



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

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, November 19, 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 – September 17, 2024
4. Old Business
5. New Business with Public Hearing

VAR24-014

A petition filed by Region Contractors, LLC for 707 Lincolnway, LLC. The property is located at 707 Lincolnway. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- From Table 3.301B to allow flexible multi-tenant commercial building (regulated as shopping center) on 19,835sf property rather than minimum 20,000sf property;
- From Section 10.407 to reduce the district bufferyard requirements required on west property line between this CG General Commercial project and adjacent RT Residential Transition zoning district to that shown on plan provided;
- From Section 10.407 to reduce the district bufferyard requirements required on north property line between CG General Commercial project and across the alley from NC Neighborhood Conservation zoning district to that shown on plan provided;
- From 11.407(D) to reduce 10ft rear and side parking setback to that shown on plan provided;
- From Table 9.201 to reduce the required parking count from 26 parking spaces to 25 parking spaces;
- From Section 11.411(E) to reduce parking lot interior landscaping from 5% to that shown on plan provided;
- From Section 11.404(F) to reduce the architectural fenestration requirement on the west façade from 50% minimum to plan provided.

6. Other Business
7. Staff Items
8. Adjournment

Kyle Yelton, President – Board of Zoning Appeals
Bob Thompson, Planning Director

Next Meeting: Tuesday, December 17, 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).

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

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

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

For Office Use Only:

Petition #: VAR24-014Application Type: Development Stand. VariancesApplication Filing Fee: \$150.00Date Filed: 10 / 25 / 2024Meeting: 11 / 19 / 2024**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

707 Lincolnway
Valparaiso, INSubject property fronts on the Southside between (streets) Garfield& GreenwichZoning District: CG - Commercial, General
and East Gate Overlay District**PETITIONER INFORMATION**

Applicant Name:

Region Contractors, LLC

Phone:

219-365-3508

Email:

carlos@regioncontractors.com

Address:

912 W. Avenue H, Ste. 2
Griffith, IN 46319**PROPERTY OWNER INFORMATION**

Applicant Name:

707 Lincolnway, LLC

Phone:

312-623-1658

Email:

pkossis7@gmail.com

Address:

2111 N. Main St.
Crown Point, IN 46307**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 3 Section: 3.301 Paragraph: B Item: Article: 10 Section: 10.407 Paragraph: Item: Article: 11 Section: 11.407 Paragraph: D Item: Article: 9 Section: 9.201 Paragraph: Item: Article: 11 Section: 11.411 Paragraph: E Item: Article: 11 Section: 11.404 Paragraph: F Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item:

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

PARCEL DESCRIPTIONS (PER DOCUMENT NO. 2021-031051 REFERENCED HEREON):

PARCEL 1: A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING TEN FEET EAST OF THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 31 IN WOODHULL'S ADDITION TO THE TOWN (NOW CITY) OF VALPARAISO, INDIANA, IN PORTER COUNTY, INDIANA AND RUNNING THENCE NORTH 132 FEET; THENCE EAST TO THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 31; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER THERE AND THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL 2: THE EAST 1/2 OF LOT 2 IN BLOCK 31 IN WOODHULL'S ADDITION TO THE TOWN (NOW CITY) OF VALPARAISO, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

ALSO, BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 31 IN WOODHULL'S ADDITION TO THE TOWN (NOW CITY) OF VALPARAISO, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 2 A DISTANCE OF 132 FEET; THENCE WEST 10 FEET; THENCE SOUTH 132 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 3: THE WEST 1/2 OF LOT 2 AND A STRIP OF LAND OFF OF LOT 1, BOUNDED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 31, AND RUNNING THENCE WEST 4 FEET; THENCE NORTH 60 FEET; THENCE EAST 4 FEET; THENCE SOUTH 60 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 31 IN WOODHULL'S ADDITION TO THE TOWN, NOW CITY OF VALPARAISO, INDIANA, IN PORTER COUNTY, INDIANA.

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

Proposed 7,400 square feet (s.f.) Service/Retail multi-tenant building and associated site improvements. Building is a steel and wood framed structure with all masonry and glazed storefront exterior.

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:

See attached Findings of Fact PDF.

- 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:

- 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:

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.

**Board of Zoning Appeals
Valparaiso, Indiana
Variance from Development Standards – Findings of Fact**

Petitioner: DVG Team, Inc
Property Address: 707 Lincolnway
Existing Zoning District: CG – Commercial General & Eastgate Overlay District

Findings of Fact:

- 1. Variance from Table 3.301B to allow flexible multi-tenant commercial building (regulated as shopping center) on 19,835sf property rather than minimum 20,000sf property**
 - a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:**
 - The property size for a shopping center is a pre-existing size of less than 20,000sqft that just misses the mark by only 165sqf. That equates to about a 1.25ft wide sliver of frontage along Lincolnway. This amount of relief from property size will not be felt by the community.
 - 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:**
 - The property is currently vacant with remnants of a previous development. The owner wants to revitalize this corner by bringing a smaller storefront-look for four tenants rather than one larger user that would otherwise have been permitted for retail/service. The owner feels the smaller multi-tenant development will fit better in this area and is similar to some of the surrounding multi-tenant businesses along this section of Lincolnway.
 - c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:**
 - The group of tenant spaces would not be permitted. Per the current ordinance, a building of this size could house one tenant space for retail/service and not need this variance. The owner could develop it as such, but the unique location is better served by four smaller tenants, creating more of a neighborhood feel in close proximity to residential neighborhoods. The owner believes one large tenant space would be awkward for the location.

2. Variance from Section 10.407 to reduce the district bufferyard requirements required on west property line between this CG General Commercial project and adjacent RT Residential Transition zoning district to that shown on plan provided.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The intent of the district bufferyard ordinance is to screen adjacent land uses that aren't particularly compatible, or in less intense situations, provide simple landscape definition. The community will not be negatively impacted from the approval of this variance request. The owner provides a reasonable plan for the unique situation where two rather similar commercial properties albeit different zoning districts are adjacent to each other. The owner's plan to provide landscape definition to improve the built environment is a reasonable way for such similar uses.

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:

- Sometimes a bufferyard requirement is as little as 5ft, sometimes it is as much as 40ft. Typically between the CG Commercial General and adjacent RT Residential Transition districts, the bufferyard for this project would have been 15ft, but the adjacent RT Residential Transition property does not have any screening, requiring more for this developer/project. In cases, the width of the bufferyard can be reduced, as was the case here from 25ft to 18ft with prescribed plantings or to 9ft with a wall/fence and prescribed plantings. There are other flexible options for meeting the district buffer requirement with this being a redevelopment site; these require a wall/fence and plantings on both sides of the wall/fence. A wall/fence between two commercial properties doesn't make particular sense. What's especially interesting here is that RT Residential Transition expects for office/services uses to be in structures that look like residences, which the adjacent building does not. With it clearly being a standard commercial office building without residential appeal/use, the required bufferyard does not seem particularly appropriate. The owner requests relief because the two commercial buildings are compatible. Landscaping is proposed per plan and provides appropriate plantings to screen parking lot and provide an attractive pedestrian experience on the sidewalk between the two buildings.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- While a wall/fence could be constructed with plantings on both sides, 6ft tall fences are not typical near front yards of commercial uses. The owner finds this issue to be a practical difficulty considering the unique situation of two commercial buildings side-by-side rather than what would typically be a converted single-family home adjacent. The owner provides a plan for screening of the new parking lot and attractive landscaping along the west side of the proposed building that is more appropriate for the compatible uses in this unique situation.

3. Variance from Section 10.407 to reduce the district bufferyard requirements required on north property line between CG General Commercial project and across the alley from NC Neighborhood Conservation zoning district to that shown on plan provided.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The intent of the district bufferyard ordinance is to screen adjacent land uses that aren't particularly compatible, or in less intense situations, provide simple landscape definition. The community will not be negatively impacted from the approval of this variance request. The owner provides a reasonable plan for the unique situation in which the northside portion of the development is adjacent to an alleyway with many utility poles being right at the property line or in some cases on the Owner's property and the northeastern portion of the property in close proximity to right-of-way which otherwise would not permit a 6ft fence. The proposed plan will improve the built environment in a reasonable way.

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:

- Sometimes a bufferyard requirement is as little as 5ft, sometimes it is as much as 40ft. In cases, the width of the bufferyard can be reduced, as was the case here from 15ft to 5ft. While the ordinance can be met, the owner requests an alternate plan to screen the northern property line with tall evergreens rather than a fence with low plantings and several trees as the ordinance requires. The owner believes the natural buffer will be the better view for all parties. What is different from many cases of fences separating commercial from residential is that the fence would be along the shared property line. In this case, an alley separates the two, allowing additional space between the uses.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- While the ordinance can be met, the owner requests an alternate plan to screen the northern property line with tall evergreens rather than a fence with low plantings and several trees as the ordinance requires. The owner believes the natural buffer will be the better view for all parties.

4. Variance from 11.407(D) to reduce 10ft rear and side parking setback to that shown on plan provided

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The intent of this ordinance is to create landscaping areas around parking lots to mask the vehicular impact in the Eastgate Overlay District which was envisioned to transform the area into a pedestrian-focused environment. The layers of ordinances do not play particularly well in that the district bufferyards are approvable at less than the parking setbacks in the overlay district. Please consider the overall redevelopment proposal as several of the variance requests for the project overlap functionally, none of which create harm to the community but would help bring this long blighted corner to life.

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:

- The ordinance allows for parking lots to be connected to adjacent parking lots when possible. The configuration of the adjacent parking did not work in this case but understanding that the two adjacent commercial parking lots had the option to connect and that the northern line of this property is adjacent to an alley, the owner requests relief from this ordinance which will not negatively impact the community for the reasons explained. A landscape plan has been provided that will improve the built environment in a reasonable way.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- The owner has satisfied the intent of pedestrian-focused in building design through architecture as well as the location of the building close to Lincolnway which hides the parking lot. The parking lot has been reduced as much as possible. A reasonable landscape plan has been provided to address the intent of those ordinances. After considering a reduction in the depth of the building, the owner finds this issue to be a practical difficulty due to grave concern the reduction in the depth will affect the tenant's space detrimentally, and hence, affect the redevelopment project's ultimate success in the neighborhood.

5. Variance from Table 9.201 to reduce the required parking count from 26 parking spaces to 25 parking spaces

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- Under the current ordinance, this is considered a shopping center. 5/1000 is used for shopping centers to provide flexibility/shared parking, just as there is flexibility in the tenant uses. Functionally speaking, when we think about actual parking need, this requires a greater parking count per 1000sf than some uses which might locate here require. For instance, a real estate office or general service provider requires 3/1000 or less whereas a medical office or retail requires 5/1000.

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:

- In addition to that described above, there are 14 on-street parking spaces along the north side of Lincolnway within 600ft of this property. The ordinance does not currently allow those to be taken into account for CG General Commercial or the adjacent RT Residential Transition zoning district. It seems the relevance would be proximity rather than zoning district. There are an additional 14 on-street parking spaces on the south side of Lincolnway within the same distance.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- Reasonable estimates were made for usable floor area for this flexible multi-tenant commercial building (regulated as shopping center). It could turn out after all tenant interiors are built out (larger storage rooms than anticipated) that this variance didn't need to be listed. The owner erred on the side of caution and provide sound logic in answers above concerning safeguarding the neighborhood and community as a whole.

6. Variance from Section 11.411(E) to reduce parking lot interior landscaping from 5% to that shown on plan provided.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The intent of the Eastgate Overlay District landscaping requirements is to provide adequate screening of parking lots, to create a defined "edge" along streets, and to provide interior parking lot landscaping. This variance request is concerning interior parking lot landscaping. The proposal would not be detrimental to the community in that the landscape plan provides for appropriate plantings in appropriate locations to promote long-term healthy growth for the long-term outlook of the redevelopment project.

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:

- The proposal would not be detrimental to the neighborhood in that the landscape plan provides for appropriate plantings in appropriate locations to promote long-term healthy growth for an attractive project throughout the redevelopment project's lifetime.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- Meeting this ordinance would reduce the parking lot by two parking spaces. The owner finds the scenario to be a practical difficulty, with uniqueness being that the parking lot is a pocket parking lot fully hidden from Lincolnway by the proposed pedestrian oriented building and adjacent to an alley from which residential garages load. Landscaping and screening are provided for around the parking lot

7. Variance from Section 11.404(F) to reduce the architectural fenestration requirement on the west façade from 50% minimum to plan provided.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

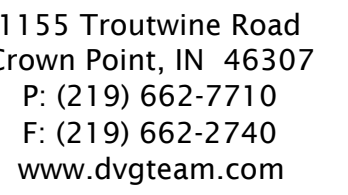
- The provisions of the Eastgate Overlay District are intended to encourage pedestrian-scaled development featuring retail display windows, reduced building setbacks, and other pedestrian-oriented site design elements.” The proposed project accomplishes this and as such no harm will be done to the community.

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:

- Relief is requested concerning fenestration on the north end of the west side of the proposed building, the least conspicuous location to provide a room to access rooftop mechanicals and locate the gas and electric meters here. The exterior of the façade in this area maintains the pedestrian-scaled repetition of the façade, but not the actual windows of the northern quarter of the length of the facade. A pedestrian walkway with attractive landscaping will be provided along the architecturally articulated western façade, which will be pleasing to the neighborhood.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- Windows could be provided here, but we find this to be a practical difficulty considering this is the most appropriate location to have access to the rooftop mechanicals and locate the gas and electric meters, and there will not be interest in seeing into the rear of that tenant space.



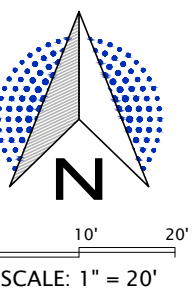
NOT FOR CONSTRUCTION

PETER KOSSIS
707 LINCOLNWAY
VALPARAISO, IN 46383

[illegible]

KOSSIS RETAIL CENTER

Existing Conditions



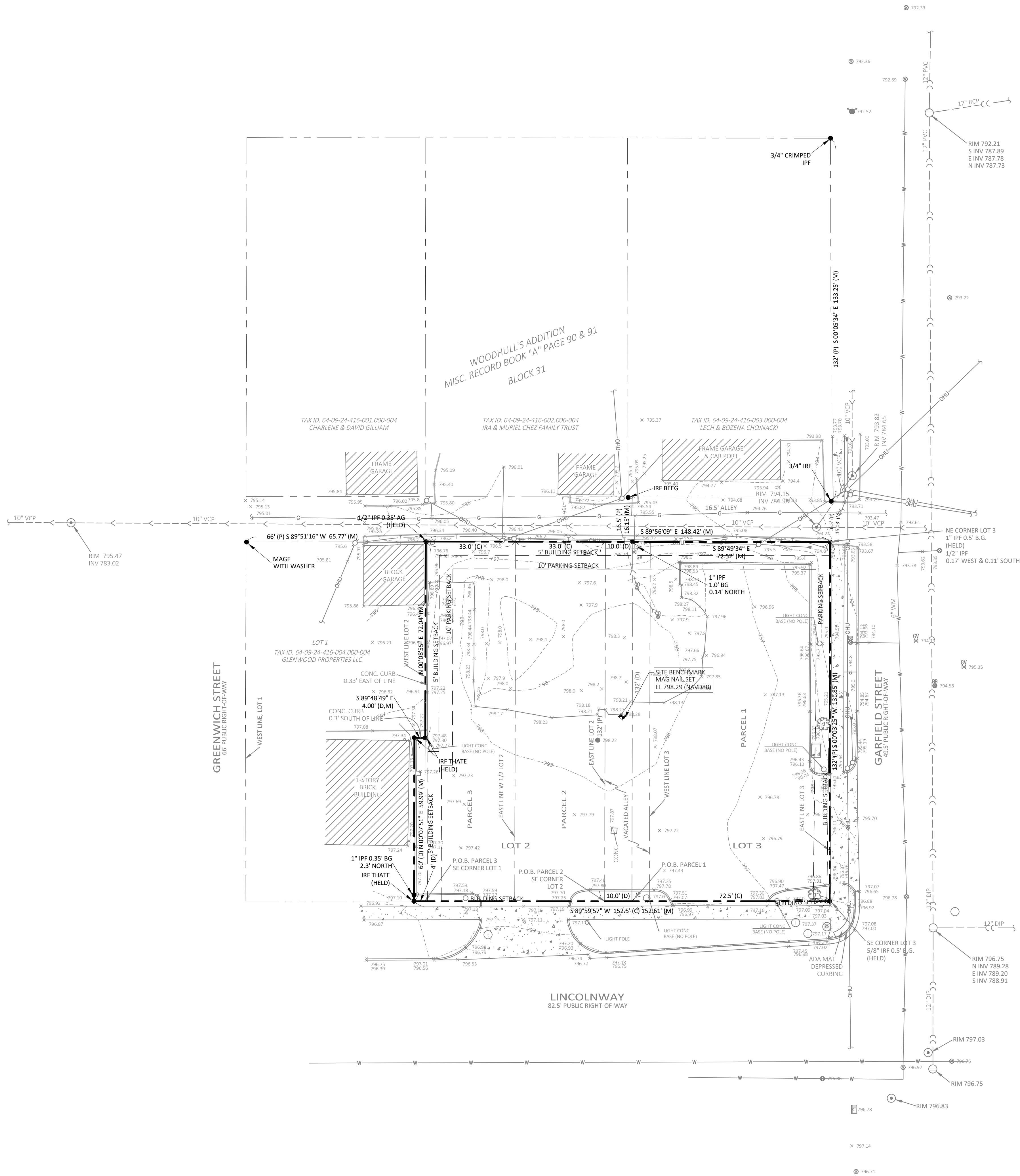
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SIGN BY RJP	DATE 09/12/24
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PROJECT NO.

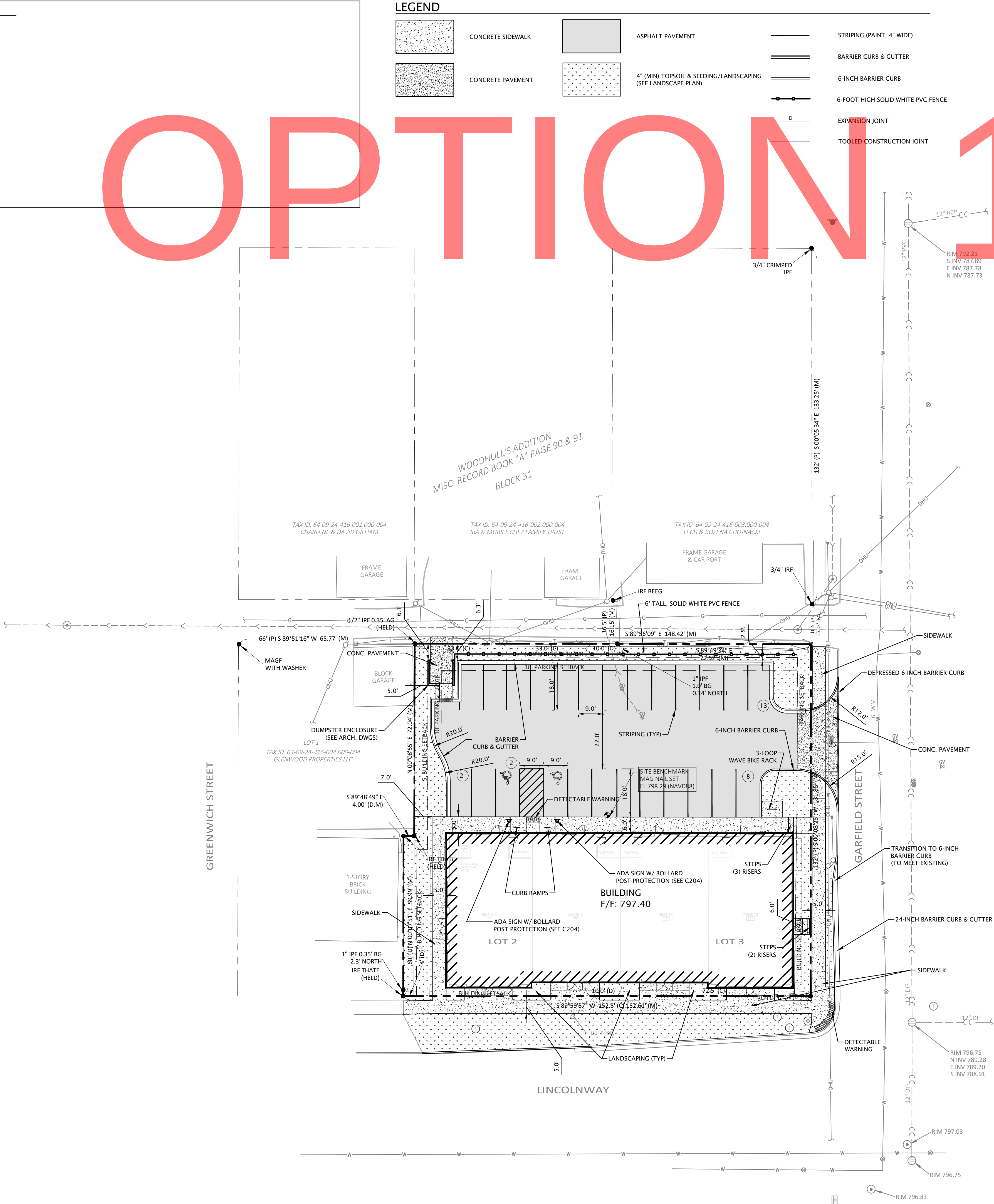
C101

NOT FOR CONSTRUCTION



SITE DATA	
• ZONING:	CG (COMMERCIAL GENERAL) & EAST GATE OVERLAY DISTRICT
• BUILDING AREA:	7,408 SQ. FT. (NET BUILDING AREA: 5,197 SQ.FT)
• PARKING REQUIRED:	26 SPACES (SHOPPING CENTER: 5 SPACES PER 1,000SF)
• PARKING PROVIDED:	25 SPACES (INCLUDES 2 ADA SPACES) (SEEKING VARIANCE)
• LOT AREA:	19,835 SQ.FT. = 0.46 AC
• PROPOSED IMPERVIOUS AREA:	16,581 SQ.FT. = 0.38 AC
CALCULATIONS BASED ON TABLE 3.301B COMMERCIAL GENERAL (PROPOSED CONDITIONS):	
• LSR REQUIRED:	0.15 (MIN)
• LSR PROVIDED:	1-(16,581/ 19,835) = 0.164
• GROSS FAR REQUIRED:	0.431 (MAX)
• GROSS FAR PROVIDED:	7,408 / 19,835 = 0.373
• NET FAR REQUIRED:	0.507 (MAX)
• NET FAR PROVIDED:	7,408 / (19,835-(19,835X0.15)) = 0.439

OPTION 1



NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

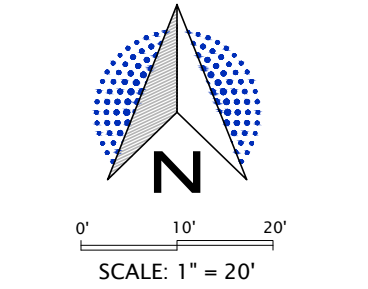
NOT FOR CONSTRUCTION

PETER KOSSIS
707 LINCOLNWAY
VALPARAISO, IN 46383

REVISIONS AND NOTES:	
DATE:	

KOSSIS RETAIL CENTER

Site Plan



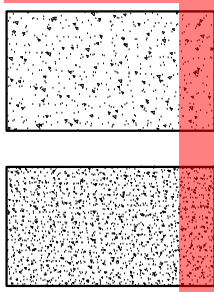
© COPYRIGHT 2017 DVG TEAM, INC	
DESIGN BY RJP	DATE 09/12/24
PROJECT NO. 24-0007	
C103	

NOT FOR CONSTRUCTION

SITE DATA	
• ZONING:	CG (COMMERCIAL GENERAL) & EAST GATE OVERLAY DISTRICT
• BUILDING AREA:	7,408 SQ. FT. (NET BUILDING AREA: 5,197 SQ.FT)
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• NET FAR REQUIRED:	0.507 (MAX)
• NET FAR PROVIDED:	7,408 / (19,835-(19,835X0.15)) = 0.439

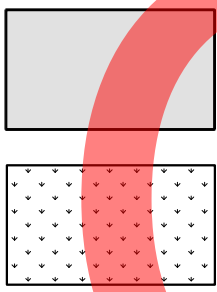
OPTION 2

LEGEND



CONCRETE SIDEWALK

CONCRETE PAVEMENT



ASPHALT PAVEMENT

4" (MIN) TOPSOIL & SEEDING/LANDSCAPING
(SEE LANDSCAPE PLAN)

STRIPING (PAINT, 4" WIDE)

BARRIER CURB & GUTTER

6-INCH BARRIER CURB

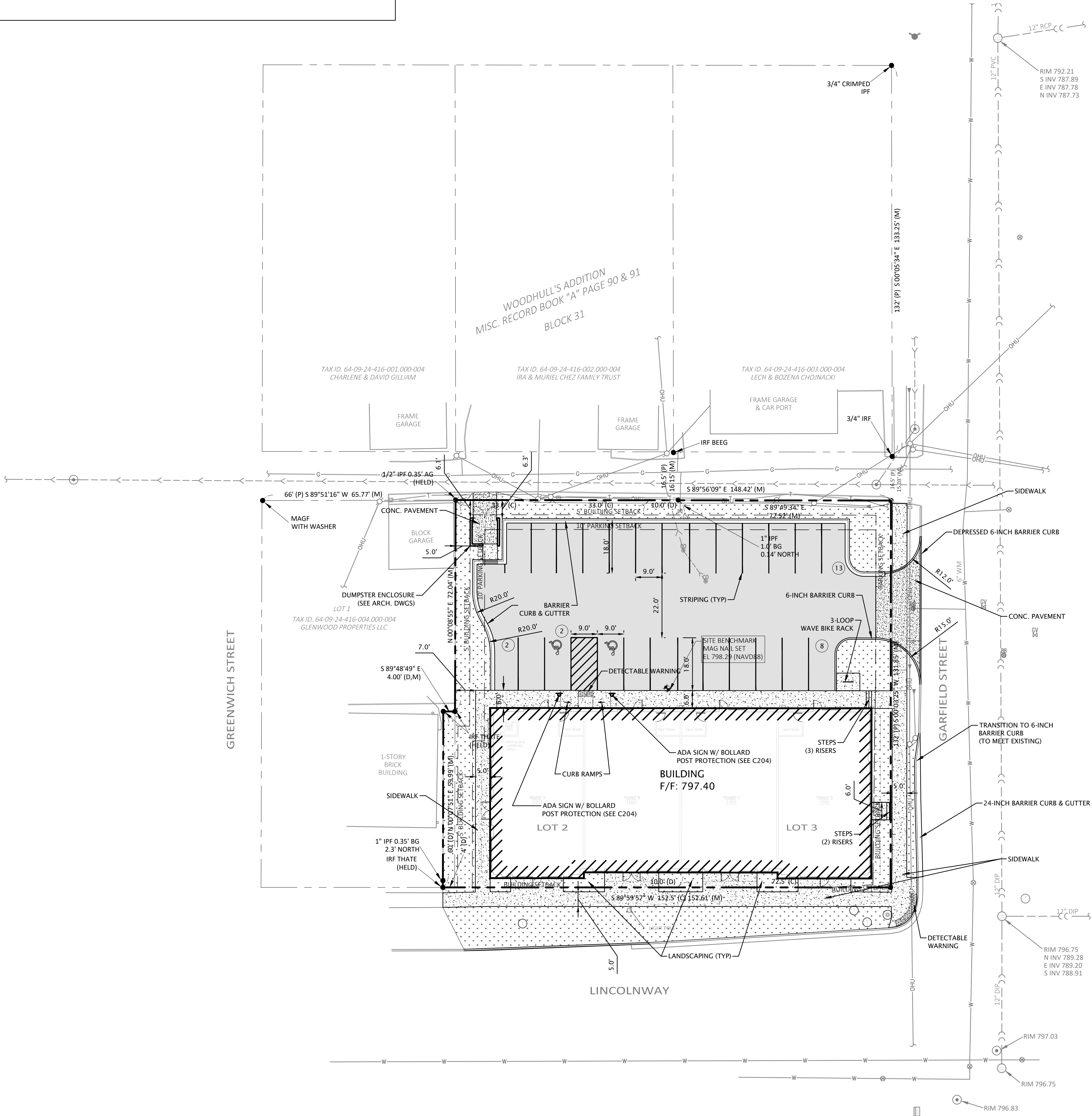
6-FOOT HIGH SOLID WHITE PVC FENCE

EXPANSION JOINT

TOOLED CONSTRUCTION JOINT

NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



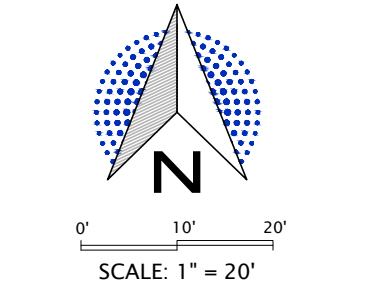
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NOT FOR CONSTRUCTION

PETER KOSSIS
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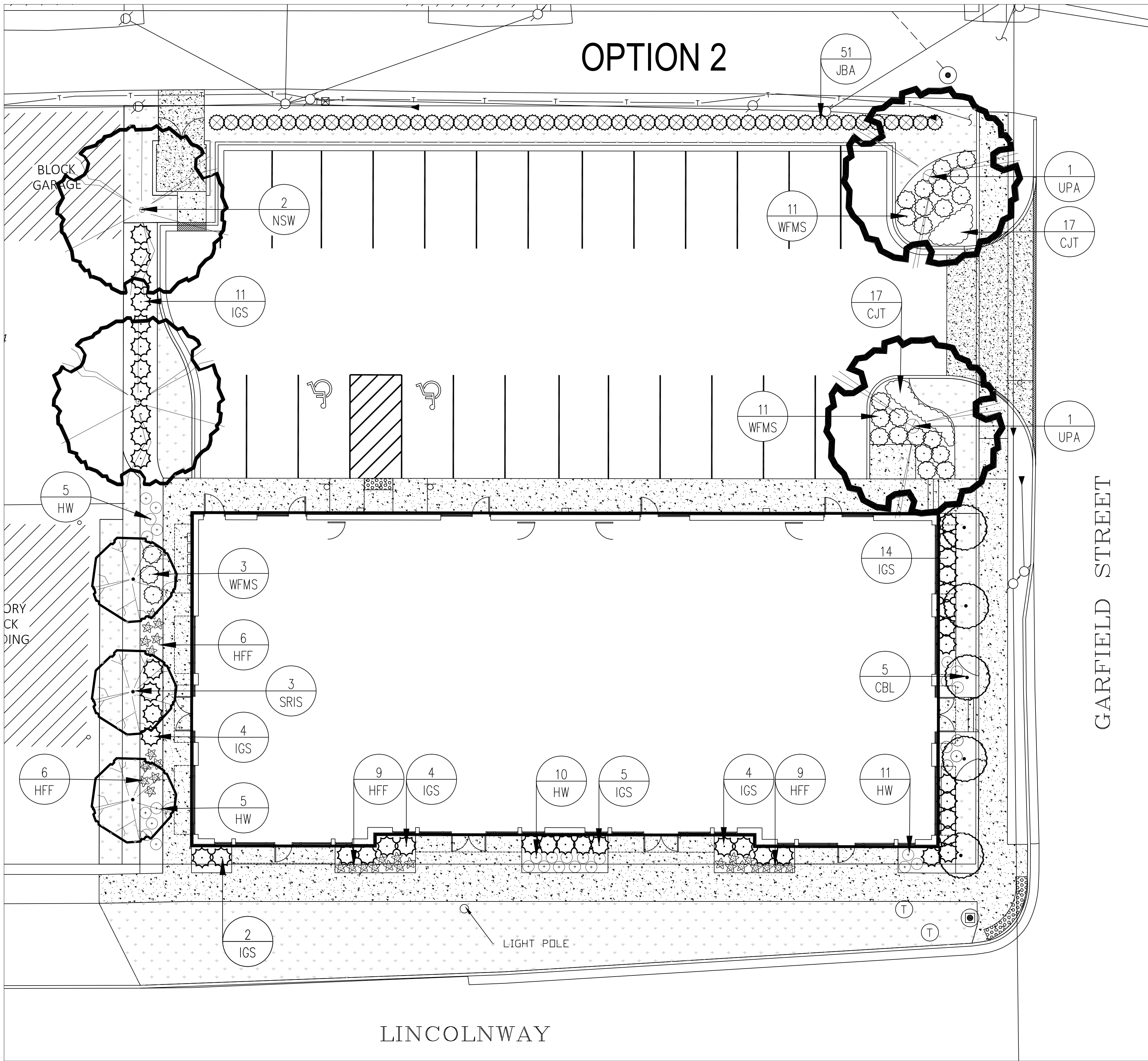
DATE:	REVISIONS AND NOTES:

KOSSIS RETAIL CENTER
Site Plan

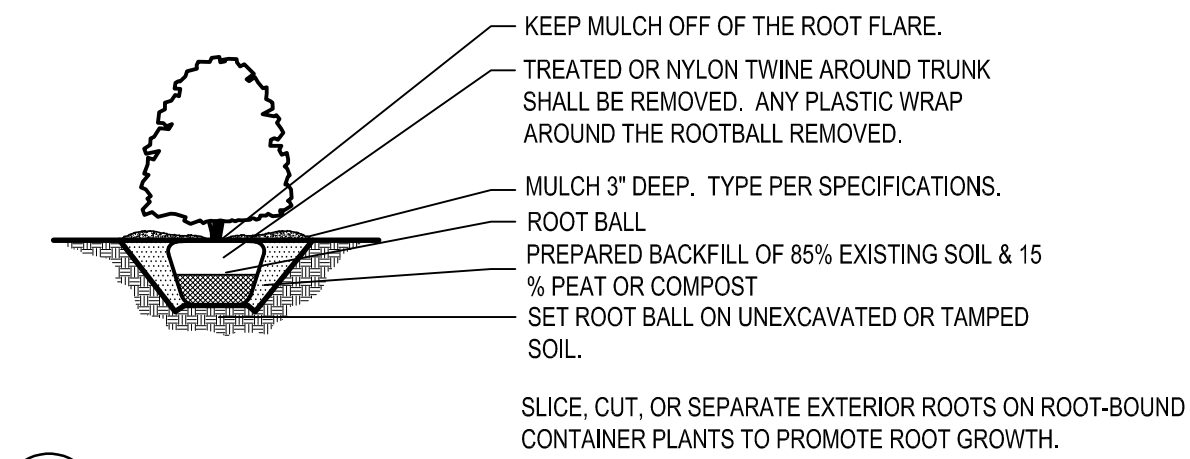


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NOT FOR CONSTRUCTION

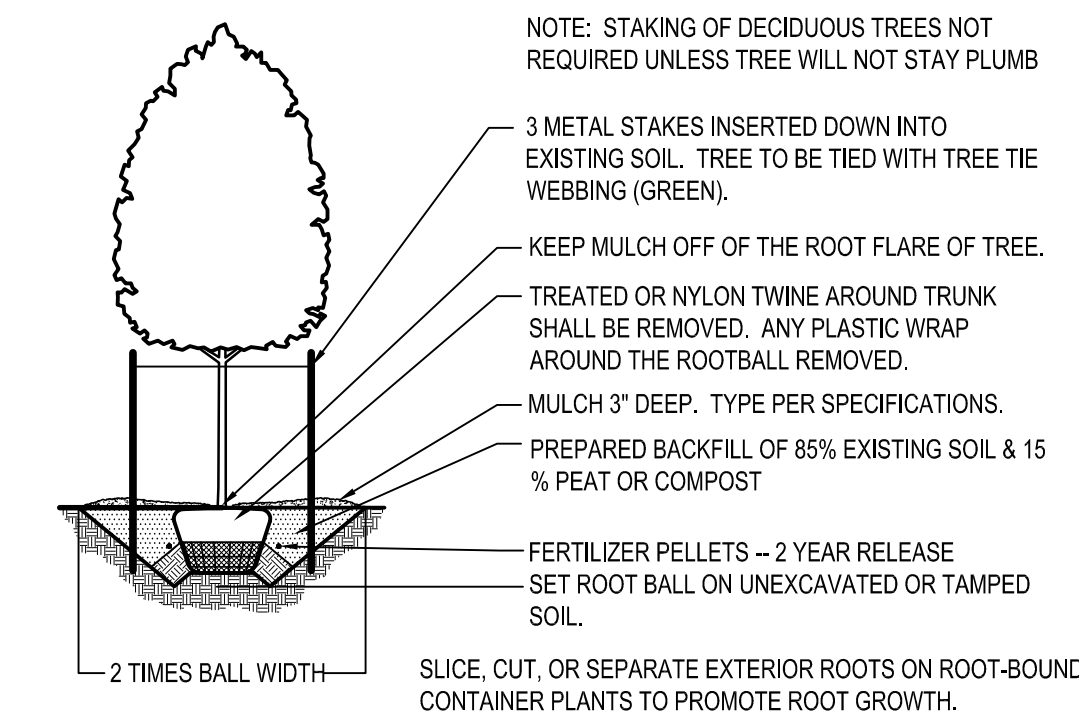


LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE. DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS. SEE PLANS FOR BED LAYOUTS.



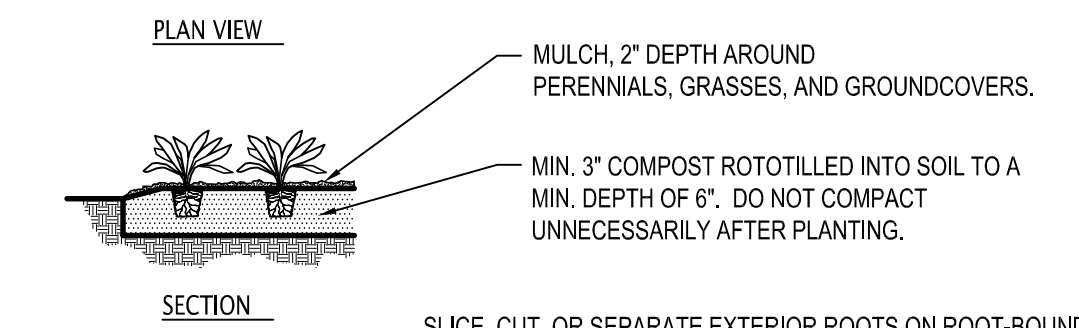
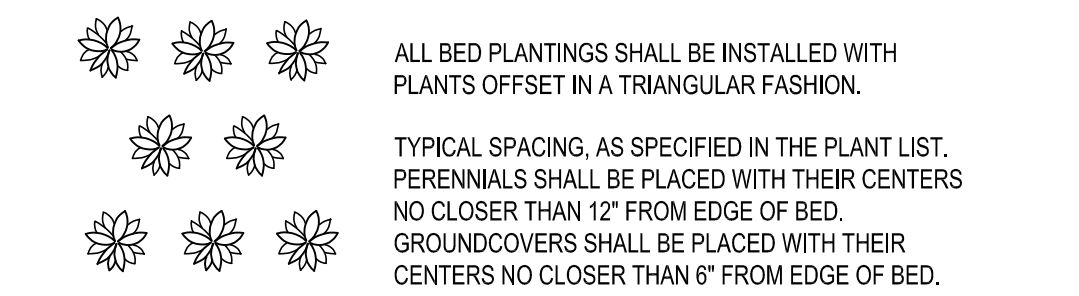
1 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE. DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



2 DECIDUOUS & EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

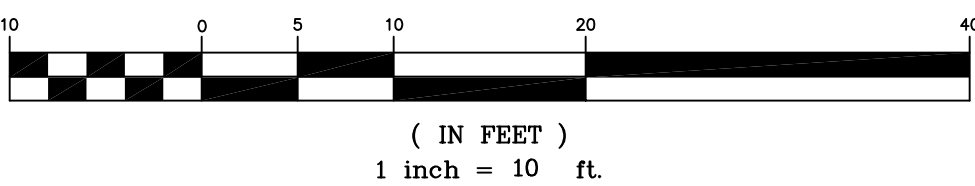
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. AMEND PLANTING BED SOIL WITH COMPOST PRIOR TO PLANT INSTALLATION. BED HEIGHT IS TO BE 2\"/>



3 PERENNIAL, GROUNDCOVER, AND ANNUAL PLANTING DETAIL
NOT TO SCALE



GRAPHIC SCALE



HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL YOUR TREE
PER INDIANA STATE LAW ICS-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

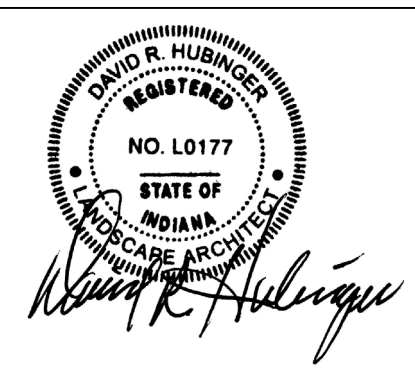
This Drawing and Design is the Property of Hubinger Landscaping Corp. and is not to be reproduced or used without the permission of Hubinger Landscaping Corp.

Notes:

Stand alone trees and Landscape Areas to have Shredded Hardwood Bark Mulch 3" Deep w/ Pre-emergent herbicide and have spade dug edge.

All disturbed lawn areas to be restored w/ 4" of topsoil, Seed w/ HLC Sunny Mix or approved equal w/ DS-75 Erosion Control Blanket.

Starter fertilizer to be applied at installation and post fertilizer application applied 30-45 days later with a minimum of 1# of Nitrogen per 1000 SF and 50% being slow release.



LANDSCAPE REVISIONS	11-4-24
Revisions:	Date

HUBINGER
Landscaping
Corp.

210 East 113th Avenue
Crown Point, Indiana
Phone: 219-662-9911
www.hubingers.com

KOSSIS RETAIL CENTER
VALPARAISO, IN

Drawn By: LBK/SAS	L1.0 OPTION 2
Date: 9/6/24	
Scale: 1:10	

LANDSCAPE REQUIREMENTS					
Calculations	Total Linear Feet (LF) or Square Feet (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
10.301 On Lot Landscaping - Commercial General 9 Lg Trees + 18 Small Trees + 50 Shrubs / Acre	.46 Acre	4 Lg 8 Sm	4 Lg 8 Sm	23	23
10.407 Bufferyards North - Refer to District Bufferyard Reductions Variance Requested West - Refer to District Bufferyard Reductions Variance Requested 11.411 Landscaping and Screening 5% of Parking Lot Interiors Shall be Landscaped Variance Requested		3			

PLANT LIST			
Symbol	Botanical Name	Common Name	Size
Trees			
CBL	Carpinus betulus 'Lucas'	Lucas Columnar Hornbeam	2.5"
JBA	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5-6'
SRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	1.5"
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Blakum	2.5"
UPA	Ulmus parvifolia 'Allee'	Allee Elm	2.5"
Shrubs			
IGS	Ilex glabra 'Strongbox'	Strongbox Inkberry	#3
WFMS	Weigela florida 'Midnight Sun'	Midnight Sun Weigela	#3
Perennial			
CJT	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis	#1
HFF	Hosta 'First Frost'	First Frost Hosta	#1
HW	Heuchera 'Wildberry'	Wildberry Coral Bell	#1

#	DATE	DESCRIPTION
	10/02/2024	SITE PLAN REVIEW
	10/24/2024	BZA SUBMITTAL
	11/05/2024	BZA SUBMITTAL-REVISED

KOSSIS RETAIL BUILDING
707 LINCOLNWAY,
VALPARAISO, IN 46383

PROFESSIONAL STAMP

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

DRAWN BY: DMD
CHECKED BY: MBF

A-100

PARKING SUMMARY

COMMERCIAL: 5/1000 SF
OFFICE: 5/1000 SF

GROSS BUILDING AREA: 7,408 SF
NET BUILDING AREA: 6,489 SF

6,489.29 SF X 80% EFFICIENCY = 5,191.43 SF

5,191.43 / 1000 SF X 5 SPACES = 26 SPACES

TOTAL REQUIRED: 26 SPACES
TOTAL PROVIDED: 25 SPACES
(2 ACCESSIBLE)

REQUEST VARIANCE FROM TABLE 9.201
TO REDUCE REQUIRED PARKING

AREA CALCULATIONS

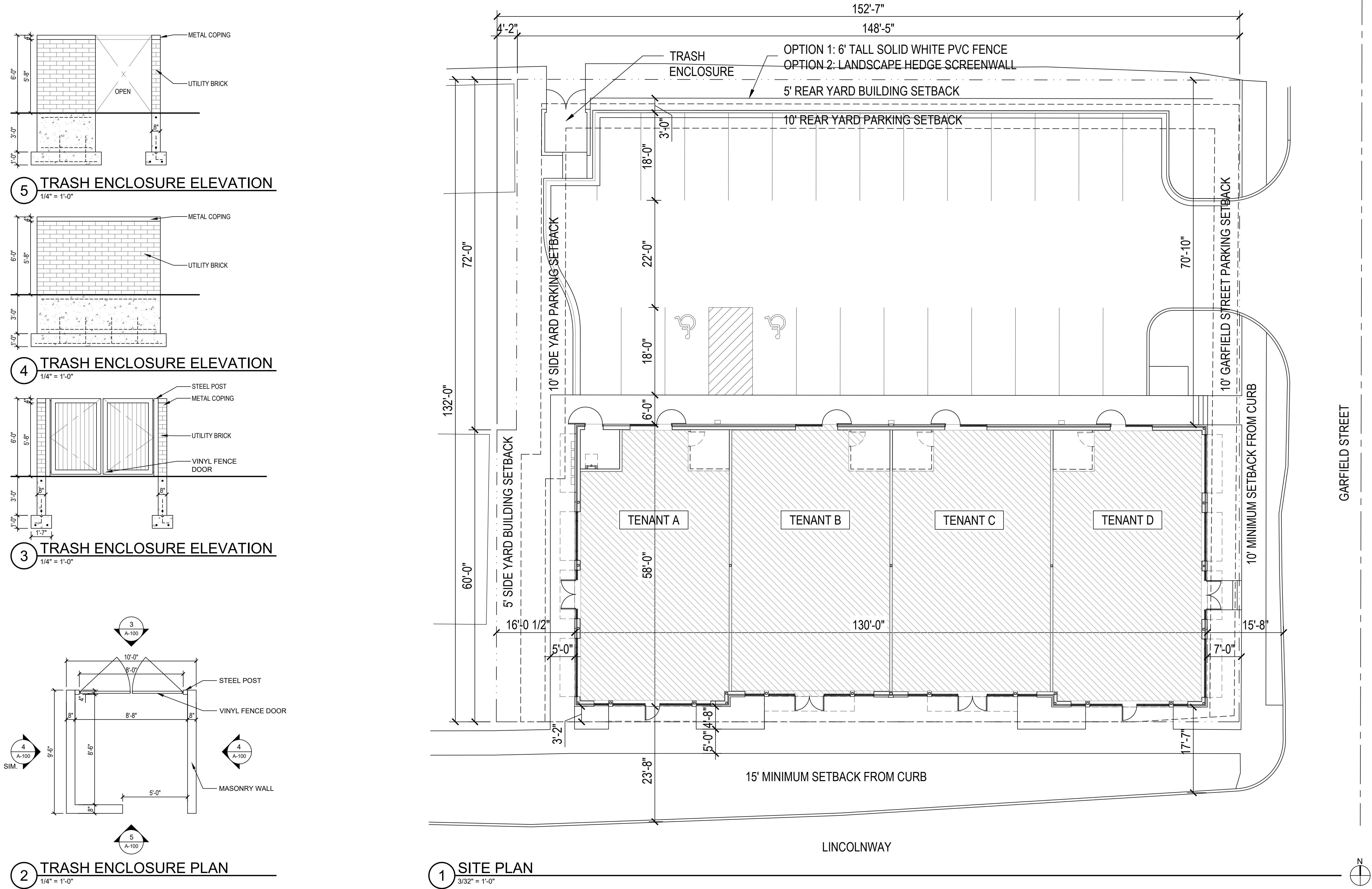
GROSS BUILDING AREA = AREA OF THE BUILDING FOOTPRINT

NET BUILDING AREA = GROSS BUILDING AREA MINUS THE FOLLOWING:
EXTERIOR WALLS
DEMISING WALLS
LANDLORD CLOSET
TOILET ROOMS

AREA CALCULATED FOR NET BUILDING AREA

TENANT A: 1,545.30 SF
TENANT B: 1,663.03 SF
TENANT C: 1,663.03 SF
TENANT D: 1,617.93 SF

TOTAL NET AREA: 6,489.29 SF



FENESTRATION - GLASS OPENING CALCULATIONS

SOUTH ELEVATION

TOTAL FACADE AREA
18'-6" X 130'-0" = 2,405 SF

MINIMUM GLASS OPENING REQUIRED - 50%
2,405 X .5 = 1,202.5 SF

GLASS OPENING PROVIDED:
STOREFRONT 'A'
24'-0" X 12'-0" = 288 SF
STOREFRONT 'B'
26'-6" X 12'-0" = 318 SF
STOREFRONT 'C'
26'-6" X 12'-0" = 318 SF
STOREFRONT 'D'
24'-0" X 12'-0" = 288 SF

TOTAL GLASS OPENING: 1,212 SF

1,212 / 2,405 = .5039 = 50.39%

EAST ELEVATION

TOTAL FACADE AREA
17'-4" X 58'-0" = 1,005.14SF
((18'-6" - 17'-4") X 58'-0") / 2 = 33.83 SF
1,005.14 + 33.83 = 1,038.97SF TOTAL

MINIMUM GLASS OPENING REQUIRED - 50%
1,038.97 X .5 = 519.49 SF

GLASS OPENING PROVIDED:
STOREFRONT 'E'
12'-0" X 12'-0" = 144 SF
STOREFRONT 'F'
10'-0" X 12'-0" = 120 SF
STOREFRONT 'G'
10'-0" X 12'-0" = 120 SF
STOREFRONT 'H'
12'-0" X 12'-0" = 144 SF

TOTAL GLASS OPENING: 528 SF

528 / 1,038.97 = .5081 = 50.81%

NORTH ELEVATION

TOTAL FACADE AREA
17'-4" X 130'-0" = 2,252.9 SF

MINIMUM GLASS OPENING REQUIRED 15%
2,252.9 X .15 = 337.93 SF

GLASS OPENING PROVIDED:
STOREFRONT 'I'
8'-8" X 10'-0" = 86.66 SF
STOREFRONT 'J'
8'-8" X 10'-0" = 86.66 SF
STOREFRONT 'K'
8'-8" X 10'-0" = 86.66 SF
STOREFRONT 'L'
8'-8" X 10'-0" = 86.66 SF

TOTAL GLASS OPENING: 346.64 SF

346.61 / 2,252.9 = .1538 = 15.38%

WEST ELEVATION

TOTAL FACADE AREA
17'-4" X 58'-0" = 1,005.14SF
((18'-6" - 17'-4") X 58'-0") / 2 = 33.83 SF
1,005.14 + 33.83 = 1,038.97SF TOTAL

MINIMUM GLASS OPENING REQUIRED - 50%
1,038.97 X .5 = 519.49 SF

GLASS OPENING PROVIDED:
STOREFRONT 'M'
10'-0" X 12'-0" = 120 SF
STOREFRONT 'N'
10'-0" X 12'-0" = 120 SF
STOREFRONT 'O'
12'-0" X 12'-0" = 144 SF

TOTAL GLASS OPENING: 384 SF

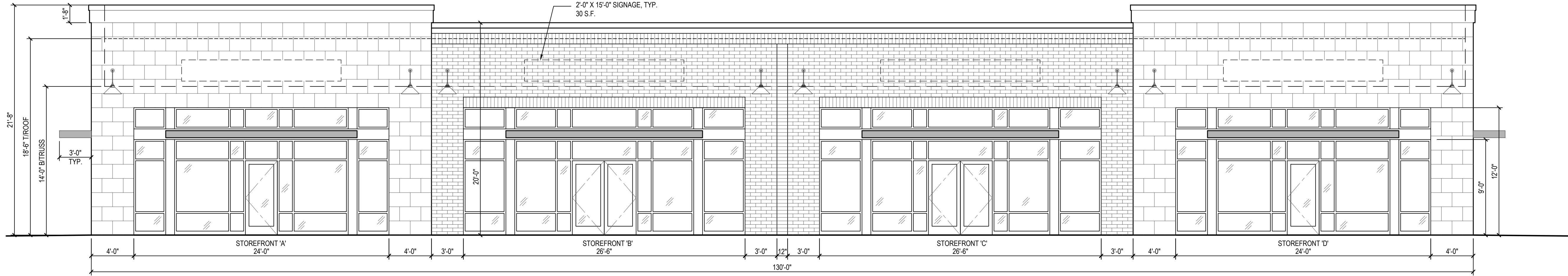
384 / 1,038.97 = .3695 = 36.95% - **REQUEST VARIANCE FROM SECTION 11.404(F) TO LOWER PERCENTAGE REQUIRED BELOW 50%**

SIGNAGE - ONE SQUARE FOOT
PER LINEAL FOOT OF BUILDING
WIDTH OR TENANT SPACE
WIDTH ALONG PUBLIC RIGHT
OF WAY

ALLOWED: 130 S.F. TOTAL
PROVIDED: 120 S.F. TOTAL

MATERIAL LEGEND

UTILITY BRICK
CAST STONE
ALUMINUM STOREFRONT
MATTE BLACK
PRE-FINISHED METAL,
PAC CLAD, MATTE BLACK



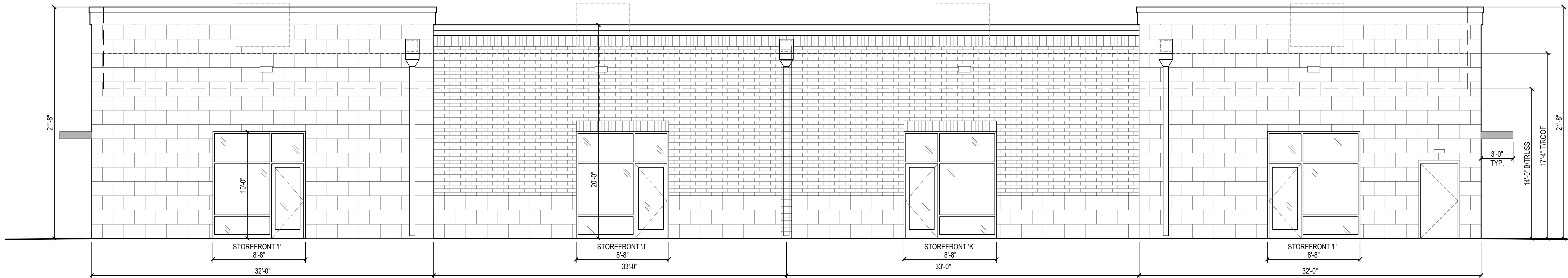
1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

REGION

CONTRACTORS LLC

DESIGN | BUILD | FINANCE

912 AVENUE H
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PH 219-365-3508
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Georgiou & Associates
Architects

912 Avenue H
Griffith, IN 46319

Ph 219-365-9345
Fax 219-365-8573

#	DATE	DESCRIPTION
	10/02/2024	SITE PLAN REVIEW
	10/24/2024	BZA SUBMITTAL
	11/05/2024	BZA SUBMITTAL-REVISED

KOSSIS RETAIL BUILDING

707 LINCOLNWAY,
VALPARAISO, IN 46383

PROFESSIONAL STAMP

SHEET TITLE:

BUILDING
ELEVATIONS

DRAWN BY: DMD
CHECKED BY: MBF

A-201



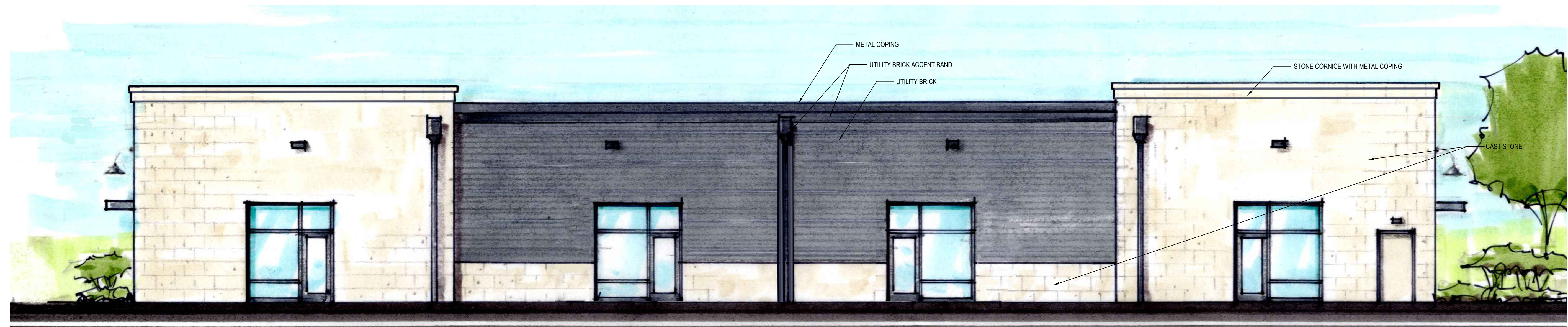
1 SOUTH ELEVATION
3/16" = 10"



2 EAST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 10"

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11/05/2024	BZA SUBMITTAL-REVISED

KOSSIS RETAIL BUILDING
707 LINCOLNWAY,
VALPARAISO, IN 46383

PROFESSIONAL STAMP

SHEET TITLE:

RENDERED
ELEVATIONS

DRAWN BY: DMD
CHECKED BY: MBF

A-202