



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161

Valpo.us

Kyle Yelton, **President**

Citizen Member
appointed by Mayor
also on Plan Commission

James Bilder

Citizen Member
appointed by Mayor
not on Plan Commission

Paul Reed, **Vice President**

Citizen Member
appointed by Mayor
not on Plan Commission

Hannah Trueblood

Citizen Member
appointed by City Council and not
on Plan Commission

Diane Worstell

Citizen Member
appointed by Plan Commission
from its membership

As a quasi-judicial board,
board members may not be
contacted about any petition
on this agenda or that which
may appear on a future
agenda. Direct any
comments/questions to the
Planning Department.

STAFF

Bob Thompson,
Executive Secretary

Patrick Lyp,
Attorney

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, February 18, 2025, 5:30 p.m. CST
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Consideration of Minutes of the previous meeting(s)
 - January 21, 2025
5. Old Business and Matters Tabled
6. New Business

VAR24-015 (Public Hearing)

A petition filed by Gene Lane (Owner). The property is located at 2504 Sears Street (Zoning Classification: GR General Residential). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO), pertaining to a four-seasons room to the north side of the home:

- From Section 3.501 to encroach approximately 10ft into 25ft rear yard setback (per plan);
- From 13.304(c) to increase the extent of nonconformity (existing home encroaches approximately 17ft into 25ft rear yard setback).

VAR25-002 (Public Hearing)

A petition filed by Leeth Law LLC (Counsel) for Family Express Corporation (Owner). The property is located at 3750 State Road 49 (Zoning Classification: INL Light Industrial). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO), pertaining to construction of a Family Express gas station and convenience store:

- From Section 11.304(M) and Table 9.401 to allow access with reciprocal cross-easements (per submittal) instead of access road (frontage street or reverse frontage street);
- From 11.502 to reduce projection/recess architectural features requirement to that shown in submittal;
- From 11.506 to reduce transparency (fenestration) architectural requirement to that shown in submittal;
- From 11.508 to reduce roof line architectural requirement to that shown in submittal;
- From Article 10 Landscaping in the following ways:
 - State Road 49 Class D Bufferyard: to eliminate 5ft berm requirement, reduce 65% opacity requirement, and reduce lowest level plant prescription by half (see working copy of landscape plan provided)
 - Division Road Class D Street Buffer: to eliminate 5ft berm requirement, reduce 65% opacity requirement, and reduce

lowest level plant prescription by half (see working copy of landscape plan provided)

7. Other Business

8. Staff Items

- All appointments/reappointments are not yet available. Election of officers and appointment of staff will take place at next regular meeting.
- Draft update to Rules and Procedures will be provided in next regular meeting packet for consideration at next regular meeting.

9. Adjournment

Next scheduled meeting: Tuesday, March 18, 2025, 5:30 p.m.

The agenda packet will be posted on the city's website (Valpo.us) approximately one week prior to the meeting. Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.