



CITY OF
VALPARAISO

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Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, July 19, 2023, 5:30 p.m.
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

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.

(agenda continued on next page)

VAR23-004

A petition filed by Indiana Land Trust No. 120977 dated April 5, 2022, c/o Richard E. Anderson, Anderson & Anderson, P.C. The property is located at 2811 Leonard Drive (newly established address, formerly 2851 Leonard Drive). The petitioner requests the following variance(s) related to proposed new construction of an office building (BP Business Park Zoning District):

- (1) 11.304(F) to reduce corridor bufferyard landscaping along rear of parking lot from State Road 49;
- (2) 11.304(G) to permit parking in front of building with respect to State Route 49 corridor;
- (3) 11.502(B) to reduce the length of the required offset from 20 feet to 16 feet 9 inches on the east and west sides of the building; and
- (4) 11.506(B)(2) to permit Low-E glass to be installed in windows in lieu of transparent glass.

PRJ23-001 and VAR23-005

A petition filed by Eastgate Investments I LLC and Eastgate Investments II LLC c/o Todd A. Leeth, Leeth Law. The properties are located at 1301 LaPorte Avenue (Building 3, PUD Uptown East) and 54 Roosevelt Road (parking lot, CA Campus zoning). The petitioner requests the following:

- **PRJ23-001:** To propose a First Amendment to the Agreement for Written Commitments dated January 20, 2021, and recorded February 10, 2021, as Document No 2021-004200 in the Office of the Recorder of Porter County, Indiana (BZA file reference VAR20-019) to allow for apartment unit conversions in Building; and
- **VAR23-005:** Proposed parking lot at the Northwest corner of Roosevelt Road and LaPorte Avenue to be constructed with the following variances:
 - (1) 11.407(D) to reduce parking lot setbacks along the north and west sides of the subject parking lot parcel from 10ft to 1ft; and
 - (2) To reduce up to 50% in the Stormwater Management requirements and Detention Policy set out generally in the UDO, and specifically in 7.302.

6. Other Business

7. Staff Items

8. Adjournment

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

Next Meeting: August 16, 2023, 5:30 p.m.

Interested persons may attend in person, view the meeting live on the city's website (www.valpo.us), participate via web conference (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 or City Hall address provided above).