



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, October 21, 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 – September 16, 2025
5. Old Business and Matters Tabled

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

Petitions filed by Valparaiso Partners, LLC c/o William A. Ferngren, Esq. The petitioner requests a Development Standards variance from 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.

6. New Business

VAR25-021 (Public Hearing)

A petition filed by Meijer Stores Limited Partnership c/o Atwell, LLC. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO) pertaining to the construction of a Meijer grocery store and gas station: Section 9.301(A) to reduce standard parking space length; Section 9.403(B) to reduce minimum access spacing for arterial road; Section 9.403(C) to reduce minimum access spacing for opposite side of street; Section 2.406(A) to allow loading and truck access location on the side of the principal building; Section 10.402 to reduce required district bufferyard width along western property line as well as reduce required planting coverage; Section 5.303(D) to reduce required setback for monument sign; Section 11.502(A) to reduce required projection/recess of building footprint; Section 11.503(A) to reduce frequency of architectural features; Section 11.508 to reduce roofline variation; and Section 2.552(B2) to allow corporate colors on gas station canopy. The address is 2801 Calumet Avenue. The zoning classification is CG Commercial General.

UV25-003 (Public Hearing)

A petition filed by Rae L. Benson. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Table 2.201A and Section 2.512(P) to allow a one-chair hair salon as a home occupation. The address is 1154 Marion Street. The zoning classification is NC60 Neighborhood Conservation.

UV25-004 (Public Hearing)

A petition filed by 807 Mound LLC c/o Jon A. Schmaltz, Burke Costanza & Carberry. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 2.201A to allow conversion of existing structure into a multifamily residential use that is not associated with the Valparaiso University campus master plan. The address is 807 Mound Street. The zoning classification is CA Campus.

(continued on following page)

VAR25-022 (Public Hearing)

A petition filed by Lee Lane and Carl Lane. The petitioners request the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 3.501 to reduce minimum street yard setback along Erie Street from 20ft to 15.5ft, to reduce minimum street yard setback along Chestnut Street from 20ft to 7ft, to increase the maximum building coverage from 45% to 50%, and to increase the maximum lot coverage from 50% to 59%; Section 2.301 to allow the front steps of the home to extend 5ft into the proposed setback; and Section 9.301 to allow driveway depth to be less than 20ft in length from the garage to the property line and less than 30ft between the garage and the edge of pavement (no sidewalk south side of Chestnut). The address is 254 Erie Street. The zoning classification is NC60 Neighborhood Conservation.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, November 18, 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.