



CITY OF VALPARAISO

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

Kyle Yelton, **President**

Citizen Member
appointed by Mayor
also on Plan Commission

James Bilder

Citizen Member
appointed by Mayor
not on Plan Commission

Paul Reed, **Vice President**

Citizen Member
appointed by Mayor
not on Plan Commission

Hannah Trueblood

Citizen Member
appointed by City Council and not
on Plan Commission

Diane Worstell

Citizen Member
appointed by Plan Commission
from its membership

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 Secretary**

Patrick Lyp, **Attorney**

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, January 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(s)
 - November 19, 2024

5. Old Business and Matters Tabled

6. New Business

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).

7. Other Business

8. Staff Items

- Approval of 2025 regular meeting schedule
- Appointments/reappointments are not yet available. Election of officers and appointment of staff will take place at next regular meeting.
- Draft update to Rules and Procedures will be provided in next regular meeting packet for consideration at next regular meeting.

9. Adjournment

Next scheduled meeting: Tuesday, February 17, 2025, 5:30 p.m.

The agenda packet can be reviewed on the city's website (Valpo.us). 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.

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

cc
2# 33225
12/30/24
+mn

For Office Use Only:

Petition #: VAR 25-001Application Type: Dev. Standards VAApplication Filing Fee: \$150.00Date Filed: 12 / 30 / 2024Meeting: 1 / 21 / 2025**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

4601 Airport Drive
Valparaiso, IN 46383

Subject property fronts on the Airport Drive
side between (streets) 325 E& a Cul-de-sac at the west end of the streetZoning District: INH - Heavy Industrial**PETITIONER INFORMATION**

Applicant Name:

Tonn and Blank Construction

Phone:

219.314.8169

Email:

robbie.brundige@tonnandblank.com

Address:

1623 Greenwood Ave.
Michigan City, IN 46360

C/O Robbie Brundige
VP of Design Services

PROPERTY OWNER INFORMATION

Applicant Name:

H&T Property Services LLC

Phone:

219.472.6647

Email:

bob@htelectricalservices.com

Address:

1739 W 400 S
North Judson, IN 46366

C/O Bob Harper
President H&T Electric

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 3 Section: 505 Paragraph: _____ Item: _____Article: 11 Section: 502 Paragraph: _____ Item: _____Article: 11 Section: 507 Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

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

Lot 6A in Replat of Lot 6 in Airport Industrial Park East, as Recorded in Plat File 51-C-4-A, in the Office of the Recorder of Porter County, Indiana.

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

A 3,342 SF office addition consisting of six offices, a conference room, reception and cubicle areas and one restroom. The main entrance to the addition will be on the east side with a link to the south connecting to the existing building.

Variances being requested:

Article 3 Section 505 (to encroach 5ft into the 30ft rear yard setback with proposed building)

Article 11 Section 502 (to reduce maximum horizontal dimension and required offset building dimensions to that shown)

Article 11 Section 507 (to allow industrial metal siding to match existing building)

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:

Impact to Community Public Health & Welfare

Article 3 Section 505 Setback: The rear yard setback requirement was 25ft when this subdivision was platted (2007). Subsequent decisions by the city changed the rear yard setback over the years. The city revised the setbacks in the US 30/Morthland corridor overlay in 2021 when the first structure on this property was approved, revising what was a 15ft rear yard setback for properties within 600ft of the applicable corridor to revert to the underlying zoning setback of 30ft. This development is made up of small contractors and is on the outskirts of the city south of the airport. No community safety/moral/welfare standards will be impeded by this project, just as other developed properties in this development did/do not cause detriment to the community at large. The building will fit in with the development.

Article 11 Section 502 Building projections/recesses: The projection/recess requirements are in place due to the corridor overlay. When viewing this property from the US 30 corridor, there is a row of contractor buildings between US 30 and Airport Road before you see the existing building on this property. The proposed addition will be behind the existing building. The community will not be impacted negatively. No other structures in this development, including those that are near US 30, have the projection/recess requirements and the community has not suffered. The proposal is in keeping with character of the viewshed from US 30.

Article 11 Section 507 Building materials: Industrial metal siding is restricted due to the corridor overlay. When viewing this property from the US 30 corridor, there is a row of contractor buildings between US 30 and Airport Road before you see the existing building on this property. The proposed addition will be behind the existing building. The community will not be impacted negatively. All other structures in this development, including those that are near US 30, use predominantly industrial metal siding (and have stone/brick accents) and the community has not suffered. The proposal would be in keeping with the character of the existing viewshed from US 30.

- 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:

Impact on Neighboring Properties:

Article 3 Section 505 Setback: Airport Road has eight lots that access it. Seven are developed with one building each. All but this property had buildings constructed under previous rear setback standards. The property to the west near where this building is proposed is much closer to the rear property line than this building is proposed. See site plan with aerial behind. The proposed encroachment of 5ft into the 30ft current minimum rear yard setback will not be out of place. The adjacent property to the west has far less rear yard across the full length of that property. This encroachment will only be for the building area shown. No detriment is known to have been caused by the location of the building on the adjacent lot, and none is foreseen with the proposal. The proposal maintains the setback that was in place when the city approved the subdivision plat.

Article 11 Section 502 Building projections/recesses: This development is a clean contractor-related development with simple rectangular buildings, even those that front US 30. What has been proposed complements the development. Projections and recesses on the rear addition, when there are none for the existing building, would look awkward in the development.

Article 11 Section 507 Building materials: All other structures in this development, including those that are near US 30, use predominantly industrial metal siding (and have stone/brick accents) and the community has not suffered. The projection/recess building dimension standards are not conducive to the nature of contractor buildings. The proposed addition will be behind the existing building. The proposal would be in keeping with the character of the development. The existing building uses metal siding and this addition is designed to match it. To have this building addition not match the existing building would negatively impact the aesthetics of the development.

- 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:

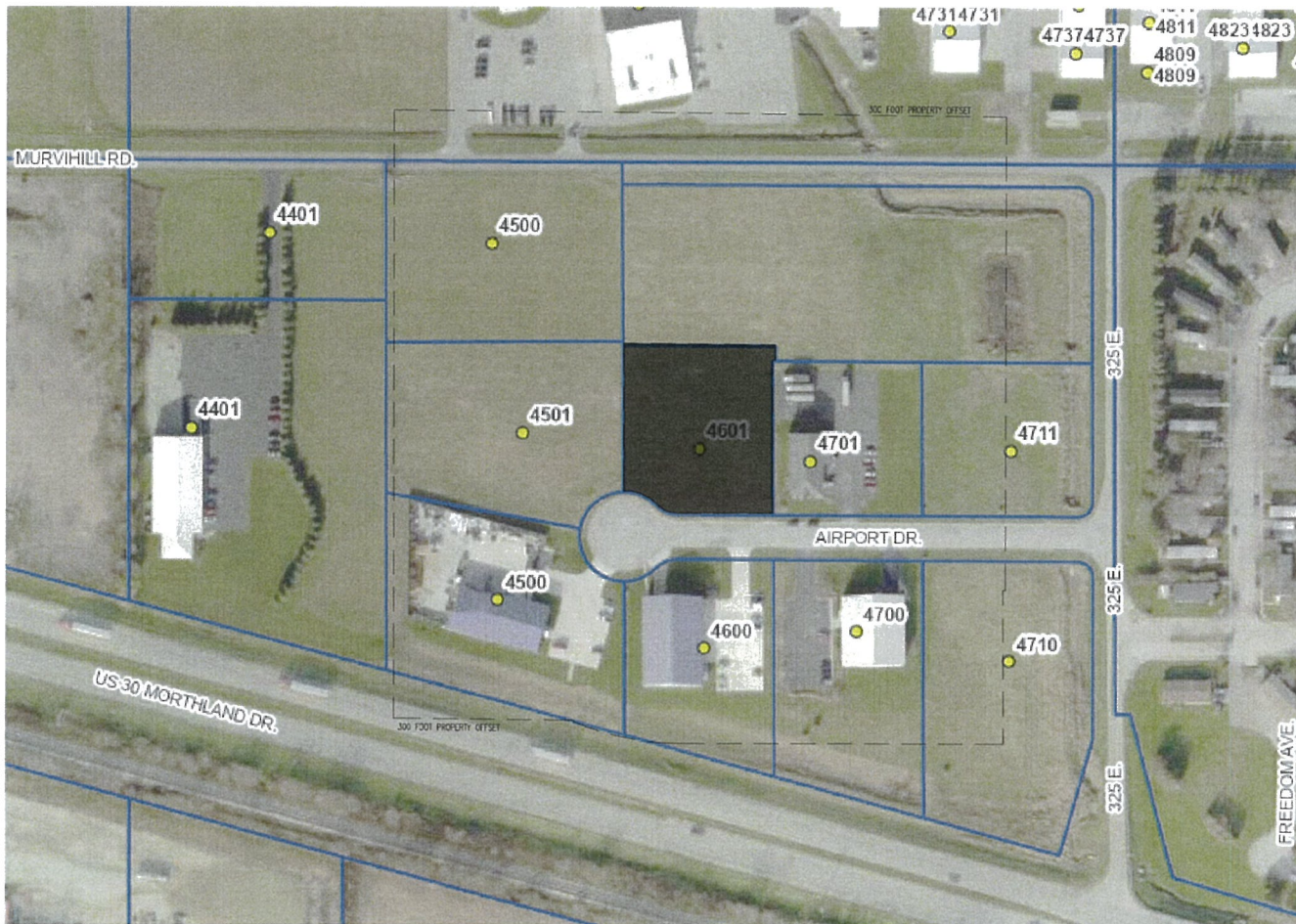
Meeting practical difficulty test (uniqueness)

Article 3 Section 505 Setback: The encroachment of 5ft into the current 30ft rear yard setback in the location on the property as shown on the site plan fits within the context of the existing development. See aerial for proximity of long building on property adjacent to the west which was held to a lesser standard from interim setback standards. The placement of the proposed addition on the subject property is in keeping with the original plan for the subdivision, approved in 2007. The current setback of 30ft could be met by redesigning the building addition, but relief is requested to achieve the proposed floor plan for business efficiency purposes. The encroachment of 5ft as shown will not impact the development or community.

Article 11 Section 502 Building projections/recesses: There is visual relief between this building and the existing building; however, less than that required by ordinance. The existing building (built in 2021) does not have any projection/recess to the façade walls. Implementing projections/recesses on the building addition would create a visually awkward result on this property as well as for the development overall, so relief is requested to achieve a more appropriate overall result.

Article 11 Section 507 Building materials: The visual result of using only permitted materials on the building addition (when the existing building was built with predominantly industrial metal siding) would be poor. The proposal complements the existing building as if it had been built together. Relief for practical difficulty is sought to achieve a seamless visual presence.

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.



1 VICINITY MAP 1
SCALE 1/4" = 1'-0"

Revisions		
No.	Date	Description



**TONN
and
BLANK**
CONSTRUCTION, LLC

Tonn and Blank
1021 East Central Avenue
Mesa, AZ 85205
Tel: (480) 961-1111
Fax: (480) 961-1111

Prepared by: T&B

**NET
ELECTRICAL
ADDITION**

**4601 AIRPORT DR
VALPARAISO, IN**

**VICINITY
MAP**

Date: 05/02/25
Job No.: 24-1-037
Scale:

Sheet Number

\$1.02



Revisions		
No.	Date	Description



**TONN
and
BLANK**
CONSTRUCTION, LLC

Tonn and Blank
1623 Greenwood Avenue
Michigan City, Indiana 46360
Tel. (219) 879-7321
Fax. (219) 873-0200

Signature & Seal

**H&T
ELECTRICAL
ADDITION**
**4801 AIRPORT DR
VALPARAISO, IN**

**SITE
PLAN**

Date: 01/02/25

Job No.: 24-L-037

Scale:

Sheet Number

S1.01

