



CITY OF  
**VALPARAISO**

166 Lincolnway  
Valparaiso, IN 46383  
(219) 462-1161  
[Valpo.us](http://Valpo.us)

## Valparaiso Board of Zoning Appeals Meeting Agenda

~~Wednesday, June 21, 2023, 5:30 p.m.~~ CANCELED  
City Hall, 166 Lincolnway, Valparaiso, IN 46383  
Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – April 19, 2023
4. Old Business
5. New Business

### **VAR23-003** (error from previous agenda corrected here)

A petition filed by The Elizabeth Building LLC and 107 Brown Street LLC c/o Chester, Inc. The properties are located at 255 Franklin Street and 107 Brown Street. The petitioner requests the following variance(s) related to proposed new construction of a mixed-use building and a parking lot on the properties referenced (both in Central Place (CP) Zoning District):

- Development Standards Variances pertaining to Parcel 1 (mixed use building):
  - (1) Table 3.301(B) to reduce LSR from 0.15 to 0.00;
  - (2) Table 3.301(B) to increase Gross FAR to 169.47% of allowance;
  - (3) Table 3.301(B) to increase Net FAR to 169.32% of allowance;
  - (4) Table 10.301 to reduce On-Lot Landscaping from 1 large tree, 2 small trees, and 15 shrubs to 0 large tree, 0 small trees, and 0 shrubs;
  - (5) Section 11.502(B) to not require building offsets of building dimensions requirement;
  - (6) Section 11.503(C) to allow a blank wall (south side) described in architectural features requirement; and
  - (7) Section 11.506(B) to not meet window design standards.
- Development Standards Variances pertaining to Parcel 3 (remote parking lot):
  - (1) Table 10.301 to reduce On-Lot Landscaping from 1 large tree, 2 small trees, and 12 shrubs to 0 large tree, 5 small trees, and 31 shrubs;
  - (2) Table 10.304 to reduce Parking Lot Landscaping from 2 large trees and 3 shrubs to 0 large trees and 3 shrubs;
  - (3) Article 18 definition of “accessory structure” to allow for accessory structures (solar roofed parking structures) on a property other than the same property as the principal building served; and
  - (4) Section 2.403(F) to allow accessory structures (solar roofed parking structures) to cover more area than 25% of the footprint of the principal building.

The items on this agenda will be moved to the next regularly scheduled meeting (**Wednesday, July 19, 2023, 5:30 p.m.**)

This notice shall serve as due notice. The Petitioner is not required to renotify.

The agenda for the July meeting will be posted accordingly.

Questions may be directed to the Planning Department (219) 462-1161 or [planningdepartment@valpo.us](mailto:planningdepartment@valpo.us)

(agenda continued on next page)

6. Other Business
7. Staff Items
8. Adjournment

Kyle Yelton, President – Board of Zoning Appeals  
Beth Shrader, Planning Director

**Next Meeting: July 19, 2023, 5:30 p.m.**

Interested persons may attend in person, view the meeting live on the city's website ([www.valpo.us](http://www.valpo.us)), participate via web conference ([bit.ly/ValpoBZA2023](https://bit.ly/ValpoBZA2023)), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date ([planningdepartment@valpo.us](mailto:planningdepartment@valpo.us) or City Hall address provided above).