

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, August 18th, 2020, 5:30 PM
Valparaiso City Hall, 166 Lincolnway

1. Roll Call

Introduction of New BZA Member – Paul Reed

2. Adoption of July 21st, 2020 Meeting Minutes

5. Old Business

6. New Business

VAR20-016 - A petition filed by Downtown Valparaiso Partners, LLC c/o Todd Leeth, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The property is located at 301 Jefferson in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.506(C)(2) – Vary Bulk Standards to allow for two (2) units per building.
- Article 2, Section 2.506(C)(3) – Vary Required Access to allow for Parking to be accessed from an internal courtyard.
- Article 3, Section 3.503, Table 3.503 – Vary required building setbacks to allow for building setbacks as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 3, Section 3.505, Table 3.503 – Vary required building separation to allow for building separation of eleven (11) feet.
- Article 3, Section 3.503 – Vary required lot size to allow for a lot size of no less than 2,237.2 square feet as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 3, Section 3.503 Table 3.503 – Vary the minimum lot width to allow for lot widths per unit as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 10, Section 10.301, Table 3.301 – Vary the on-lot landscaping to allow for the landscape plan as shown on Site Plan Sheet Number 4 prepared by Marbach-Palm Inc. and Lannert Group.

- Article 10, Section 10.303, Table 3.303 – Vary the open space landscaping to allow for the landscape plan as shown on Site Plan Sheet Number 4 prepared by Marbach-Palm Inc. and Lannert Group.
- Article 3, Section 3.301, Table 3.301A – Vary the required Net Density to allow for a Net Density of 23.80 per acre.
- Article 11, Section 11.202 – Vary the minimum width of a dwelling unit that faces a street to allow for a dwelling unit width of (22.5) twenty-two and one half feet for dwelling units that face a street.
- Article 3, Section 3.505, Table 3.503 – Vary the maximum building height to allow for a building height of thirty-eight (38) feet.

VAR20-017 - A petition filed by Prabhudas LLC c/o Katie Kopf, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The property is located at 2801 Leonard Dr in the Business Park (BP) Zoning District. The petitioner requests the following variance(s):

- Article 11, Section 11.304(J)(2) – Vary the minimum lot width to allow for a minimum lot width for Lot 4A of 114.96 feet and a minimum lot width for Lot 4B of 124.36 feet.

VAR20-018 - A petition filed by Bryan Donley 2652 High Sierra Dr, Valparaiso, IN 46385. The property is located at 1001 Center St in the Neighborhood Conservation – 60 (NC-60) Zoning District.

- Article 3, Section 3.501, Table 3.501 – Vary the minimum side yard setback to allow for a side yard setback of three (3) feet.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **September 15th, 2020**

Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.