



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, May 20, 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)
 - April 15, 2025
5. Old Business and Matters Tabled

VAR25-005 (Public Hearing)

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.

6. New Business

VAR25-007 (Public Hearing)

A petition filed by Gordon Bailey (Owner). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 2.302 to allow a privacy fence in the street side yard (per plan provided) at 1013 Elmhurst Avenue. The variance request incorporates three development standards variances – 6ft height, full opacity, and location. The zoning classification is NC60 Neighborhood Conservation.

VAR25-008 (Public Hearing)

A petition filed by Luke Land, LLC (Petitioner). This variance request pertains to the development proposal of Luke convenience store and fuel canopy at 1058 South State Road 2. The zoning classification is CG General Commercial. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- 9.403(B) to reduce minimum adjacent connection spacing from 360' to 348' where the posted speed limit is 45mph;
- 11.502 to eliminate the maximum uninterrupted horizontal dimension and required offsets on the sides and back of the building;
- 11.503(A) to increase the maximum horizontal interval for architectural features on the primary façade from 12' to 18'8";
- Table 11.506 to reduce the required transparency along the primary facade from 60% to 57.8%; and

- 2.403(D)(2) / 2.552(B) to install fuel canopy fascia in “Luke Blue” to match the brand standard colors.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, June 17, 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.