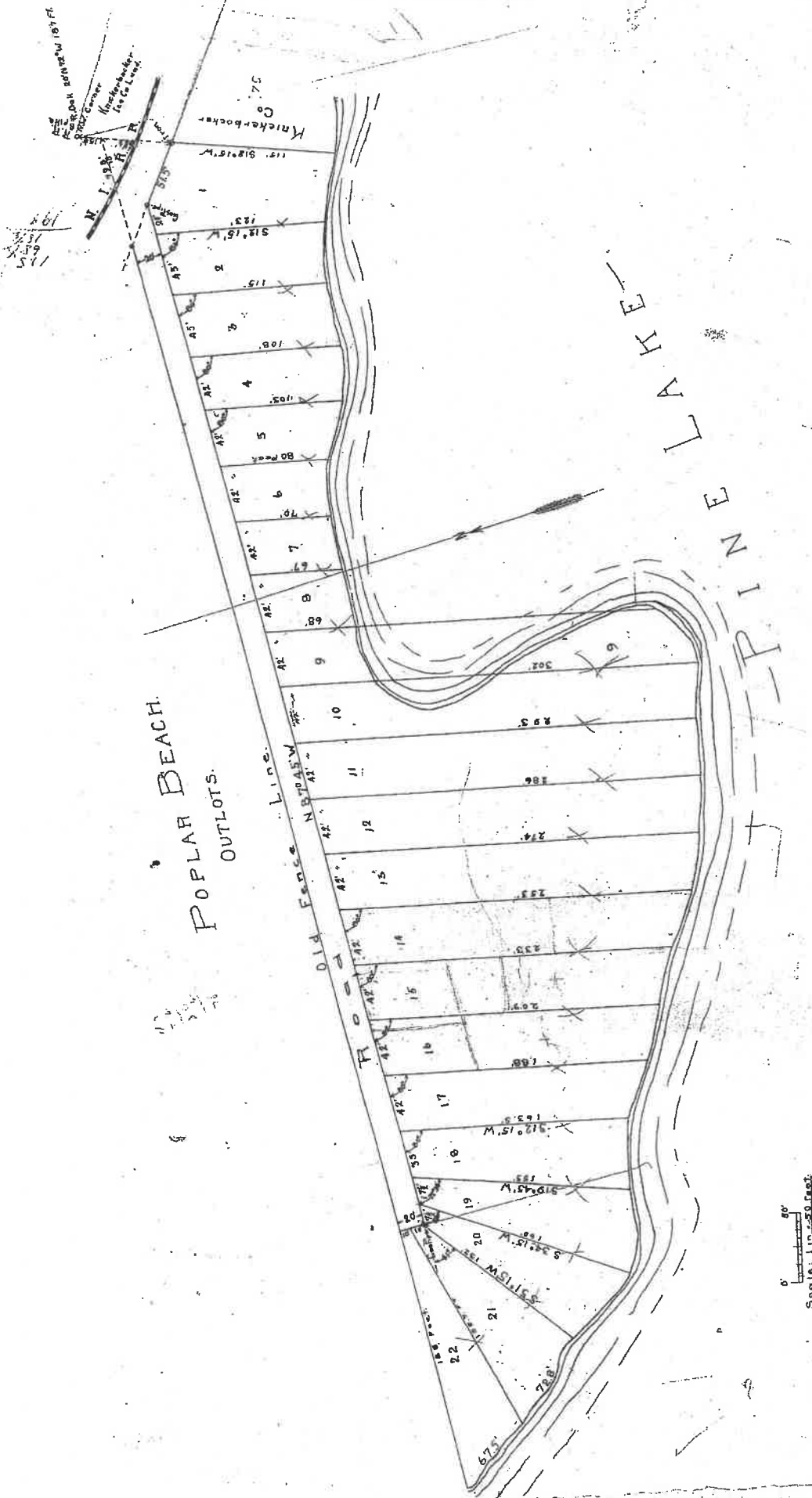
PROPOSED TRACT
DESCRIPTION

A tract of land in the Northwest Quarter of Section 27, Township 37 North, Range 3 West, Center Township, LaPorte, Indiana, more particularly described as follows:
Commencing at a found rebar and Hendricks I.D. cap marking the Northwest corner of Lot 4 of Poplar Beach Outlets Subdivision; thence South 88 degrees 08 minutes 18 seconds East (S88°08'18"E), a distance of eighty seven feet (87.00') along the Northern line of Lots 4 and 3 of Poplar Beach Outlets Subdivision; thence North 11 degrees 52 minutes 24 seconds East (N11°52'24"E), a distance of twenty and 3/100 feet (20.31'); thence North 88 degrees 08 minutes 21 seconds West (N88°08'21"W), a distance of five and 81/100 feet (5.81') to the PLACE OF BEGINNING; thence North 88 degrees 08 minutes 21 seconds West (N88°08'21"W), a distance of thirty nine and 39/100 feet (39.39'); thence North 11 degrees 54 minutes 01 seconds East (N11°54'01"E), a distance of ten and 9/100 feet (10.09'); thence North 54 degrees 52 minutes 58 seconds East (N54°52'58"E), a distance of twenty three and 49/100 feet (23.49'); thence South 38 degrees 14 minutes 53 seconds East (S38°14'53"E), a distance of thirty and 57/100 feet (30.57') to the PLACE OF BEGINNING containing 0.01 acres or 135 square feet.

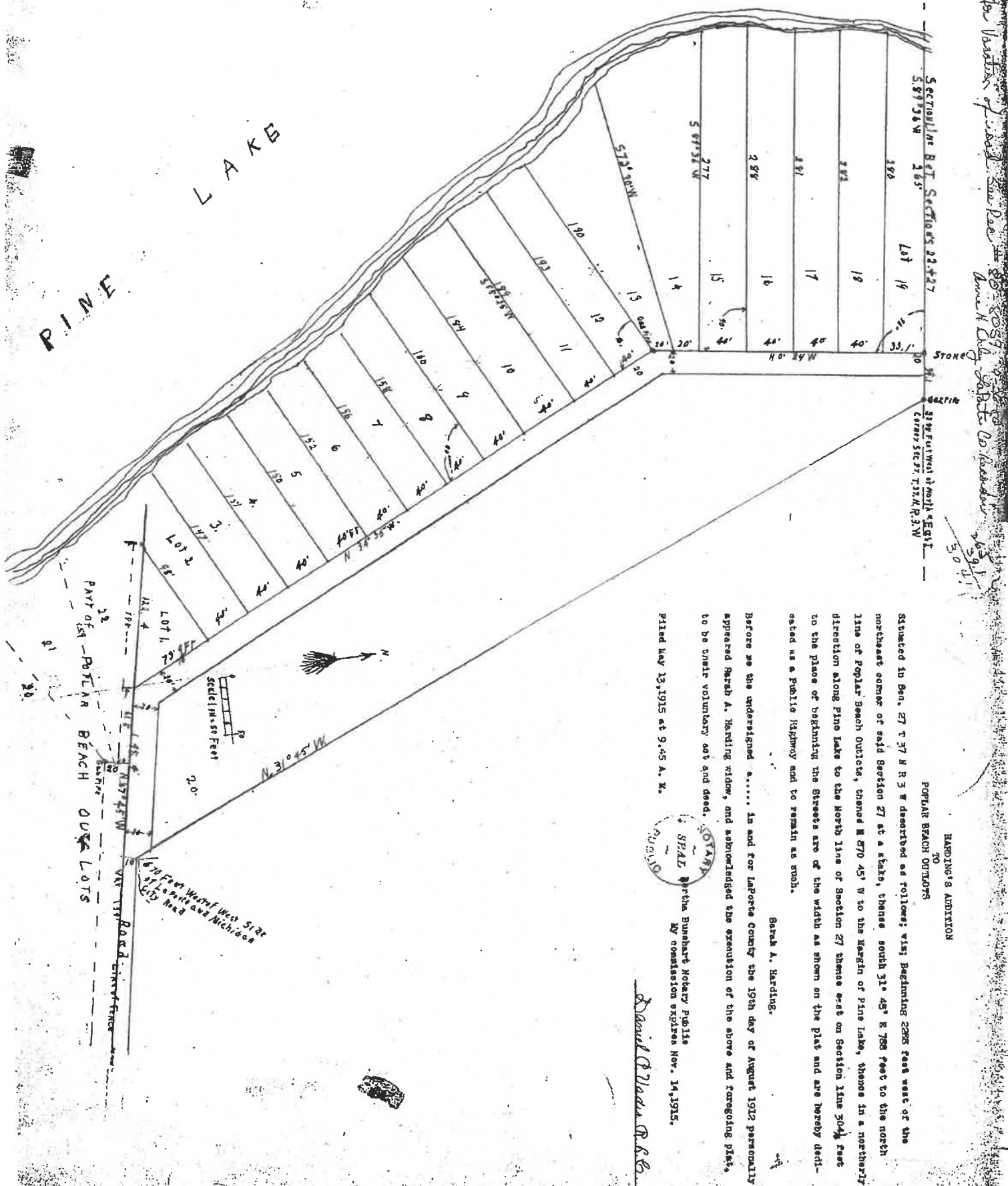
\\Main\Land Projects R2\370327NE\dwg\12429.dwg 10/7/2013 11:46:26 AM CDT

PROPOSED TRACT
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Site Plan 4



HARDING'S ADDITION

PORTLAND BEACH OUTLOTS

Substantiated in Ben. 27 T 37 N R 3 W described as follows: viz: Beginning 2288 feet west of the northeast corner of said Section 27 at a stake, thence south 31° 45' E 768 feet to the north line of Poplar Beach Outlets, thence N 77° 45' W to the margin of Pine Lake, thence in a northerly direction along Pine Lake to the North line of Section 27 thence east on Section line 304 feet to the place of beginning the Streets are of the width as shown on the plat and are hereby dedicated as a Public Highway and to remain as such.

Barth A. Harding.

Before me the undersigned a..... in and for LaPorte County the 19th day of August 1912 personally appeared Barth A. Harding widow, and acknowledged the execution of the above and foregoing plat, to be their voluntary act and deed.

Filed May 13, 1915 at 9.45 A. M.



David P. Bladen, Notary Public
My commission expires Nov. 14, 1915.

David P. Bladen, P. R. B.

List of Adjacent Property Owners



North - 4 Parties in Condo Building

**Johnson Allison E Trustee Trust
201 Outlook Cove Drive
LaPorte, IN 46350**

**Lombard Michael G Trustee
Trust ½ int & Bette E Wallerstein
Trustee Trust ½ int
23 Laughry Lane
Palos Park, IL 60464**

**McKinney, Theresa II & Kevin D.
401 Outlook Cove Drive
LaPorte, IN 46350**

**Anderson, Eric & Bridget
501 Outlook Cove Drive
LaPorte, IN 46350**

East

**Donald and Jean Weishar
1304 Lakeside Street
LaPorte, IN 46350**

West

**Neil and April Wangstrom
7292 W 275 N
LaPorte, IN 46350**

1306 Lakeside Street – Project Summary

The existing garage is approximately 32 inches below the required elevation necessary to accommodate the established street grading surrounding the property. Due to the existing garage's elevation, removal and reconstruction of the garage is necessary to provide a structurally appropriate and properly graded attached garage and driveway.

The new garage will be constructed to approximately the full width of the existing residence, extending approximately 26 feet from the existing residence. The proposed garage foundation will extend within the footprint of the existing garage foundation, depending on the measuring location along the foundation as the current garage is offset to one side.

The nearest edge of the proposed garage foundation will be approximately 11.95 feet from the applicable property setback point at its closest location and approximately 17.17 feet at its furthest location. These measurements do not include any required roof overhangs or other architectural projections associated with the proposed garage.

The requested variance to reduce the building setback line from 20 feet to 11.95 feet is necessary to allow for the removal and replacement of the existing substandard garage while accommodating the established street grade, maintaining appropriate access to the residence, and providing a safe and functional attached garage and driveway.

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: 1306 Lakeside St Garage

Petition Information

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

Personal Use

Necessary construction includes demo and removal of existing garage, excavation, concrete, framing, roofing, siding, soffit, gutters, dry wall, overhead door, service doors

Standards for Evaluation

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

All necessary improvements lay on existing property, near to the existing footprint of the garage, and will be done with care to property drainage.

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 existing garage floods every time it rains or snow melts. We are simply trying to avoid the garage and driveway drainage issue.

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...

Currently a property owner is required to be present each time it rains or snow melts to pump the water back out to the street.

Parcel ID -
460627205022000043
Alt Id - 46-06-27-205-
022,000-043
Address - 1306 Lakeside St
Owner - DAH Revocable Trust
Dated 02/26/15
View: [Home](#) | [Documents](#) | [History](#) | [Alerts](#)

Brief Legal Description
with dimensions



Owner Address DAH Revocable Trust Dated 02/26/15
1642 Muirfield Rd
Dyer, IN 46311

Alternate ID 46-06-27-205-022,000-043
 Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
 Acreage n/a

Laporte Center
05-06-27-205-022 POPLAR BEACH OUTLOT 4, & THE SEND OF LAND BTWN LT 4 & LEGAL LAKE LIMIT (PER COURT ORDER)
(Note: Not to be used on legal documents)

Parcel ID 460627205022000043
Sec/Twp/Ring 27-37N-03W
Property Address 1306 Lakeside St
La Porte

District	Brief Tax Description
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Application Form

Board of Zoning Appeals – Variance of Development Standards Application VAR-26-6

Your Submission

Attachments

Guests (0)

- ✔ Intake Review
- ✔ Application Fee
- ▶ Zoning Review
- ▶ Public Notice Received
- ▶ Deadline for Document and Revision Submittals
- ▶ BZA Meeting

Decision Determined

Decision Letter

Your submission

Submitted Sep 15, 2026 at 8:33pm

Contact Information

Ashley Huitsing

Email address

ashleyhuitsing@yahoo.com

Phone Number

219-689-9583

Mailing Address

1642 Muirfield Drive , Dyer, IN 46311

Locations

1 location total

PRIMARY LOCATION



1306 LAKESIDE

LA PORTE, IN 46350

General Information

Applicant is *

Joint Owner

If you have an engineer please provide the following:

Engineer Preparing Plans Name

--

Engineer Email

--

Premises Information

Parcel ID Number *

460,627,205,022,000,064

Address or General Location *

1306 Lakeside Street

Total Acreage *

0.2

Flood Zone? *

No

Zoning *

R1E

Land Use *

Waterfront Residential

Request *

Reduce building setback line from 20 feet to 15 feet to replace garage.

Zoning of Adjacent Properties

North *

R3B

South *

N/A

East *

R1E

West

R1E

Land Use of Adjacent Properties

North *

Mid-Rise Multiple Family Residential

South *

N/A

East *

Waterfront Residential

West *

Waterfront Residential

Acknowledgement

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

Applicant Signature *

✓ Ashley Huitsing
Sep 14, 2026
Date *
09/14/2026

Property Owner Signature

(If different from Applicant)

Property Owner Name

--

Date

--

Property Owner Signature

--

City of La Porte

Your Profile

Your Records (/dashboard/records)

Resources

Claim a Record (/claimRecord)

Employee Login (<https://laportein.workflow.opengov.com>)

Attachment A: Consent of Property Owner

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

I (we) David and Ashley Huitsing
Name(s)

After being first duly sworn, depose and say:

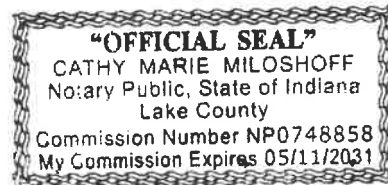
- That I/we are the owner(s) of the real estate located at:

1306 Lakeside Street, LaPorte, IN 46350
(Address)

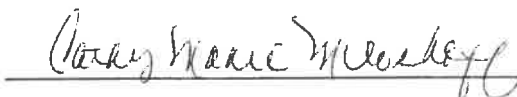
- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (_____) is (X is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)


STATE OF INDIANA)
COUNTY OF Lake) SS:



Subscribed and sworn to before me this 15th day of September, 2026.

, Notary Public

My Commission expires: 5/11/2031 County of Residence: Lake