



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

Sarah Litke

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, April 15, 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)
 - February 18, 2025
 - March 18, 2025
5. Old Business and Matters Tabled (none)
6. New Business

VAR25-004 (Public Hearing)

A petition filed by Who Brew IL II, LLC (Petitioner). This variance request pertains to the development proposal of a 7 Brew Drive Thru Coffee at 2805 Calumet Avenue. The zoning classification is CG General Commercial. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- From 11.306 to reduce the minimum landscaped yard along Calumet from 30ft to 25ft;
- From 9.303 to locate stacking areas between the façade of a building and the public street upon which the building fronts and stacking lanes without an abutting eight-foot-wide bypass lane;
- From 11.502 to reduce the required maximum horizontal dimension and offsets to that shown per plan; and
- From 11.506 to reduce the required fenestration to that shown per plan.

VAR25-005 (to be tabled until next regularly scheduled meeting)

A petition filed by S & L Properties Thornapple LLC (Owner) c/o McCON Building Corporation and SAM. This variance request pertains to the development proposal of a Culver's Restaurant at 852 Thornapple Way. The zoning classification is CG General Commercial. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- From 11.502 to reduce the required maximum horizontal dimension and offsets to that shown per plan; and
- From 11.506 to reduce the required fenestration to that shown per plan.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, May 20, 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.