

**PORTER COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER  
January 21, 2016 - MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205      TIME: 1:00 p.m.  
155 Indiana Avenue, Valparaiso, IN

**MEMBERS IN ATTENDANCE**

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Rick Burns, Hearing Officer  
Kristy Marasco, Planner I

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**CORRESPONDENCE:** None.

**NEW BUSINESS:**

**Case:**      **DV-16-0001**

**Applicant:** Richard and Dianna Heavilin

**Location:** 37 North 450 East, in Washington Township

**Request:** To allow for reduction in setback(s) for a proposed addition to the primary structure on a legal nonconforming parcel, located in an A1, General Agriculture District.

Mr. Richard Heavilin presented. Also present was Mrs. Dianna Heavilin. Mr. Heavilin explained the proposed addition: to increase the size of the rooms which will consist of 3 bedrooms, an office, 2 bathrooms, and open living room area; potentially raising of existing foundation; would like to add on across the front 8 feet to put in a porch; proposing to extend the garage to be even with the front of the porch; proposing a 3 car garage which would need to extend 7 feet to the south side of the house; and all across the back an extra 12 feet, a 24 foot section in the middle-not quite the middle in the back we are actually going back 4 feet.

Mr. Burns asked with that if it would be a total of 16 feet.

A: Yes.

Q: A concern is with the septic system; if going back 16 feet, where is the septic tank?

A: It's actually 29 feet out.

Q: You are not enlarging the garage size on the north side?

A: No.

Q: Are you going to keep the foundation or put in new foundation?

A: It depends what we find, part of our goal is to reduce our debt, but at the same time we want to do it right. We will probably put in a crawl space.

Public Hearing: No one spoke; therefore, the public hearing was closed.

**Motion: Mr. Burns made motion to approve case DV-16-0001.**

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**Case:** DV-16-0002  
**Applicant:** Bret & Cindy Hennings  
**Location:** 556 South Ida Steeet, in Porter Township  
**Request:** To allow for a proposed (42'x56') pole barn with the height being at 22 feet to be built on a legal nonconforming lot, located in an I1, Light Industrial District.

Mrs. Cindy Hennings presented. Also present was Mr. Bret Hennings. Mrs. Hennings stated that they need the pole barn to hold storage; they participate in demolition derbies and presented some pictures.

Mr. Burns review the plat plans with Ms. Marasco for the placement of where the barn would be placed at.

Q: Do you buy and sell these cars too?

A: No, I drive them, wreck them and then restore them.

Q: It would be used strictly for storage?

A: Yes.

Q: Why do you need the height?

A: The cars are on trailers.

C: We could go with the lower peak, but we have had 4 builders come out giving us estimates and 3 of them said we need that pitch for the snow.

Mr. Burns stated that he does not have an issue with the height being over by 2 feet, however, he does have an issue with the size and he would approve to allow it up to 1400 square foot.

Ms. Marasco stated that there is a stipulation too with this approval; in the future, if this parcel comes up to be rezoned accordingly to the surrounding parcels, the parcel will be rezoned as R1. The petitioner will have to be in agreement with this.

A: Yes.

Public Hearing: No one spoke; therefore, the public hearing was closed.

**Motion: Mr. Burns made motion to approve Case DV-15-0002 with the size being at 1344 square foot, 20' in height unless we receive a letter from the builder stating that cannot be done and Ms. Marasco could approve it for the 22' in height, cannot operate any business from the pole barn, the property will be rezoned to R1 when the maps are updated with no objections, and to comply with all the codes.**

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There being no further business, the meeting adjourned at 1:35 p.m.

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Rick Burns, Hearing Officer

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Kristy Marasco, Planner I