



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, June 17, 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) – May 20, 2025
5. Old Business and Matters Tabled

VAR25-007 (Public Hearing was closed 05/20/25)

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.

6. New Business

UV25-001 (Public Hearing)

A petition filed by Barley Properties, LLC for and on behalf of Right Approach Performance LLC c/o Leeth Law LLC. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Article 2, Section 2.201 Table B to allow an indoor athletic training/performance development business for development of sports skills, fundamental athletic movements and athletic coaching. The address is 2750 Barley Drive. The zoning classification is INL Light Industrial.

VAR25-009 (Public Hearing)

A petition filed by Robert Barthel of Chicago Renovators (Petitioner) for Vaso and Erin Stojic (Owners). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 3.501 to encroach into the 30ft minimum rear yard set with a screened-in porch addition (per plan); and 13.304(c) to increase the extent of nonconformity (existing home encroaches approximately 16ft into the 30ft current minimum rear yard setback at the northeast corner of the property). The address is 2308 Dorset Drive. The zoning classification is SR Suburban Residential.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, July 15, 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.