



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, August 19, 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) – July 15, 2025
5. Old Business and Matters Tabled

VAR25-011 (Public Hearing closed 07/15/25)

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): 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.

SE25-001 and VAR25-006 (Public Hearing closed 07/15/25)

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.

VAR25-013 (Public Hearing)

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.

6. New Business

VAR25-016 (Public Hearing)

A petition filed by Vicki Valpatic. 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 1502 Lind Court North. The zoning classification is NC60 Neighborhood Conservation.

UV25-002 (Public Hearing)

A petition filed by Ray Property Holdings LLC c/o Vis Law. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Table 2.201B to allow a floral shop in an INH Heavy Industrial zoning district. The address is 551 Franklin Street.

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VAR25-017 (Public Hearing)

A petition filed by Steven E. and Deborah Jo Davies. The petitioners request the following variances from the Valparaiso Unified Development Ordinance (UDO): from 3.501/3.403 to allow for a 3ft rear yard setback for building addition (per plan) and from 2.301 to allow driveway at property line. The address is 507 Napoleon Street. The zoning classification is NC60 Neighborhood Conservation.

VAR25-018 (Public Hearing)

A petition filed by Natalie Kijurna. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): from 2.303/3.501 to allow for a 3ft side yard setback for detached garage (per plan) and from 2.301 to allow driveway at property line. The address is 253 Plum Street. The zoning classification is NC60 Neighborhood Conservation.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, September 16, 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.