



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, June 18, 2024, 5:30 p.m.
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – May 21, 2024
4. Old Business
5. New Business with Public Hearing

VAR24-009

A petition filed by Alan Courtney. The property is located at 2004 Beulah Vista Blvd. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): A Variance from Development Standards from Section 3.501 to allow a proposed addition of a 3-seasons room to encroach up to five (5) feet into the required 30ft rear yard setback (SR Suburban Residential zoning district).

6. Other Business
7. Staff Items
8. Adjournment

Kyle Yelton, President – Board of Zoning Appeals
Beth Shrader, Planning Director

Next Meeting: Tuesday, July 16, 2024, 5:30 p.m.

Interested persons may attend in person, view the meeting live on the city's website (www.valpo.us), participate via web conference (bit.ly/ValpoBZA2024), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above).

Pd 5-17-24 via CC
\$50.00 H0 R#31176

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: VAR24-009

Application Type: DEV. STAND.

Application Filing Fee: 50

Date Filed: 05 / 17 / 24

Meeting: 06 / 18 / 24

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

2004 Beulah Vista Blvd
Valparaiso, IN 46383

Subject property fronts on the EAST
side between (streets) Champagne Dr
& Granite St.

Zoning District: SR Suburban Residential

PETITIONER INFORMATION

Applicant Name:

Alan and Calli Courtney

Phone:

219-508-4496

Email:

alan.courtney24@gmail.com

Address:

2004 Beulah Vista Blvd.
Valparaiso, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Alan and Calli Courtney

Phone:

219-508-4496

Email:

alan.courtney24@gmail.com

Address:

2004 Beulah Vista Blvd
Valparaiso, IN 46383

Reference Table 3.501 (SR, rear yard setback)

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: <u>3</u> Section: <u>501</u> Paragraph: <u>B</u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
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LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

DRAVININKAS 4TH ADD LOT 32

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Build a 3-seasons room on east side of the house. It will be built on a concrete foundation (4') and the roof will have 4:12 pitch to match the house.

**Variance from Development Standards
Petitioner's Proposed Findings of Fact**
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

We are only asking for a 4-foot extension beyond our large 30-foot rear setback. Our plan is that when the project is complete, it will be a nice addition to the neighborhood where we can have a space large enough to invite our great neighbors over to enjoy.

APPLICATION MODIFIED / PUBLISHED TO REQUEST
5 FT ENCRoACHMENT ALLOWANCE .

★ 060724

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

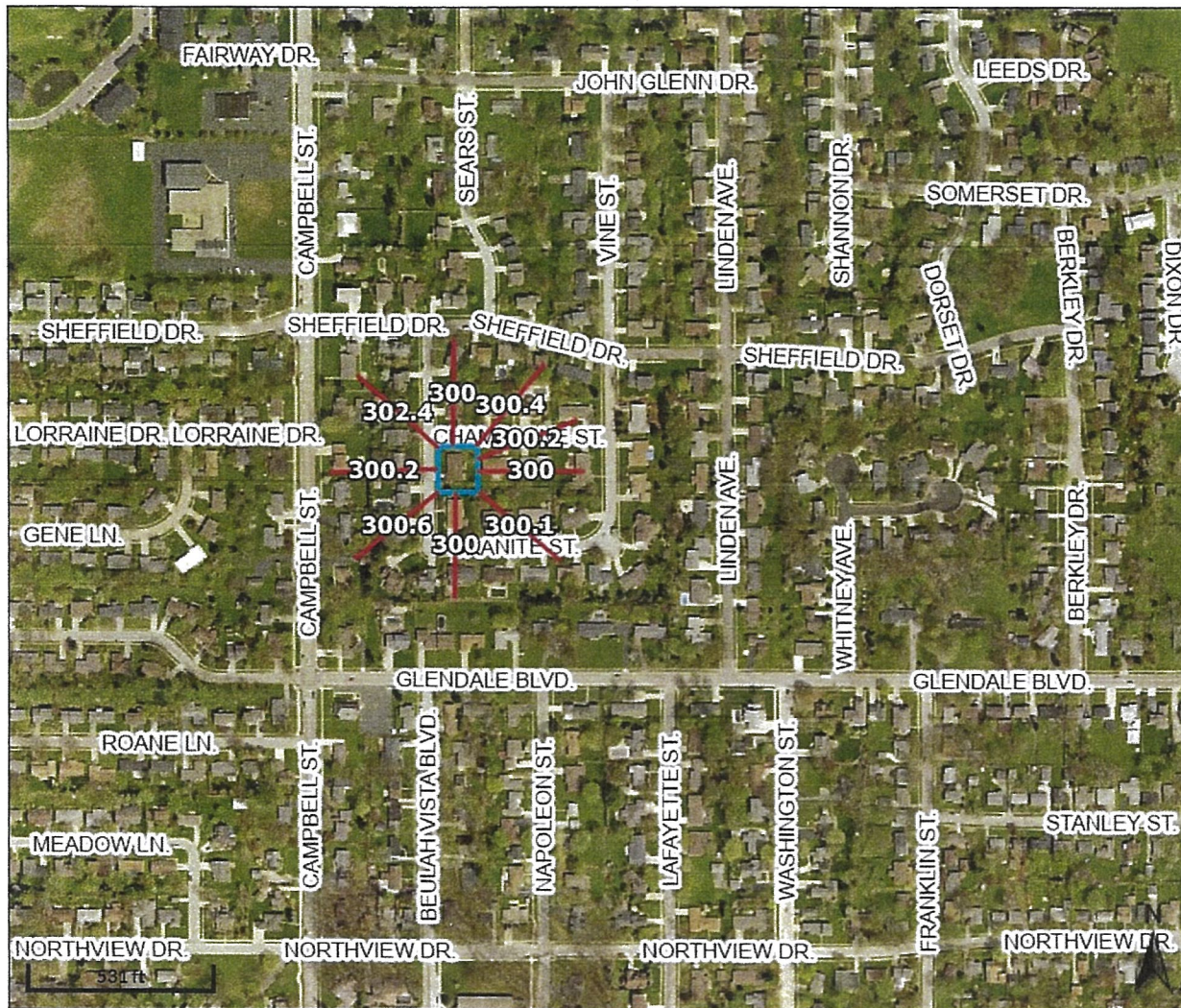
We would like to build a room similar in size to that of our next-door neighbor. However, their addition was constructed when the rear setback in our neighborhood was 25 feet. Our houses are very similar in design and layout. If we were permitted to proceed with our addition, the two houses would complement each other nicely. We believe that this addition would not only enhance the cohesion of the neighborhood's aesthetics but also increase the value of the houses adjacent to our property.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

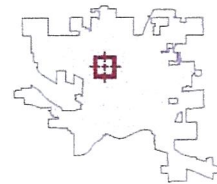
We would like to add a usable gathering space to our home that is large enough to accommodate more people. However, the strict zoning ordinance would only allow us to have approximately a 12-foot-deep space, which we feel would not be worth the investment or labor. Our current living room measures 12'x16' and has proven too small for our needs during family gatherings. Constructing a 16'x20' room would provide us with a space ample enough for our family and friends to all gather comfortably in one place.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

Vicinity map A



Overview



Legend

Street Names



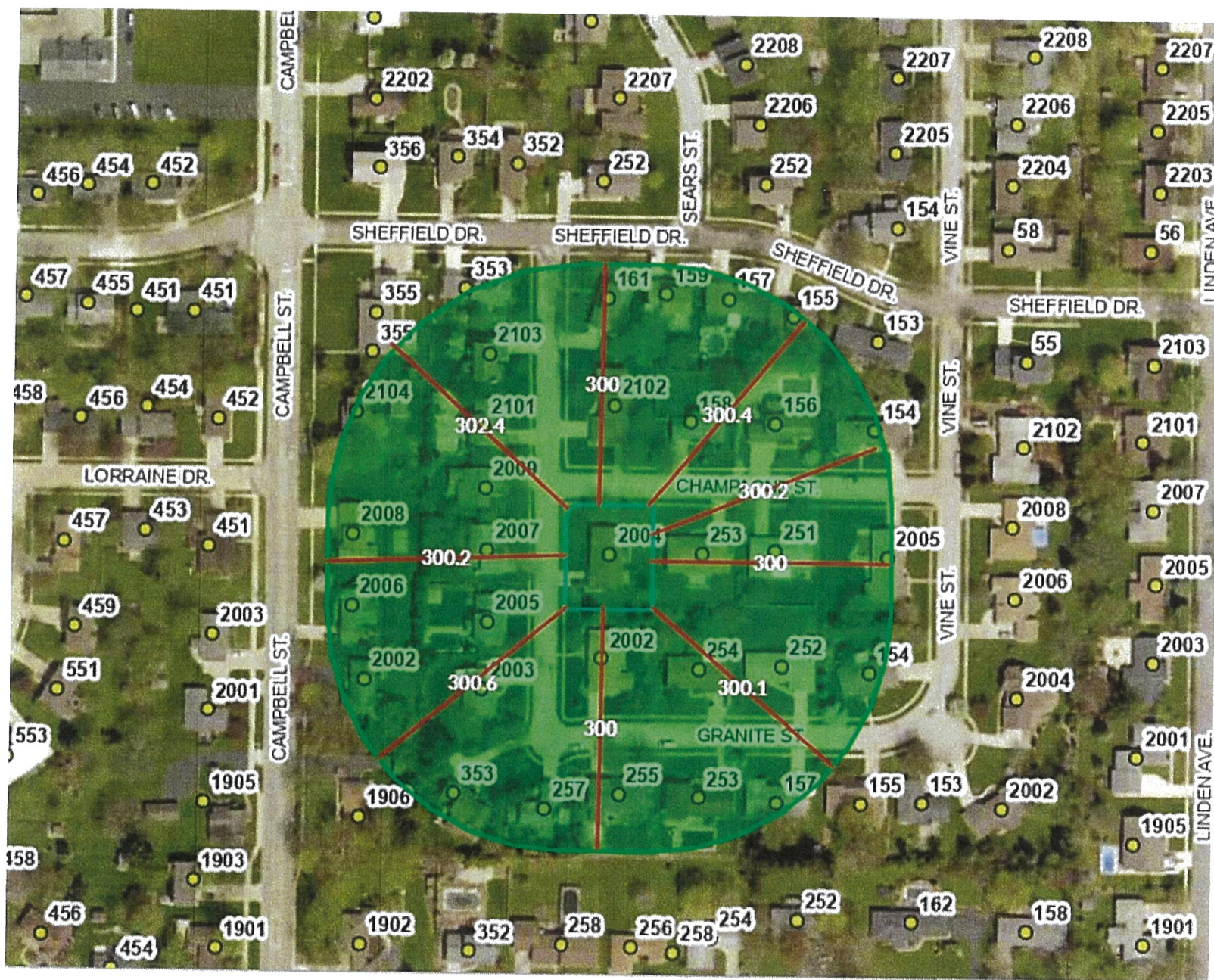
Parcel ID	640913155001000004	Alternate ID	09-13-153-008	Owner Address	Courtney Alan R & Calli Costas/H&W
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Platted Lot		2004 Beulah Vista Blvd
Property Address	2004 BEULAH VISTA BLVD	Acreage	n/a		Valparaiso, IN 46383
District	VALPARAISO (CENTER)				
Brief Tax Description	DRAVININKAS 4TH ADD LOT 32				
	(Note: Not to be used on legal documents)				

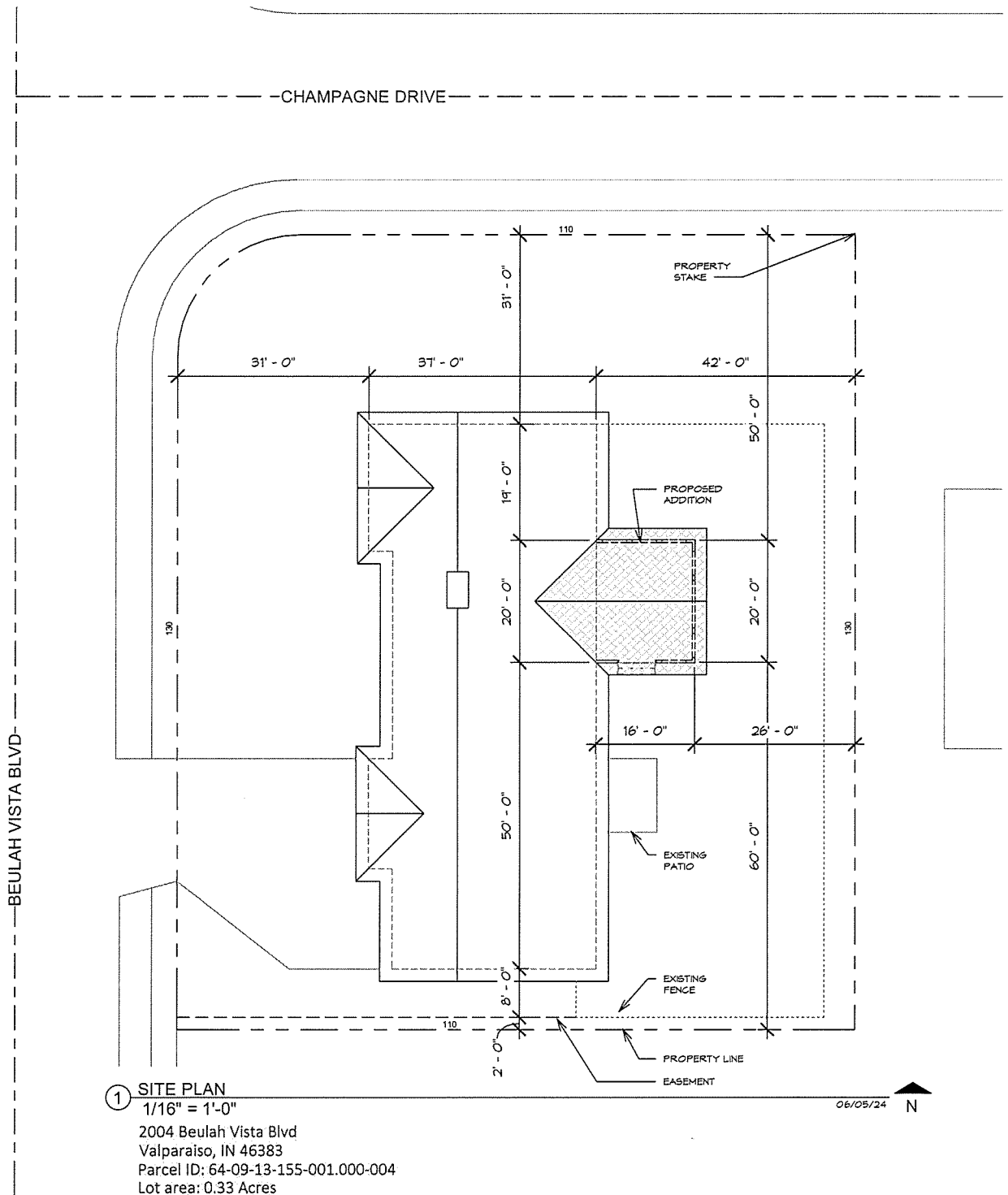
Date created: 4/30/2024

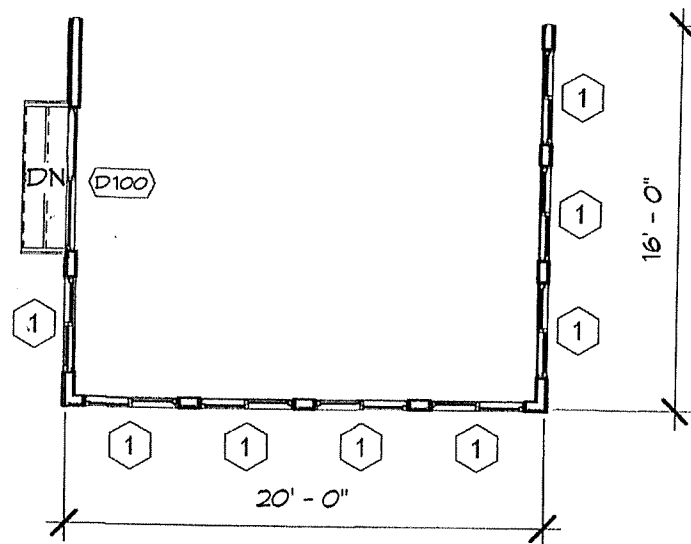
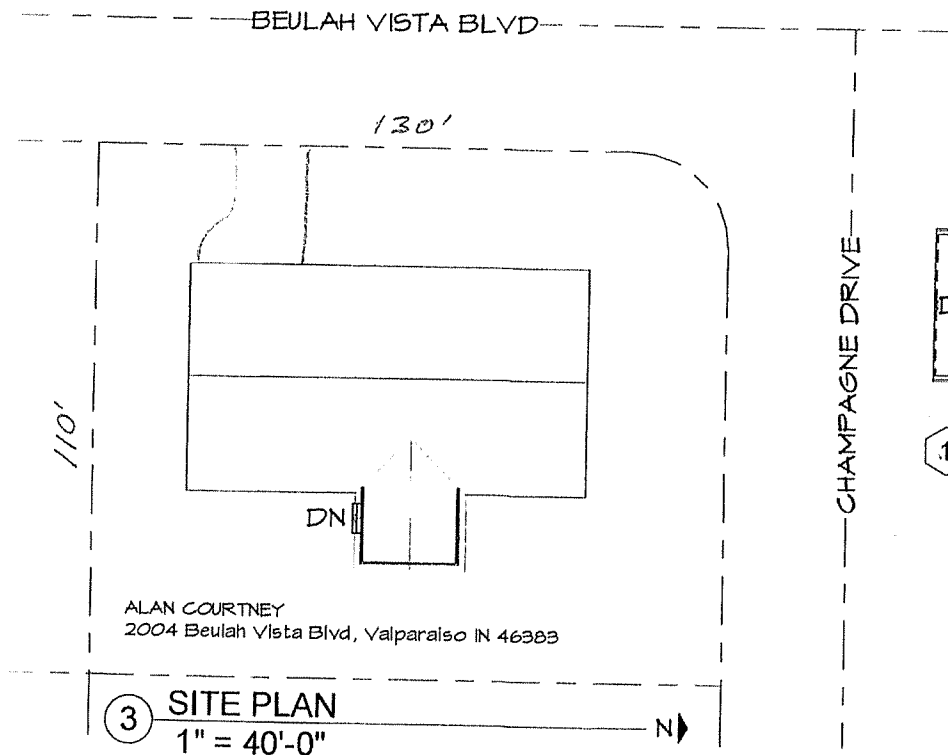
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Developed by Schneider
GEOSPATIAL

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① 1st Floor - Construction Plan
1/8" = 1'-0"

