

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, July 21st, 2020, 5:30 PM
Butterfield Family Pavilion, 600 Evans Ave

****Notice:** The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on **Tuesday, July 21st, 2020, at 5:30 PM (local time) at Butterfield Family Pavilion at 600 Evans Ave.***

1. Roll Call
2. Adoption of June 16th, 2020 Meeting Minutes
5. Old Business

SE20-001/VAR20-004 - A petition filed by Neighbors Corp, 454 College, Valparaiso, IN 46383. The petitioner requests a special exception from Article 2, Section 2.507(C), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on the property. The petitioner requests a variance from Article 2, Section 2.507(C)(2), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on a property that is not a corner lot. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 15 parking spaces, to allow for a total of 7 parking spaces. A variance from Article 3, Section 3.301 Table 3.301(A), to vary the minimum area of parcel proposed for development from 2.5 Acres to allow for a minimum area of .2 acres. The Property is located at 206 Monroe, in the Residential Transition (RT) Zoning District.

6. New Business

VAR20-002 - A petition filed by ICU Outdoor Advertising, LLC, 555 Eastport Centre Dr., Suite D, Valparaiso, IN 46383. The petitioner requests a variance from Article 5, Section 5.202(A)(8) of the Valparaiso Unified Development Ordinance, to allow for off-premise signage. A variance from Article 5, Section 5.202(18) to allow for a sign to be installed within the right-of-way. A variance from Article 11, Section 11.306 (C), to vary the maximum height of six (6) feet to allow for a sign height of eight (8) feet. The Property is located at 2002 LaPorte Ave, in the Commercial General (CG) Zoning District.

VAR20-012 – A petition filed by Steve DeBold (Chester, Inc.), 555 Eastport Centre Dr, Valparaiso, IN 46383. The petitioner requests a variance from Article 10, Section 10.301, Table 10.301 of the Valparaiso Unified Development Ordinance, to vary the required on-lot landscaping, 4 Large Trees per Acre, 8 Small Trees per Acre and 25 Shrubs, Perennials or Grasses per Acre. A variance from

Article 10, Section 10.304, Table 10.304 to vary the required Parking Lot Landscaping, 1 Large Tree per 4 Spaces and 1 Shrubs, Perennials or Grasses per 2 spaces. A variance from Article 10, Section 10.402, Table 10.402, to vary the required Class D Bufferyard to allow for a bufferyard width of 0 Ft, no berm and to vary the required 3 Large Trees per 100 Linear Feet, 6 Small Trees per 100 Linear Feet and 50 Shrubs per 100 Linear Feet. A variance from Article 9, Section 9.501, to vary the required maximum overspill of lighting onto adjacent properties of three-tenths foot-candle to allow for a maximum overspill of four (4) foot-candles. The Property is located at 1260 Transport Drive, in the Heavy Industrial (INH) Zoning District.

VAR20-013 – A petition filed by Richard Fleming, 257 Jefferson St., Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501 of the Valparaiso Unified Development Ordinance, to vary the maximum lot coverage of 50% to allow for a lot coverage of 65%. The Property is located at 257 Jefferson Street, in the Neighborhood Conservation – 60 (NC-60) Zoning District.

VAR20-014 – A petition filed by Christian A. Schwerd, 204 Beech Street, Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501 of the Valparaiso Unified Development Ordinance, to vary the required minimum lot width from 60 feet to allow for two (2) lots with a minimum lot width of 50 feet. The Property is located at 457 Bond Ave., in the Neighborhood Conservation – 60 (NC-60) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **August 18th, 2020**