

**Valparaiso Board of Zoning Appeals
Regular Meeting Minutes
January 21, 2025**

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 5:30 p.m. on Tuesday, January 21, 2025, at Valparaiso City Hall, 166 Lincolnway, Valparaiso, Indiana. Kyle Yelton presided. The Pledge of Allegiance was said. Members present were Diane Worstell, Hannah Trueblood, James Bilder, Paul Reed, and Kyle Yelton. Also present were Bob Thompson, Jessica Gage, Seyi Aletan, Attorney Patrick Lyp, and Petitioner.

MINUTES

Adoption of Meeting Minutes – November 19, 2024.

Motion: Paul Reed moved to approve the minutes from the November 19, 2024 meeting. Jim Bilder seconded the motion and so approved with a 5-0 voice vote.

Old Business - None

New Business with Public Hearing

VAR25-001 (Public Hearing)

A petition filed by Tonn and Blank Construction for H&T Property Services LLC. The property is located at 4601 Airport Drive (Zoning Classification: INH Heavy Industrial). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO), pertaining to a building addition behind the existing building:

- From Section 3.505 to encroach 5ft into the 30ft rear yard setback as shown on site plan;
- From Section 11.502 to reduce maximum horizontal dimension and required offset building dimensions per corridor overlay to that shown on site plan;
- From Section 11.507 to allow industrial metal siding to match existing building (industrial metal siding otherwise prohibited per corridor overlay).

Robbie Brundige of Tonn & Blank Design Services presented. They are adding a 3,300 sq ft addition to an existing building. They need more office space. The building was built by Tonn & Blank a few years ago. The function of the building in back will be conference rooms and office space.

All the neighboring properties are industrial buildings. They need a few more feet to make the building work. The building just to the left of them sits back much further than they do. The second variance is the horizontal dimension maximum. The addition will match the existing building as far as appearance.

Public Hearing

Seeing no one wishing to address the Board, Kyle Yelton declared the Public Hearing closed.

Staff Comments

Jim Bilder – What will the addition be used for?

Robbie Brundige – It will be conference rooms and office space.

Jim Bilder – The new siding will match the existing?

Robbie Brundige – They are putting a stone brick bottom on the front of the building. It will not wrap around. The metal siding is painted.

Paul Reed – There is confusion on the 25' versus 30'.

Robbie Brundige – In looking through old files he noticed the 25' set back had been changed to 30'. That is why they are asking for the variance.

Jessica Gage – The subdivision was platted in 2007. At that time 25' setbacks in the rear were the norm. In 2009 the Zoning Ordinance, including setbacks, had an overhaul. The base zoning district was changed to 30'; however, with it being in the Corridor Overlay for Route 30, it had a rear yard setback of 15'. The western property is developed around the 15' mark. In 2021, changes were made to the Corridor Overlay so that yards not immediately adjacent to the applicable corridor were not impacted by Corridor Overlay standards, which then changed the rear yards here on the north side of Airport Drive to 30' (per underlying zoning). While 30' isn't unreasonable for industrial properties, the new setback was applied to industrial developments (existing and future) across the city, generally. It is worth noting that this subdivision was platted with 25' rear yard setbacks for heavy industrial (more intense) users and what developed here has been many light industrial users.

Diane Worstell – Is the roof going to be the same color as the existing building?

Robbie Brundige – Yes.

Jim Bilder – It seems as if this building should be grandfathered in.

Attorney Patrick Lyp – To a certain degree it is keeping it the way it was originally.

MOTION: James Bilder moved to approve VAR25-001 to allow the variances requested.

Hannah Trueblood seconded the motion. Upon roll call vote the motion passed with a 5-0 roll call vote.

Roll Call Vote:

Paul Reed – Yes

Hannah Trueblood – Yes

Kyle Yelton – Yes

James Bilder – Yes

Diane Worstell – Yes

Approval of Regular Meeting Schedule

MOTION: Paul Reed moved to approve the 2025 Regular Meeting Schedule as presented. Jim Bilder seconded the motion. The motion passed with a 5-0 voice vote.

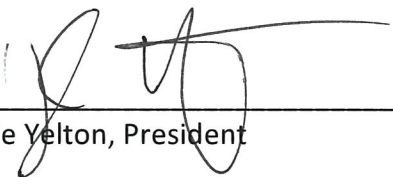
ADJOURNMENT

Motion: Hannah Trueblood moved to adjourn the meeting. Paul Reed seconded the motion and so approved with a 5-0 voice vote.

NEXT MEETING: Tuesday, February 18, 2025, 5:30 p.m.



Bob Thompson, Executive Secretary



Kyle Yelton, President