

Town of Ogden Dunes  
115 Hillcrest Road  
Ogden Dunes, IN 46368

## **NOTICE OF OGDEN DUNES BZA PUBLIC HEARING**

The Town of Ogden Dunes Board of Zoning Appeals will conduct a public hearing at 7:00 pm at the Ogden Dunes Town Hall located at 115 Hillcrest Road, Ogden Dunes, Indiana on September 14, 2023. The hearing is for the application of Steven Pinelli and Cameron Christoph for a developmental standards variance from the side yard set back requirements, lot coverage and building height requirements from the Town of Ogden Dunes building code (Sections 152.032.I, 152.032.G, 152.032.C), respective Lot 71, Block "C", First Subdivision Ogden Dunes, as marked and laid down on the recorded plat, recorded in miscellaneous record "T", page 2 in the office of the Recorder of Porter County, Indiana.

Northwest corner of the house 12'-7" from the Northern side yard and the cantilevered area 9'-0" from the Northern side yard. C102-1 shows the Southeast corner of the house 8'-7" from the Southern side yard. The Side Yard set-back (per section 152.032.I) is 15'-0". Thus, the house protrudes 6'-0" into the North side yard and 6'-5" into the South side yard. The variance request is to allow the house to be constructed as designed and is similar to the side yard set-backs on the existing homes to the North and South.

The proposed house covers 2,758 sq ft (23.89%) of the lot. An additional 427 sq ft (3.69%) of the lot is covered by cantilevered areas of the house, bringing the total to 27.58% lot coverage. The lot coverage maximum (per section 152.032.G) is 25%. Thus, the house exceeds the lot coverage maximum by 2.58%. The variance request is to allow the house, including cantilevered areas, to be constructed as designed and, accordingly, will be less imposing on the site at ground level.

The height of the building from the lower of the finished grade of the land at the edge of the structure to the top along any point of the structure is 47'-9". Per Section 152.032.C, the maximum building height is 30', or three stories, whichever is less. The building height from the lowest point of grade to the tallest point exceeds the maximum by 17'-9". The variance request is to allow the house to be constructed as designed, with thoughtful terracing from top to bottom while using the natural slope of the site, as has been done throughout town on the many sloping lots.

Cameron Christoph & Steven Pinelli  
66 Ski Hill Road  
Ogden Dunes, IN 46368