

## MEETING AGENDA

### **Valparaiso Board of Zoning Appeals**

**Tuesday, April 21st, 2020, 5:30 PM**

**Valparaiso City Hall, 166 Lincolnway via remote access (see details below)**

**\*\*Notice:** The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on **Tuesday, April 21<sup>st</sup>, 2020, at 5:30 PM (local time)**. No governing body members will attend in person but will instead attend remotely. The public is invited to attend by remote access. Please use the following Dial-In number **1- 219-293-4307** and **Access Code 675 005 046#**. If you have any comments or questions as to these or any other items on the Agenda, you are encouraged to send an email prior to the meeting to [clemmon@valpo.us](mailto:clemmon@valpo.us). A recording of this meeting will be made available on the City's Website. \*\*

1. Roll Call
2. Adoption of March 31st, 2020 Meeting Minutes
5. Old Business

**VAR19-026 (Reconsideration)** – A petition filed by Anton Baumann, 3101 Cascade Dr, Valparaiso IN, 46383. The petitioner requests a variance from Article 2, Section 2.406 (A) of the Valparaiso Unified Development Ordinance, to vary the required loading and truck access location from behind the principal building and screened to allow for loading and truck access to be located in the front of the principal building and unscreened. A variance from Article 11, Section 11.502(B), to vary the required offset. A variance from Article 11, Section 11.507 (B), to vary the permitted building materials to allow for Galvalume Steel Siding. A variance from Article 11, Section 11.306, Table 11.306(A), to vary the required minimum building setback from 60 feet to allow for a minimum building setback of 32.28 feet. A variance from Article 11, Section 11.306(A) to vary the required 30-foot landscaped yard along the Right-of-Way. A variance from Article 11, Section 11.306(A) to vary the required 4 Shade Trees, 3 Evergreen Trees, 4 Ornamental Trees, 6 Large Shrubs and 10 Small Shrubs per 100 linear feet of frontage. A variance from Article 11, Section 11.306(A) to vary the required screening of all service areas with dense planting of shrubs and evergreen trees. A variance from Article 11, Section 11.306(A) to vary the required screening of all parking areas with a 5-foot buffer of shrubs, 3 feet in height maximum. A variance from Article 10, Section 10.301, Table 10.301 to vary the required on-lot landscaping of 2 Large Trees, 4 Small Trees and 35 Shrubs per Acre. A variance from Article 10, Section 10.303, Table 10.303, to vary the required open space landscaping of 10 Large

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Trees, 15 Small Trees and 17 Shrubs per acre. A variance from Article 10, Section 10.304, Table 10.304, to vary the required Parking Lot Landscaping of 1 Large Tree per 8 parking spaces and 1 Shrubs/Perennials/Ornamental Grasses per 4 parking spaces. The Property is located at 3001 Cascade Dr, in the Light Industrial (INL) Zoning District.

## 6. New Business

**SE20-001/VAR20-004** - A petition filed by Neighbors Corp, 454 College, Valparaiso, IN 46383. The petitioner requests a special exception from Article 2, Section 2.507(C), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on the property. The petitioner requests a variance from Article 2, Section 2.507(C)(2), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on a property that is not a corner lot. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 15 parking spaces, to allow for a total of 7 parking spaces. A variance from Article 3, Section 3.301 Table 3.301(A), to vary the minimum area of parcel proposed for development from 2.5 Acres to allow for a minimum area of .2 acres. The Property is located at 206 Monroe, in the Residential Transition (RT) Zoning District.

**VAR20-005** – A petition filed by Legacy Sign Group 316 N. 325 E. Suite 1, Valparaiso, IN 46383. The petitioner requests a variance from Article 11, Section 11.306(C), of the Valparaiso Unified Development Ordinance, to vary the required monument sign height of no more than six (6) feet to allow for a monument sign height of eight (8) feet. The Property is located at 602 Lincolnway, in the Residential Transition (RT) Zoning District.

**VAR20-006** – A petition filed by Jesse Butz, 103 Jefferson St, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.402 (1C), of the Valparaiso Unified Development Ordinance, to allow for a fence in the front yard of the lot. A variance from Article 2, Section 2.402 (1C), to vary the maximum fence height of four (4) feet to allow for a gate height of five (5) feet and main entrance gate height of thirteen (13) feet. A variance from Article 5, Section 5.303 (Table 5.303B), to allow for signage on a lot with no building frontage. The Property is located at 106 Jefferson St, in the Central Business District (CBD) Zoning District.

**VAR20-007** - A petition filed by Philip E. Hahn, 125 West Division Road, Valparaiso IN, 46385. The petitioner requests a variance from Article 3, Section 3.501, of the Valparaiso Unified Development Ordinance, to vary the required rear yard setback of (20) twenty feet to allow rear yard setback of eight (8) feet for the construction of a single-family home. The Property is located at 304 Stanley Street in the Neighborhood Conservation 60 (NC-60) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **May 19<sup>th</sup>, 2020**