



County Administration Center  
 155 Indiana Avenue, Suite 311  
 Valparaiso, IN 46383  
 p: 219.465.3540  
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[www.porterco.org](http://www.porterco.org)

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Tuesday, the 21<sup>st</sup> of November 2023, at 2:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

**AGENDA**

- A. Pledge of Allegiance**
- B. Approval of Minutes**
- C. Correspondence**
- D. Business:**

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**Case: UV-2023-61**

Applicant: Rex & Janet Veach  
 Location: 716 West 1014 South, Hebron, IN 46341 (Boone Township)  
 Zoning: A1, General Agriculture District  
 Acres: 11  
 Request: To continue the Use Variance allowing a temporary mobile home on the property to help care for elderly mother.

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**E. New Business:**

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**Case: DV-2023-54**

Applicant: Victor T Van Cauwenbergh  
 Location: 531 Greening Road, Westville, IN 46391 (Jackson Township)  
 Zoning: RR, Rural Residential District  
 Acres: 24  
 Request: To allow an increase in maximum accessory height from 20' to 28' for a proposed 85' x 133' pole barn.

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**Case: DV-2023-55**

Applicant: Louis DeFelice  
 Location: 765 North Calumet Avenue, Valparaiso, IN 46383 (Liberty Township)  
 Zoning: RR, Rural Residential District  
 Acres: 1  
 Request: To allow an increase in maximum floor area for a proposed 1,350 square foot pole barn with a 245 square foot lean-to for personal use.

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**Case: DV-2023- 56**

Applicant: Wayne & Karen Betz  
 Project: Betz (2) lot Major Subdivision  
 Location: 576 West 100 North, Valparaiso, IN 46385 (Union Township)  
 Zoning: RR, Rural Residential District  
 Acres: 53.63  
 Request: To allow existing buildings to remain with a reduction in setbacks for a proposed two (2) lot Major Subdivision.

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**Case: DV-2023-57**

Applicant: Martina Brown  
 Location: 388 West 100 North, Valparaiso, IN 46385 (Union Township)  
 Zoning: RR, Rural Residential District  
 Acres: 10.2  
 Request: To allow for a proposed (60'x 120') indoor horse-riding arena to vary from the following:

- To allow an increase in maximum number of accessory structures;

The County of Porter, Indiana will provide reasonable accommodations to people with disabilities. We invite any person(s) with special needs to contact the Plan Commission office at 219-465-3540 at least 72 hours before the scheduled Board of Zoning Appeals Hearing Officer meeting to discuss any special accommodations that may be necessary.

- To allow an increase in maximum floor area;
- To allow an increase in maximum structure height.

**Case: DV-2023-58**

Applicant: Eric Hoover  
 Location: 450 North 325 West, Valparaiso, IN 46385 (Union Township)  
 Zoning: RR, Rural Residential District  
 Acres: 1.52  
 Request: To allow a (30' x 50') pole barn to be built in the front yard with an increase in maximum floor area allowed.

**Case: DV-2023-59**

Applicant: Timothy & Deborah Gustafson  
 Location: 470 East US Highway 6, Valparaiso, IN 46383 (Jackson Township)  
 Zoning: RR, Rural Residential District  
 Acres: 14.44  
 Request: To allow an increase in maximum accessory height from 20' to 22'8" for a proposed 40'x 72' pole barn with a 10' x 72' porch to be used for personal storage.

**Case: DV-2023-60**

Applicant: Don Dixon  
 Location: 1235 North 575 East, Westville, IN 46391 (Pine Township)  
 Zoning: RR, Rural Residential District  
 Acres: 11.23  
 Request: To allow an increase in maximum accessory height from 20' to 28'4" for a proposed 40'x 40' pole barn to be used for personal storage.

**Case: DV-2023-25**

Applicant: Larry Harrison  
 Project: Harrison Minor Subdivision  
 Location: 428 South 600 West, Hebron, IN 46341 (Porter Township)  
 Zoning: RR, Rural Residential District  
 Acres: 28.31  
 Request: To allow the following variances for a proposed (3) three lot minor subdivision:
 

- To allow a private road with no turnaround;
- To allow a reduction in width of private road;
- To eliminate tree planning for Lot 2;
- To allow a reduction in lot width for Lots 1 & 3;
- To allow an existing accessory structure to remain on Lot 3e with reduction in side yard setback from 15ft to 13ft;
- To allow a reduction from 30ft to 16ft for an existing primary structure on Lot 1;
- To allow existing accessory structure located in front of primary structure to remain for Lots 1 & 3.

Any other matters that may come properly before the board.

Kristy Marasco  
 Planning & Zoning Manager