



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

**Kyle Yelton,
President**

Citizen Member
appointed by Mayor
also on Plan Commission
Term 1/1/2022 to 12/31/2025

James Bilder

Citizen Member
appointed by Mayor
and not on Plan Commission
Term 1/1/2023 to 12/31/2026

**Paul Reed,
Vice President**

Citizen Member
appointed by Mayor
and not on Plan Commission
Term 1/1/2025 to 12/31/2028

Hannah Trueblood

Citizen Member
appointed by City Council
and not on Plan Commission
Term 1/1/2024 to 12/31/2027

Sarah Litke

Citizen Member
appointed by Plan Commission
from its membership
Term 1/1/2025 to 12/31/2025

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 Director**

**Mark Worthley,
Attorney**

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, July 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) – June 17, 2025
5. Old Business and Matters Tabled - none
6. New Business

VAR25-010 (Public Hearing)

A petition filed by Dutch Bros Coffee c/o Bohler Engineering. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): 11.306(A)(1) to allow dumpster enclosure to encroach into 30ft Signature Corridor greenbelt (per plan). The address is 2510 Laporte Ave. The zoning classification is CG General Commercial.

VAR25-014 (Public Hearing)

A petition filed by Ivan Bodensteiner. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): 5.303(B) to allow a ground sign in the CBD; and 5.303(D) to allow a ground sign closer than five feet to a property line. Petitioner requests replacement of same sign size in same sign location. This notice is provided to allow the Board to discuss the proximity of the proposed sign to the property lines along Napoleon and Jefferson, up to zero feet (but not beyond) either/both street property lines. The address is 7 Napoleon Street. The zoning classification is CBD Central Business District.

SE25-001 and VAR25-006 (Public Hearing)

Petitions filed by Valparaiso Partners, LLC c/o William A. Ferngren, Esq. The petitioner requests a Special Use (2.516 to allow a multi-functional venue space on the rooftop areas of the building at 255 ½ Indiana Avenue) and a Development Standards variance (Table 9.205 for parking relief for proposed additional square footage/land uses requested on the property (255-259 Indiana Avenue)). The zoning classification is CP Central Place.

VAR25-011 (Public Hearing)

A petition filed by Franciscan Alliance LLC c/o Leeth Law LLC. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): 11.502 to reduce the required maximum horizontal dimension and offsets to that shown per plan; 11.508 to reduce roofline variation to that shown per plan; 11.506 to reduce fenestration requirements (between 3ft and 8ft of ground floor façades) from 60% to 58% along east building elevation and from 30% to 0% along west building elevation as shown per plan; 11.503 to reduce architectural feature requirements (every 12ft) along west building elevation to that shown per plan; and 5.303(E)(2) to allow a sign on the rooftop mechanicals screen as shown in information provided. The address is 250 Eastport Centre Drive. The zoning classification is BP Business Park.

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VAR25-012 (Public Hearing)

A petition filed by Jason T. and Kimberly Watson Alsman c/o Leeth Law LLC. The petitioners request the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 3.501 to encroach into 25ft minimum front yard setback, to encroach into the 8ft minimum side yard setback, and to exceed 40% maximum lot coverage (all to that shown per plan). The address is 256 Green Acres Dr. The zoning classification is SR Suburban Residential.

VAR25-013 (To be carried over to next regular meeting)

A petition filed by Aris Avanesian. 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). The variance request incorporates three development standards variances – 6ft height, full opacity, and location. The address is 308 Michigan Avenue. The zoning classification is NC60 Neighborhood Conservation.

VAR25-015 (Public Hearing)

A petition filed by Porter County Building Trades Corporation. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Table 3.501 to allow home to encroach into 20ft minimum front yard setback (per plan). The address is 807 Lafayette Street. The zoning classification is NC60 Neighborhood Conservation.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, August 19, 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.