

**Valparaiso Board of Zoning Appeals
Regular Meeting Minutes
March 18, 2025**

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 5:30 p.m. on Tuesday, March 18, 2025, at Valparaiso City Hall, 166 Lincolnway, Valparaiso, Indiana. Kyle Yelton presided. The Pledge of Allegiance was said. Members present were Sarah Litke, Hannah Trueblood, James Bilder, Paul Reed, and Kyle Yelton. Also present were Attorney Patrick Lyp, Bob Thompson, Jessica Gage, Seyi Aletan, and Petitioner.

Kyle Yelton introduced Sarah Litke. Sarah is the new Plan Commission appointment to the BZA. He thanked Diane Worstell for her 24 years of service on the BZA.

Election of Officers

Paul Reed nominated Kyle Yelton as President of the Board of Zoning Appeals. Jim Bilder seconded the motion and so approved with a 5-0 voice vote. Kyle Yelton nominated Paul Reed as Vice President of the Board of Zoning Appeals. Jim Bilder seconded the motion and so approved with a 5-0 voice vote.

MINUTES

Meeting Minutes – February 18, 2025 will be considered at the next meeting.

Old Business - None

New Business with Public Hearing

VAR25-003 (Public Hearing) A petition filed by Paradise Community Homes, Inc. (Owner). This variance request pertains to two proposed lots at 751 and 753 Kinsey Street. The zoning classification is mostly GR General Residential; a small portion of the eastern lot is CP Central Place. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO):

- From Table 3.501 to reduce the minimum front yard setback from 20ft to 10ft.

Paul Reed – He has a conflict of interest and recused himself from voting.

Bill Oeding – At the eastern end of Kinsey Street they are wanting to build five attainable housing homes. The challenge on the south side of Kinsey is that the eastern lot drops off a lot. Allowing them to move it up 10' gives them elbow room. The house on the western side has a slope, but it is more forgiving. The two houses they want to move up 10' are in line with the house next to them. It adds to the neighborhood having these five homes here.

Public Hearing

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

Questions/Comments from the Board

Jim Bilder – It is always hard to do anything when there is a cul-de-sac area.

Sarah Litke – Have you worked through any plans that fit given the extra 10'?

Bill Oeding – No. They have been hesitant to do much until they know they have the room. As they break ground on the houses on the north side, they will be looking at what they can do on the south side.

Sarah Litke – She thinks this is a great project. One thing that will happen is that Kinsey Street will get a little wider. Engineering has stated the cul-de-sac will be a little bigger. This is a great addition to the neighborhood.

Hannah Trueblood – Have you considered the water runoff from the houses being moved up and the road a little bit wider?

Bill Oeding – They have worked through that with the Engineering Department. Primarily on the north side is the biggest concern of how the water is going to be moved.

MOTION: Jim Bilder moved to approve the variance requested. Hannah Trueblood seconded the Motion. Upon roll call vote the motion passed with a 4-0 roll call vote.

Roll Call Vote:

Paul Reed – Recused

James Bilder – Yes

Hannah Trueblood – Yes

Sarah Litke – Yes

Kyle Yelton – Yes

Staff Items

Draft update to Rules and Procedures will be presented at a later date.

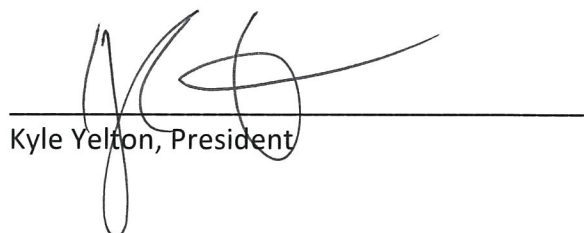
ADJOURNMENT

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

NEXT MEETING: Tuesday, April 15, 2025, 5:30 p.m.



Bob Thompson, Executive Secretary



Kyle Yelton, President