

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

Ellen Kapitan

Member appointed by City Council from its membership

Tim Warner, Vice President Member

appointed by Park Board

Vic Ritter

Member or designated rep appointed by Board of Works

Max Rehlander, PE

City civil engineer or a qualified assistant appointed by same

Matt Evans, President

Citizen Member appointed by Mayor

Clay Patton

Citizen Member appointed by Mayor

Harry Peterson

Citizen Member appointed by Mayor

Sarah Polman

Citizen Member appointed by Mayor

Diane Worstell

Citizen Member appointed by Mayor

Kyle Yelton

Alternate Member appointed by Mayor

STAFF

Bob Thompson, Executive Secretary

Patrick Lyp, Attorney

Valparaiso Plan Commission Meeting Agenda

Tuesday, March 4, 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. Election of officers and BZA appointment
- 5. Consideration of Minutes of the previous meeting(s)
 - December 3, 2024
- 6. Old Business and Matters Tabled
- 7. New Business

PUDA25-001 (Public Hearing)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks an Alternate Plan for Phase 3 in The Brooks at Vale Park.

SSP25-001 (Public Hearing)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks a Secondary Development Plan for Phase 3 of The Brooks at Vale Park.

RZ25-001 (Public Hearing)

A petition filed by Neighbors Corp., 454 College Ave., Valparaiso, IN 46383. The petitioner seeks to rezone Lots 4-7 in Block 13 in Smith's Addition. Currently, the four lots are addressed as 556-560 Locust St. The current zoning is CA Campus. The proposed zoning is RT Residential Transition.

- 8. Other Business
- 9. Staff Items
 - Approval of 2025 regular meeting schedule
 - Draft update to Rules and Procedures for consideration

10. Adjournment

Next scheduled meeting: Tuesday, April 1, 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 <u>written</u> comments (with name, address, and email address/telephone number) to the Planning Department <u>prior to</u> 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 PLAN COMMISSION

This application is being submitted for (Check all that apply): PUBLIC HEARING REQUIRED: NO PUBLIC HEARING REQUIRED: ☐ To Rezone a Property from _____ to ____ To Approve a Minor Subdivision (Lot Split) ☐ To Approve a Primary Plat \boxtimes To Approve a Final Plat ☐ To Approve a Planned Unit Development \boxtimes To Approve a Plat Amendment (PUD) Design/Architectural Approval in ☐ To Approve a Major Planned Unit Overlay District Development (PUD) Amendment ☐ To Annex Property into the City of Valparaiso, For Office Use Only: Petition #: PUDA 25-001 & SSP 25-001 ☐ To Vacate Alley Application Filing Fee: \$500 CL#1246 ☐ To Appeal the Decision of the Plat Committee * Minor Amendment to PUD Date Filed: 01 / 31 / 2025 Meeting: 03 / 04 / 2025 SUBJECT PROPERTY INFORMATION TYPE OR PRINT IN INK Subject Property fronts on the ______ side Property Address: between (streets) South side of Vale Park Rd. Vacant Ransom Road between Windsor Tr. and Forest Ridge Dr. Zoning District (Current): PUD Zoning District (Proposed):______ Description of Location of Property_____ South side of Vale Park Rd. between Windsor Tr. and Zoning of Adjacent Properties: Forest Ridge Dr. North: PUD South: SR (Sub. Res) East: PUD West: GR (Res. Gen.) Parcel/Tax Duplicate Number:_____ Present Use of Property: Vacant 64-09-11-351-006.000-004 Subdivision (if Applicable): _____ Proposed Use of Property:_____ Residential Development Dimensions of Property: Front: Irregular Depth: Irregular Property Area (sq. ft./acres: 21.51 acres

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Applicant Name: The Brooks Land LLC	Address: c/o Todd A. Leeth, Leeth Law LLC
	2700 Valparaiso Street #2412
hone: 219-250-6501	Valparaiso, Indiana 46384
mail:todd@leeth.law	
PROPERTY OWNER INFORMATION	
Applicant Name: <u>Same as Applicant</u>	Address:
Phone:	
mail:	
mail:	
Email:	
	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHI	IBIT NO) See Attached

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is difference from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

Jadu. L-	1/30/2005
Signature of owner/Petitioner	Date
Todd A. Leeth, Attorney for Petitioner/Owner	
Printed Name	
Subscribed and sworn to before me this 36th da	ay of <u>January</u> , 2025.
Notary Public	Kimberly S. Werner Notary Public, State of Indiana Porter County Commission Number NP0685608 My Commission Expires May 20, 2032

My Commission Expires:

PAGE 7 I PLAN COMMISSION APPLICATION

V.12.15.2021 VALPARAISO PLANNING DEPARTMENT

Description:

Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana, and being more particularly described as follows:

Commencing at a railroad rail in a vault marking the Northeast corner of the Southwest Quarter of said Section 11; said point also being the northeast corner of the plat of The Brooks at Vale Park - Phase One, recorded in Plat File 60-D-3C, Instrument Number 2021-038716 in the Office of the Recorder of Porter County, Indiana; thence South 00°13'22" East along the East line of said Southwest Quarter of Section 11 and said plat of The Brooks at Vale Park - Phase One a distance of 1119.04 feet to the southeast corner of said plat of The Brooks at Vale Park - Phase One; said point also being the southeast corner of land conveyed to the City of Valparaiso by Instrument Number 2015-029236 in the Office of the Recorder of Porter County, Indiana; said point also being the northeast corner of the plat of The Brooks at Vale Park - Phase Two, recorded in Plat File 60-B-3C1, Instrument Number 2022-010829 in the Office of the Recorder of Porter County, Indiana; thence along the South line of said plat of The Brooks at Vale Park - Phase One and said City of Valparaiso land and the North line of said plat of The Brooks at Vale Park - Phase Two the following three (3) courses:

- 1. South 89°59'18" West a distance of 987.79 feet;
- 2. along a curve turning to the left through an angle of 39°36'48", having a radius of 460.00 feet, and whose long chord bears South 70°10'54" West for a distance of 311.74 feet;
- 3. South 50°22'30" West a distance of 51.89 feet to the southwest corner of said land conveyed to the City of Valparaiso; said point also being the southeast corner of land conveyed to the City of Valparaiso by Instrument Number 2015-029235 in the Office of the Recorder of Porter County, Indiana; thence South 50°21'56" West along the South line of said City of Valparaiso land and said plat of The Brooks at Vale Park Phase One and the North line of said plat of The Brooks at Vale Park Phase Two a distance of 265.27 feet to the point of beginning of this description; thence along the West line of said plat of The Brooks at Vale Park Phase Two the following fifteen (15) courses:
- 1. along a curve turning to the left through an angle of 90°07'12", having a radius of 15.00 feet, and whose long chord bears South 05°18'20" West for a distance of 21.24 feet;
- 2. South 39°45'16" East a distance of 71.40 feet;
- 3. along a curve turning to the right through an angle of 01°15'06", having a radius of 255.00 feet, and whose long chord bears South 39°07'43" East for a distance of 5.57 feet;
- 4. North 49°54'36" East a distance of 154.62 feet;
- 5. South 34°33'02" East a distance of 48.30 feet;
- 6. South 04°14'27" West a distance of 101.98 feet;
- 7. North 70°54'49" East a distance of 57.39 feet:
- 8. South 55°30'27" East a distance of 42.50 feet;
- 9. South 07°02'48" West a distance of 99.20 feet;
- 10. South 19°14'52" East a distance of 75.00 feet;
- 11. South 37°50'07" West a distance of 85.00 feet;
- 12. South 48°58'44" West a distance of 80.00 feet;
- 13. South 02°00'42" East a distance of 104.80 feet;
- 14. South 55°31'05" West a distance of 65.00 feet:

- 15. South 22°05'39" West a distance of 51.26 feet; thence South 03°57'03" West a distance of 20.51 feet to a point on the West line of said plat of The Brooks at Vale Park Phase Two; thence along said West line the following seven (7) courses:
- 1. South 20°18'04" West a distance of 144.27 feet;
- 2. South 01°50'34" East a distance of 128.83 feet;
- 3. South 60°14'12" East a distance of 51.44 feet;
- 4. South 28°36'30" West a distance of 60.96 feet;
- 5. South 78°57'35" West a distance of 123.46 feet:
- 6. South 43°08'13" West a distance of 123.50 feet;
- 7. South 30°01'50" West a distance of 154.81 feet to a point on the South line of said Southwest Quarter of Section 11, said point also being the southwest corner of said plat of The Brooks at Vale Park Phase Two; thence South 89°46'50" West along the South line of said Southwest Quarter of Section 11 a distance of 901.23 feet to a 5/8" rebar marking the Southwest corner of the Southwest Quarter of said Section 11; thence North 00° 16' 21" West along the West line of the Southwest Quarter of said Section 11 a distance of 886.36 feet to the southwest corner of said plat of The Brooks at Vale Park Phase One; said point also being the southwest corner of said City of Valparaiso land; thence along the South line of said plat of The Brooks at Vale Park Phase One and said City of Valparaiso land the following seven (7) courses:
- 1. North 86° 11' 59" East a distance of 432.04 feet;
- 2. South 00° 14' 15" West a distance of 90.00 feet;
- 3. South 89° 45' 45" East a distance of 86.79 feet;
- 4. North 72° 46' 58" East a distance of 190.06 feet;
- 5. North 49° 54' 36" East a distance of 176.75 feet;
- 6. along a curve turning to the left through an angle of 07° 59' 58", having a radius of 540.00 feet, and whose long chord bears North 54° 21' 55" East for a distance of 75.33 feet; North 50° 21' 56" East a distance of 284.88 feet to the point of beginning.

THE BROOKS AT VALE PARK PHASE 3 DEVELOPMENT PLAN



Alternate Plan for Phase 3 Lot Standards and

Secondary Development Plan – Phase Three

This is an amendment to Ordinance No. 11, 2019 (hereinafter referred to "The Brooks PUD Ordinance") and Schedule 1 thereto, the Planned United Development known as The Brooks at Vale Park within the City of Valparaiso, Indiana amending portions of Conceptual Site Plan therein specifically to allow for 50 single-family lots being 19 E-Lots within the Traditional Home Subdistrict (15 of which are in the Flex Area) and 31 CS Lots located in the Cottage Home Subdistrict) to f the original PUD, and for other purposes.

WHEREAS, Article 15, Division 15.500 of the Unified Development Ordinance entitled "Procedures and Administration for Planned Unit Development Approval" permits the establishment in the City of Valparaiso of planned unit developments ("PUDs"), and an application for approval of The Brooks at Vale Park PUD District was filed by VJW Limited, LLC (on behalf of VJW The Brooks, LLC); and

WHEREAS, the Valparaiso Plan Commission and the Common Council for the City of Valparaiso, after all proper legal notice, did conduct a public hearing and other procedural requirements of the Indiana Code and the Unified Development Ordinance for the City of Valparaiso for the consideration of the application and the establishment of the PUD District; and

WHEREAS, on July 22, 2019, the Common Council did adopt The Brooks PUD Ordinance by a vote of 6-0 and said The Brooks PUD Ordinance was duly recorded on January 31, 2020 in the Office of the Recorder of Porter County, Indiana as Document No. 2020-002278; and

WHEREAS, pursuant to Section 17 of Schedule 1 to The Brooks PUD Ordinance, the Plan Commission, may approve a development standard or an alternate plan that is not included in, or is different from, those set forth in this The Brooks at Vale Park PUD Ordinance or which is different than previously approved by the Plan Commission; and

WHEREAS, Exhibit A attached hereto and incorporated herein depicts the changes to the proposed Conceptual Site Plan as to the Flex Area and other adjacent or contiguous area with The Brooks which now laid out on the Secondary Development Plan - Phase Three submitted simultaneously herewith; and

WHEREAS, lots within the Secondary Development Plan – Phase 3 are proposed to include a Tree Preservation Area for protection of the wooded area within the Traditional Home Subdistrict on the Secondary Development Plan – Phase Three and this requires adjustment to certain development standards within the PUD Ordinance.

NOW, THEREFORE, The Brooks PUD Ordinance provides and allows for the amendment of development standards and approval of the amendment to the alternative plans upon petition of The Brooks Land LLC, successor to and assignee of VJW The Brooks, LLC (hereinafter sometimes referred to as "Developer") has petitioned for and seeks the following amendment to and an Alternative Plan to The Brooks PUD Ordinance in the following respects, incorporating the Secondary Development Plan – Phase Three by reference:

- **Section 1. Incorporation of Recitals**. The above and foregoing recitals are hereby incorporated in this instrument by reference.
- <u>Section 2.</u> <u>Definitions</u>. Terms defined in The Brooks PUD Ordinance which are used in this Alternate Plan shall have the meaning as set forth in The Brooks PUD Ordinance unless otherwise expressly specified herein or the context expressly provides otherwise.
- <u>Section 3.</u> <u>Vacate Walking Path</u>. The portion of Lot OS-5 on the Secondary Development Plan recorded May 17, 2022 as Plat File 60-B-3C1 (Document No. 2022-010829) in the Office of the Recorder of Porter County, Indiana and located within the boundaries of the Secondary Development Plan for The Brooks at Vale Park Phase Three is hereby vacated.

In lieu of the walking path, the Secondary Development Plan has incorporated a pedestrian easement 12' in width, and 6 feet on either side of the common lot line between Lots E-79 and E-80.

- Section 4. Tree Preservation Area. The area on the rear or south or east side of Lots E-70 to E-83, inclusive and E-97 to E-100, inclusive, and shown cross-hatched and denoted as Tree Preservation Area on the Secondary Development Plan Phase Three shall be a zone for preservation of healthy and living trees where no owner shall be permitted to remove, cut down, or otherwise destroy a tree, the trunk of which exceeds four (4) inches in diameter, without the prior express written consent of the homeowners association or its designated committee of owners, except that dead or diseased trees may be removed by an owner without consent.
- Section 5. Revision to Lot Standards Development Standards for E Lots. This revision or amendment to lot standards shall apply to 19 lots only, namely Lots E-69 through E-83 and E-97 through E-100 as shown on the Secondary Development Plan for The Brooks at Vale Park Phase Three. To the extent that this Amendment is inconsistent with the Alternate Plan and

Schedule 1 to The Brooks PUD Ordinance, the following shall modify Section 6.5 therein only to the extent that they are inconsistent with the following:

- (a) Front Yard Setback. Table 6.5 is hereby amended to modify the front yard setback from 30 feet to 20 feet for **Lots E-69 through E-83 and E-97 through E-100** located in the Traditional Home Subdistrict to allow for the new Tree Preservation Area on said lots.
- (b) <u>Side Yard Setback</u>. Table 6.5 is hereby amended to modify the side yard setback from 10 feet to 6 feet for **Lots E-69 through E-83 and E-97 through E-100** located in the Traditional Home Subdistrict to allow for the homes on said lots to move forward to accommodate the Tree Preservation Area.

Section 6. Revision to Lot Standards – Development Standards for CS Lots. This revision or amendment to lot standards shall apply to the thirteen (13) Cottage Home Subdistrict lots fronting on Trailbrook Drive only, namely Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14 as shown on the Secondary Development Plan for The Brooks at Vale Park – Phase Three. To the extent that this Amendment is inconsistent with the Alternate Plan and Schedule 1 to The Brooks PUD Ordinance, the front yard setback in Section 6.5 is hereby amended to modify the front yard setback from 10 feet to 15 feet for Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14 located in the Cottage Home Subdistrict.

Section 7. Public Streets. Within the area of the Secondary Development Plan - Phase Three, the public street known as Trailbrook Drive shall incorporate a parkway to be five (5) feet in width on both sides of the street.

Section 8. Consideration of Alternate Plan by Plan Commission. On or about March 4, 2025, the Plan Commission did conduct a public hearing pursuant to the rules of the Plan Commission to consider the Alternate Plan and Secondary Development Plan for The Brooks at Vale Park – Phase Three, and after hearing Developer's arguments and evidence in support of the amendment, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Plan Commission for the City of Valparaiso, Indiana now finds and determines that the alternate plan to the 19 E-Lots, namely Lots E-69 through E-83 and E-97 through E-100 located in the Traditional Home Subdistrict set forth on Exhibit A hereto:

- (i) will not substantially affect the integrity of the Site Improvement Plans for the Property;
- (ii) is appropriate for the site and its surrounding;
- (iii) is compatible and consistent with the intent of the stated standards or Site Improvement Plans.

<u>Section 9.</u> <u>Severability.</u> The invalidity of any section, clause, sentence or provision of this amendment shall not affect the validity of any other part of this amendment which can be given effect without such invalid part or parts.

<u>Section 10.</u> <u>Effective Date.</u> This Alternate Plan and Secondary Development Plan - Phase Three shall be in full force and effect after its passage and approval by the Plan Commission for the City of Valparaiso.

APPROVAL

This Alternate Plan for Phas	se 3 Lot Standards and Secondary Development Plan – Phase
Three was approved by the Plan Co	ommission for the City of Valparaiso, Indiana this day
of, 2025.	
	Matt Evans, President
	Plan Commission City of Valparaiso

I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. *Todd A. Leeth*

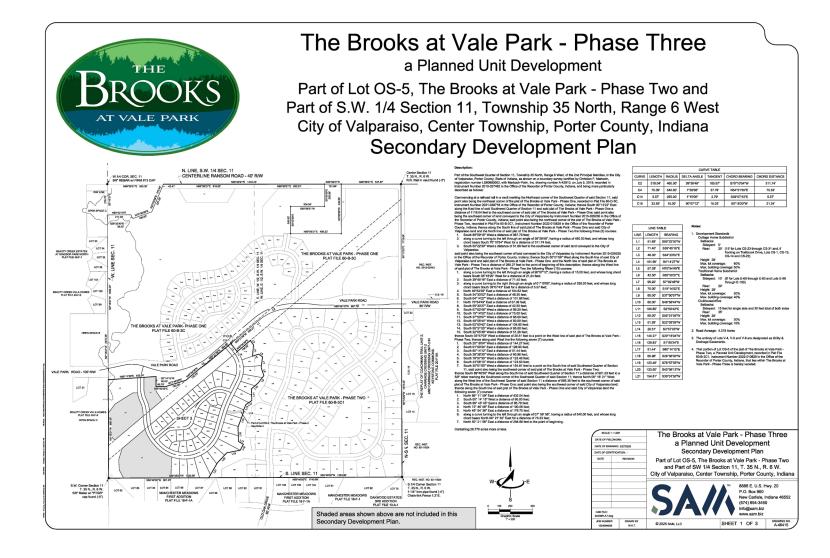
This Instrument Prepared By:

TODD A. LEETH LEETH LAW LLC 2700 VALPARAISO ST., #2412 VALPARAISO, INDIANA 46384



February 27, 2025

Https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Tango/TCW Development 19369/Beauty Creek Project -1/Phase 3 Lot Revisions - Flex Area + 10-2024/Documents/Amendment to Alt Plan for Phase 3 Lot Revisions 2025-02-24.docx



CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C2	318.04	460.00"	39"36"48"	165.67*	\$70°10′54°W	311.74
C4	75.39	540.00	7*59'58*	37.76	N54"21"55"E	75.33*
C14	5.57	255.00"	1*15'06*	2.79	\$39°07'43"E	5.57
C15	23.59*	15.00	90107121	15.03*	S5*18'20'W	21.24
C16	36.11	285.00	7*15'33*	18.06	S7"40"55"E	36.06
C17	1.59	280.00	0*19/29*	0.79	N4*12'53'W	1.597
C18	23.53	15.00	89"52'48"	14.97	S84*41'40'E	21,19
C19	5.92	195.00	1*44*24*	2.95	N38*5376*W	5.92
C20	75.89	345.00"	12"36"11"	38.10"	S10"21"14"E	75.74
C21	26.56*	280.00*	5*26'06*	13.29	S2*43*03*W	26.55"
C22	39.36'	280.00*	8*03*13*	19.71	84*01*37*E	39.33
C23	182.96	345.75	30*19'08"	93.67	N88*46*46*W	180.83*
C24	20.25	250.00	4"38'26"	10.13	873*56*25*E	20.24
C25	23.10"	250.00*	5*17'35*	11.56"	878*54*25*E	23.09'
C26	85.87"	250.00	19"40"50"	43.36	N88*36*22*E	85.45
C27	198.91	780.00*	14"36"40"	100.00*	N71*27'37*E	198.37
C30	64.26"	250.00	14"43"40"	32.31"	N56*47*27*E	64.09
C294	176.32	345.75	29*13'07*	90.12"	S87*19'47"E	174,41
C295	6.64"	345.75	1'06'01"	3.32	872*10*13*E	6.64"
C296	32.13	250.00	7*21'49*	16.09	810*14*12*W	32.11"
C296	28.60	250.00	6*33*17*	14.32	83°16'39"W	28.58
C298	98.17	250.00	22"30'00"	49.73	811*15'00"E	97.55
C298	98.17° 80.49°	250.00	18*26'52*	49.73	S11*15'00'E S13*16'34'E	97.55° 80.15°
	_	_				
C300	215.07	315.00"	39107111	111.92	\$23*36*44*E	210.92
C301	185.92"	315.00"	33*49*01*	95.75	S20*57*39*E	183.23'
C302	29.15"	315.00"	5"18"11"	14.59*	\$40°31°14°E	29.14"
C303	663.19	315.00"	120"37"41"	552.57	N76°30′50°E	547.31
C304	181.18	1000.00*	10"22'52"	90.84	N21*23*25*E	180.94"
C305	260.50*	225.00'	66*20'07*	147.05	N6*35*12*W	246.19
C306	82.65"	125.00"	37*53'00*	42.90	N68*51'06*E	81.15
C307	94.22	75.00	71"58'32"	54.47	N51"48"20"E	88.14"
C308	139.83	235.00*	34*06'32"	72.06	N32*51*50*E	137.78
C309	155.98"	150.00	59"34"46"	85.87	S79"41'59"W	149.05'
C310	30.66*	220.00	7*59'09"	15.36	\$3*59*34*W	30.64"
C311	86.397	220.00	22*30'00*	43.76	S11*15'00'E	85.84"
C312	88.57	280.00"	18'07'23"	44.66	N13*26*19*W	88.20
C313	87.69	285.00	17"37"47"	44.20	\$20°07'35'E	87.35
C314	26.48	15.00	101*08'56*	18.24	S79°30′56″E	23.17
C316	27.88	175.00	9*07*42*	13.97	N54*28*27*E	27.85
C316	55.23'	175.00	18"04"56"	27.85	N65*04'46*E	55.00*
C317	55.23'	175.00	18"04"56"	27.85	N86*09'42*E	55.00*
C318	43.64"	175.00	14"17"12"	21.93"	877*39'14"E	43.52"
C319	21.71'	15.00	82"54"31"	13.25	N68*02'07*E	19.86'
C320	32.23'	195.00	9"28"17"	16.15	N21"50'43"E	32.20
C321	187.61	195.00*	55"07"26"	101.78	N10°27'09"W	180.46'
C322	25.21"	15.00	96*18*13*	16.75	N22"21"31"W	22.35
C323	96.85	1030.00	5"23"15"	48.46	N23*05*58*E	96.81*
C324	30.85	1030.00	1"42"58"	15.43	N19"32"52"E	30.85
C325	44.76	1030.00	2"29"23"	22.38	N17"26"41"E	44.76"
C326	84.51"	285.00"	16*59'26*	42.57	N24"41"42"E	84.20
C327	84.51"	285.00	16*59'25*	42.57	N41°41'08°E	84.20
C328	84.51	285.00	16*59'26*	42.57	N58*40'34"E	84.20
C329	84.51	285.00	16*59'26*	42.57	N75*39'59*E	84.20
C330	84.51	285.00	16"59'26"	42.57	887*20'35'E	84.20
C330	84.51' 87.51'	285.00° 285.00°	16*59'26* 17*35'36*	42.57	887*20'35'E 870*03'04'E	84.20° 87.17°
			18*04'57*	44.10		87.17
C332	89.95*	285.00*	10 010	10.40	\$52*12'48"E	00.01
C333	24.37"	15.00	93"04'56"	15.83	S3"22'08"W	21.78
C234	66.12	100.00*	37"53'00"	34.32	N68*51'06*E	64.92
C335	54.85'	100.00*	31*25'40*	28.13"	N72*04'47*E	54.17
C336	54.85	100.00*	31"25"40"	28.13	N401391071E	54.17
C337	15.92"	100.00	9107131	7.98	N20"22'41"E	15.90'
C338	50.767	210.00"	13"51"00"	25.51"	N22'44'34'E	50.64"
C339	74.19'	210.00"	20*14'32"	37.49	N39"47"20"E	73.81*
C340	43.03	125.00	19"43"30"	21.73	N59"46"21"E	42.82
C341	86.95	125.00	39"51"16"	45.32	N89*33'44*E	85.21"
C342	70.60	280.00	14"26'47"	35.49	815*16*37*E	70.41
C342	70.83	280.00	18"26"52"	35.73	N13*16'34"W	70.53
C344	159.67	345.00"	26"31"00"	81.29	829°54'50"E	158.25'
C345	166.63	345.00"	27"40"22"	84.97	\$57*00*30*E	165.01"
C346	70.52	345.00"	11*42'39*	35.38	\$76°42'01"E	70.39

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C347	69.17"	345.00*	11"29"15"	34.70	\$88*17'58"E	69.05"
C348	66.27	345.00*	11"00"19"	33.24'	N90"27"16"E	66.16"
C349	66.27	345.00*	11"00"19"	33.24	N69*26'57"E	66.16"
C350	66.27	345.00*	11"00"19"	33.24	N58*26*39*E	66.16"
C351	75.77	345.00	12"35"00"	38.04"	N46"39"00"E	75.62
C352	75.75	345.00*	12"34"50"	38.03	N34"04"04"E	75.60'
C353	69.71	345.00*	11"34"40"	34.96"	N21"59"19"E	69.60*
C354	16.16"	970.00	0°57'17"	8.06"	N16"40"38"E	16.16"
C355	93.03"	970.00	5*29'43*	46.55	N19°54'08"E	93.00*
C356	66.55	970.00	3*55'52*	33.29	N24"36"55"E	66.54"
C357	5.42	255.00	1"13'05"	2.71"	N25"58"19"E	5.42*
C358	67.65	255.00	15"12'04"	34.03	N17"45'44"E	67.46*
C359	65.09*	255.00	14"37"27"	32.72	N2*50*59*E	64.91"
C380	65.09"	255.00	14"37"27"	32.72	N11*46*28*W	64.91"
C361	86.42"	255.00	19"25"00"	43.63*	N28"47"41"W	86.00*

LINE TABLE			
UNE	LENGTH	BEARING	
L22	39.46'	N73*48*01*W	
L23	25.00"	S49°54'36"W	

Deed of Dedication

The State of the Conference of the State of

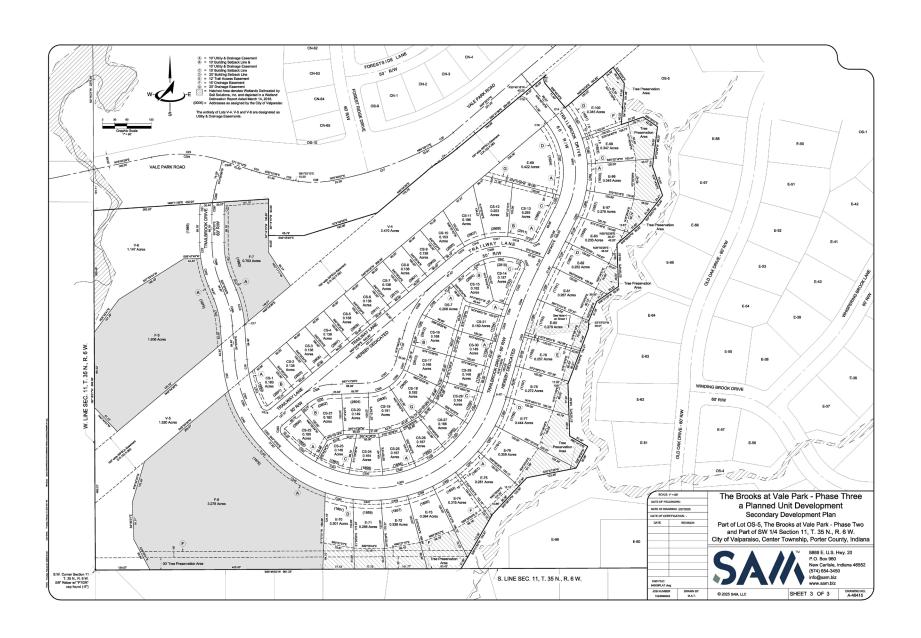
Included within this Secondary Development Plan is the real estate upon which the walking path is located and which is owned by the City of Valparasio pursuant to an Agreed Condemnation Judgment detail Newment's 2, 2015 and sourced December 7, 2015 as Document No. 2015-092525 and that centrals Agreed Condemnation Judgment dated December 2, 2015 and recorded December 7, 2015 as Document No.

The Brooks of Valle Park is further governed by Ordinance No. 2019-11, An Ordinance Establishing Planned Unit Development Districts for The Brooks at Valle Park adopted July 22, 2019 by the Common Council of the City of Valiparaiso, Indiana and recorded January 31, 2020 as Document No. 2020-02278 in the Office of the Recorder of Porter County, Indiana.

The operation and maintenance of certain areas within the Secondary Development Plan for The Brooks at Vale Park and specifically the Regional Storm Water Management District therein are covered by this certain Maintenance Agreement by and between VJW The Brook LLC, The Brooks Land, LLC, the City of Valparisio, and the Valparatio City Utilities dated Ordober 2, 2019.

Potions of The Brodes at Valle Plath Planned Unit Development shall faither be governed by coverants and restrictions which all the barried on all problems and a glorance originality. So, though you would be covered when well not seen that the destination and the problems and all promote originating. So, though you would be covered when well not expended the problems and coverant, restrictions, assessments and obligations on the land within the Secondary Development Plan, or to submit portions them of to the origination control and coverage or the seen of the problems.

Wilness our Hends and Seels thisday of	Witness our Hands and Seals this day of	, 20	Witness our Hands and Seeis this	sey of, 20	
V. Jacob Wagner, Marrager The Brooks Land, LLC Z Valpansiso, Indiana 46383	Valparaiso City Utilities 205 Billings Street Valparaiso, Indiana 46363		The Brooks at Vale Park Homeowners As 212 E. Lincohney Valparaiso, Indiana 46363	sociation, Inc.	
STATE OF INDIANA) SS: COUNTY OF PORTER)	STATE OF INDIANA) SS: COUNTY OF PORTER)		STATE OF INDIANA) SS: COUNTY OF PORTER)		
Before me, a Notary Public in and for the said County and State, personally appeared <u>V. Jacob Wagner, Manager</u> and acknowledged the execution of the foregoing as his voluntary act and deed for the purposes herein expressed.	Before me, a Notary Public in and for the said County an and acknowledged the executivat and deed for the purposes herein expressed.	nd State, personally appeared ion of the foregoing as his volunt	Before me, a Notary Public in and for the and administration administration and administration administration administration administration and administration administratio	ed the execution of the foregoing as his	ned voluntary
Witness my hand and Notarial Seel this day of, 20	Witness my hand and Notarial Seal this day of		Witness my hand and Notarial Seal this _	day of, 20	
[Notary Public's Signature]	[Notary Public's Signature]		[Notary Public's Signature]		
[Notary Public's' Printed Mame]	[Notary Public's' Printed Name]		[Notary Public's' Printed Name]		
Resident ofCounty.	Resident ofCounty.		Resident of Cour	ty.	
My Commission expires, 20	My Commission expires, 20		My Commission expires	, 20	
Commission No	Commission No		Commission No.	_	
Plan Commission Certificate Under authority product by Indiana Code 367-4, et see, enacted by the General Assembly of the following Code of the City of Volpezialos, this plan as given approval by the City as blob Approved by the Volpezialos and Code of the City of Volpezialos and a singular moving had on	e State of Indiana and Ordinance adopted This pic	ed thisday of	Public Works and Safety of the City of Valoaraiso fo	compliance with the Standards Manual,	and
President	_	, Katr	na Spence-Smock, member		
Executive Director	_	Bill	Deding, member		
Surveyors Certificate	ATTES	IT:	, Holly Taylor, Clerk-Treasurer		
 Christian F. Marbach, hereby certify that I am a Land Surveyor licensed in compliance with the libest of my lacontedge, this plat conforms to the requirements of the City of Valparaiso Unified Definition. Manual: that the markers and monuments shown on the plat actually exist; and that their location, shown. 	velopment Ordinance, and the Standards				
		SCALE: NIA	The Brooks at Vale	e Park - Phase Th	ree
		OF FIELDWORK		nit Development	
Christian F, Marbach, P.S. Reg. No. LS80880002 State of Incilana		OF DRAWING: 2/27/2025		evelopment Plan	
Outside Of Infolding	DAT	TE REVISION	Part of Lot OS-5, The Bro		e Two
				ction 11, T. 35 N., R. 6	
I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each social se required by law.	curity number in this document, unless		City of Valparaiso, Center To	ownship, Porter County	, Indiana
Christian F. Marbach, SAM, LLC			△ A A	▲™ 8888 E. U.S. Hwy.	20
				P.O. Box 960 New Carlisle, Indian	10550
		_		(574) 654-3450	na 4000Z
		IPLAT.dwg	*//\	info@sam.biz www.sam.biz	
		NUMBER DRAWN BY 04004509 M.A.T.	© 2025 SAM, LLC		RAWING NO. A-46415



Notice to Property Owners within 300 feet:

South side of Vale Park Road Between Windsor Tr. And Forest Ridge Dr.

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of the above-referenced property. A zoning matter concerning the above referenced property is on an upcoming Valparaiso Plan Commission agenda. Please review details herein.

Leeth Law LLC (Counsel) for The Brooks Land LLC (Petitioner) provides this Notice. A petition has been made to the Valparaiso Plan Commission to request an Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan for Phase 3 in The Brooks Subdivision located in the PUD Zoning District.

- 1. **PUDA25-001**, filed by Todd Leeth, Leeth Law LLC on behalf of The Brooks Land LLC, 2700 Valparaiso St, Valparaiso, IN 46384. The petitioner seeks an Alternate Plan for Phase 3 Lot Standards
- 2. **SSP25-001**, filed by Todd Leeth, Leeth Law LLC on behalf of The Brooks Land LLC, 2700 Valparaiso St, Valparaiso, IN 46384. The petitioner seeks a Secondary Development Plan for Phase 3.

Plainly speaking:

The Alternate Plan and Secondary Development Plan are included with this letter. The legal description of the above-referenced property is:

Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, Registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana.

The Plan Commission will conduct a public hearing on this matter, **Petition Number PUDA25-001 and SSP25-001** on <u>Tuesday, March 4, 2025, at 5:30pm</u> at Valparaiso City Hall (166 Lincolnway) in Council Chambers.

Interested persons desiring to participate in the public hearing process for this petition may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department <u>prior to</u> the hearing date (planningdepartment@valpo.us or City Hall address provided above). The meeting may be viewed live on the city's website (valpo.us), but public participation is <u>not</u> available via the website.

If you have questions about this petition or would like more information, please contact:

City of Valparaiso Planning Department

City Hall, 166 Lincolnway, Valparaiso, IN 46383

Phone: (219) 462-1161

Email: planningdepartment@valpo.us

Respectfully,

Todd A. Leeth, Leeth Law LLC (Counsel for Petitioner)

Affidavit of Proper Public Notice for Public Hearing

Todd A. Leeth, being duly sworn upon his oath, being of sound mind and legal age deposes and states:

- 1. That he is the Attorney for the petitioner of the property described in the attached notice which an application for an Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan for Phase 3 in the Brooks Subdivision has been filed before the Plan Commission of the City of Valparaiso, Indiana.
- 2. That on the 21st day of February, 2025 did mail at least ten (10) days prior to the scheduled Public Hearing, postage paid, by certified mail, returned receipt requested, a letter explaining the proposed variance, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.

Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, Registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana.

Total G. L	2/27/25
Petitioner	Date

Subscribed and sworn to before me this 27th day of February, 2025.

Notary Public

My Commission Expires:

Kimberly S. Werner
Notary Public, State of Indiana
Porter County
Commission Number NP0685608
My Commission Expires
May 20, 2032

Date

Parcel Number	Owner	Owner Address
64-09-11-377-072.000-004	ABC Development Inc	103 S 725 W Crown Point IN 46307
64-09-14-101-002.000-004	Bauswell Connie L	1952 Hampstead Ct Valparaiso IN 46385
64-09-10-483-016.000-004	Beauty Creek Villa Homes Property O	c/o 1st American Mgmt Co Inc 3408 Enterprise Ave Val
64-09-10-478-013.000-004		c/o 1st American Mgmt Co Inc 3408 Enterprise Ave Val
64-09-14-101-005.000-004	Behrend Robert J & Karen S	1852 Hampstead Ct Valparaiso IN 46385
64-09-11-377-068.000-004	Buchelt Stephen Paul & Diane Sue	7043 E 112th Ave Crown Point IN 46307
64-09-11-377-067.000-004	Butler Kevin Michael & Erin Joan	1517 N Bosworth Ave Apt 1 Chicago IL 60642
64-09-14-101-001.000-004	Chiarodo Michael D & Siegel Nanette	1954 Hampstead Ct Valparaiso IN 46385
64-09-11-352-005.000-004	Diamond Peak Homes LLC	1313 White Hawk Dr Crown Point IN 46307
64-09-11-377-061.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-352-002.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-302-040.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-352-004.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-14-101-006.000-004	Ely Rodney M & Tami Marie	1754 Hampstead Ct Valparaiso IN 46385
64-09-11-377-066.000-004	Emmert Steven L Revocable Declarati	2705 Old Oak Dr Valparaiso IN 46385
64-09-14-101-008.000-004	Gariup Matthew & Jennifer	2603 Manchester Dr Valparaiso IN 46385
64-09-14-103-009.000-004	Groves Reginald J & Adelheid	1753 Hampstead Ct Valparaiso IN 46385
64-09-14-103-005.000-004	Hauser Janet M Life Est	1853 Hampstead Ct Valparaiso IN 46385
64-09-11-377-070.000-004	Havyn Holdings LLC	1877 E Summit St Crown Point IN 46307
64-09-11-377-062.000-004	Hayvn Homes LLC	9421 Joliet St Saint John IN 46373
64-09-14-101-003.000-004	Herring W A Living Trust 1/2 & Herr	1856 Hampstead Ct Valparaiso IN 46385
64-09-14-102-001.000-004	Jones David S & Gina A	1955 Hampstead Ct Valparaiso IN 46385
64-09-11-377-069.000-004	JTD Investment Trust	713 N 200 E Valparaiso IN 46383
64-09-14-102-004.000-004	Kinsey John I & Sharonw	1857 Hampstead Ct Valparaiso IN 46385
64-09-11-353-001.000-004	Krueger Tom & Nicole	601 Erie St Valparaiso IN 46383
64-09-14-101-009.000-004	Kubiszak Robert M	2605 Manchester Dr Valparaiso IN 46385
64-09-10-483-002.000-004	Mitreski Kliment P & Misael Krusaro	1035 Stillwater Pkwy Crown Point IN 46307
64-09-14-101-010.000-004	Ostojic Daniel & Anita	2607 Manchester Dr Valparaiso IN 46385
64-09-14-101-007.000-004	Rossmann Brian S & Gilliana- Rossma	2601 Manchester Dr Valparaiso IN 46385
64-09-11-352-006.000-004	The Brooks at Vale Park Homeowners	212 Lincolnway Valparaiso IN 46383
64-09-11-377-074.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-327-005.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-352-013.000-004		212 Lincolnway Valparaiso IN 46383

64-09-11-328-001.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-377-022.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-302-002.000-004	Valparaiso City Utilities	205 Billings St Valparaiso IN 46383
64-09-11-351-005.000-004		205 Billings St Valparaiso IN 46383
64-09-11-351-004.000-004		205 Billings St Valparaiso IN 46383
64-09-14-101-004.000-004	Yelavarthi Krishna Kumari& Nageswar	1854 Hampstead Ct Valparaiso IN 46385

PETITION TO VALPARAISO PLAN COMMISSION

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

- To Rezone a Property from CA to RT
- ☐ To Approve a Primary Plat
- ☐ To Approve a Secondary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Planned Unit Development (PUD)

 Amendment
- ☐ To Approve a Minor Subdivision (public notice required post-decision)
- ☐ To Approve a Plat Amendment or Replat (public notice required post-decision
- ☐ To Appeal the Decision of the Plat Committee
- Other:

For Office Use Only:

Petition #: <u>RZ25 - 001</u>

Application Filing Fee: \$150 Ck # 1359

Meeting: 3/4/2025

Receipt # 65038

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
Property Address: 556 LOCUST 560 LOCUST (?) 562 LOCUST (?) Description of Location of Property: 500TH END OF LOCUST ST.	Subject Property fronts on the SOUTH side between (streets) UNION ST ON N RR TMCKS ON S Zoning District (Current): CA Zoning District (Proposed): RT
Parcel/Tax Duplicate Number(s): Lot 7-64 - 09 - 25 - 201 - 010, 000 - 004 Lot 6-64 - 09 - 25 - 201 - 012, 000 - 04	North: RT South: INH FUR East: West: P5 Present Use of Property: VACANT
Subdivision (If Applicable):	÷
	Proposed Use of Property: RESIDENTIAL
Dimensions of Property: Front: 269.28 Depth: 174.24	71.94

Property Area (sq. ft./acres): 40,532 50.FT. - .93 ACRE

PETITIONER INFORMATION
Applicant Name: NEIGHBORS CORP Address: 454 COLLEGE AVE. (PAUL SCHREINER(219-405-3070 & CARMEN VINCENT VALPARAISO, IN 46383 Phone: 219-465-3131 219-200-4079) Email: Schreiner 1927@Aol.com & CARMEN VINCENT @Project Neighbors. org
PROPERTY OWNER INFORMATION
Applicant Name: UNIVERSITY LUTHERAN Address:
Phone:
Email: MARK. VOLPATTI @VALPO. FDU
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO)
LOT 7 - SMITHS ADD LOT 7 BLK 13 DR 466 P503 LOT 6 - SMITHS ADD LOT 6 BLK 13 DR 466 P503 LUT 5 - SMITHS ADD LOT 5 BLK 13 LOT 4 - SMITHS ADD LOT 4 BLK 13
PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO)

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

Mark C. Volpotta

Signature of owner/Petitioner

Date

Printed name

Mark C. Volpath

Subscribed and sworn to before me this 5 day of February , 2025.

une 20,2030

Notary Public

AMY MATHEWS
Notary Public - Seal
Porter County - State of Indiana
Commission Number NP0741917
My Commission Expires Jun 20, 2030

My Commission Expires:

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

•	,	
Mark C. Volpoth , being states:	dully sworn upon his/her oath, being of sound mind and legal age depos	es and
1. That Wheren Universe subject of a Petition before		: is the
the Petition filed before the	Veighbors Corporation ("Petitioner") to seek the relief sour Plan Commission. Petitioner is further authorized to commit to any reason Plan Commission or proposed by the Petitioner.	
Mark C. Volgoth Property Owner		
Property Owner	Date	
Subscribed and sworn to before	me this 5 day of February, 2025.	
Notary Public		
My Commission Expires: 20, 2630 Date	AMY MATHEWS Notary Public - Seal Porter County - State of Indiana Commission Number NP0741917 My Commission Expires Jun 20, 2030	

Date



To the Valparaiso City Planning Commission,

EXECUTIVE DIRECTOR Carmen Vincent

COMMUNITY DIRECTOR Gregory Jones

> HOUSING DIRECTOR Cody Wilson

BOARD LEADERSHIP

Richard Sévère President Pat Terrell Vice-President

> Ken Luther Secretary Matt Puffer

> > Treasurer

BOARD MEMBERS

Tina Allen-Abulhassan Larry Baas Patrick Dalton Jan Jones Susannah Larson Ken Luther Matt Puffer Lois Reiner Rebecca Reiner Paul Schreiner Ed Senne George Terrell Willow Walsh Terrence Jamal Watkins

FRF COMMITTEE

Liz Wuerffel

Tina Allen-Abulhassan Greg Jones Richard Sévère Pat Terrell

Project Neighbors is interested in purchasing and developing the number 4, 5, 6, and 7 lots from Smith's addition. (See vicinity map below). We are in conversation with and will be purchasing the lots from The Office of The Lutheran University Association contingent on rezoning.

While remaining in compliance with all city developmental ordinances, Project Neighbors seeks to create 4 duplexes totaling 8 living units. Each unit is expected to have 3 bedrooms and total approximately 1200 sq/ft. We believe that by developing this land we will be vastly improving the appeal of this area while addressing an ever-growing need for cost-effective and attainable housing in our city, in accordance with the mission of Project Neighbors.

Thank you for your consideration,

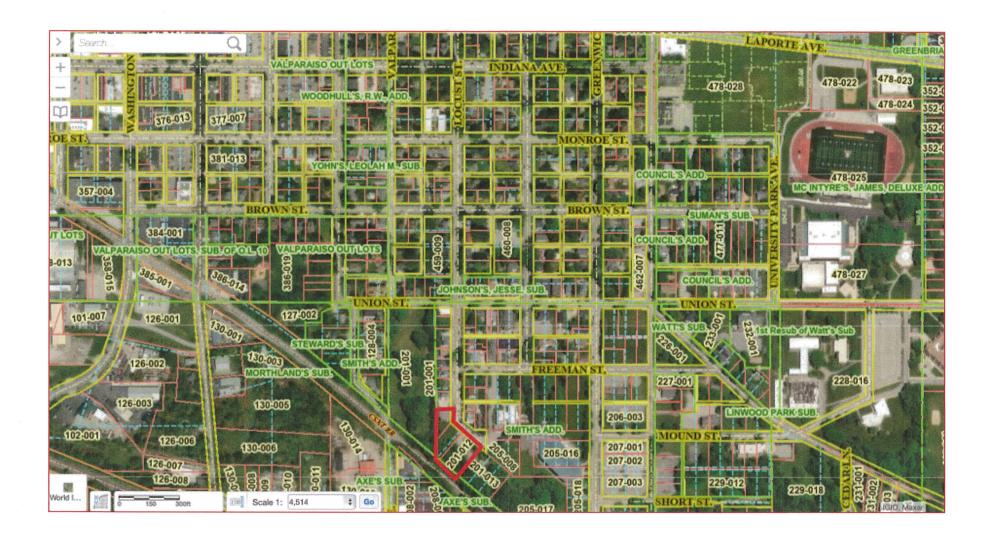
Cody Wilson

-Housing Director

Project Neighbors, Neighbors Broadcasting WVLP 103.1 FM, and Chiapas Building Project are projects of Neighbors Corporation, an Indiana not-for-profit corporation, which is recognized as a tax-exempt public charity pursuant to Section 501(c)(3) of the Internal Revenue Code. Donations made to public charities are tax deductible to the extent provided for in law. Please consult your tax advisor to determine the deductibility of your donation.

EIN: 35-1768550





CITY OF VALPARAISO PLAN COMMISSION PETITION RZ25-001

Notice to Property Owners within 300 feet of approximately 556-560 Locust Street

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of the above-referenced property. A zoning matter concerning the above-referenced property is on an upcoming Valparaiso Plan Commission agenda. Please review details herein.

Neighbors Corporation (Petitioner) provides this Notice. An application has been made to the Valparaiso Plan Commission to request the rezoning of Lots 4-7 in Block 13 in Smith's Addition. The current zoning is CA Campus. The proposed zoning is RT Residential Transition.

Plainly speaking: Neighbors Corporation (also known as Project Neighbors, a local nonprofit) would like the Valparaiso Plan Commission to recommend to the Valparaiso City Council that these lots be rezoned. The request is to change the zoning district designation of the above-referenced lots from CA Campus Zoning District (associated with Valparaiso University) to RT Residential Transition Zoning District, which is the zoning district of other properties in the neighborhood not associated with the university. The intention of the rezoning is for Neighbors Corporation to construct a two-unit residential structure on each of the four lots, totaling 8 living units.

An aerial image of the area with the properties highlighted is included with this letter.

The Plan Commission will conduct a public hearing on this matter, **Petition Number RZ25-001** on <u>Tuesday</u>, <u>March 4, 2025, at 5:30pm</u> at Valparaiso City Hall (166 Lincolnway) in Council Chambers.

Interested persons desiring to participate in the public hearing process for this petition 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). The meeting may be viewed live on the city's website (valpo.us), but public participation is not available via the website.

If you have questions about this petition or would like more information, please contact:

City of Valparaiso Planning Department

City Hall, 166 Lincolnway, Valparaiso, IN 46383

Phone: (219) 462-1161

Email: planningdepartment@valpo.us

Respectfully,

Executive Director of Project Neighbors

Neighbors Corporation

Affidavit of Proper Public Notice for Public Hearing

(To be presented to Plan Commission staff or attorney at Public Hearing)							
Cody Wilson, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:							
1. That he/she is the <u>agent</u> (agent, attorney, owner) of he property described in the attached notice which an application for a variance has been filed before the Board of Zoning Appeals of the City of Valparaiso, Indiana							
2. That on the 20 day of February , 2025 , did mail at least ten (10) days prior to the scheduled Public Hearing, postage paid, by certified mail, returned receipt requested, a letter explaining the proposed change, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.							
(Please attach legal description)							
List the name the address of all property owners who have received notification below:							
(Please print)							
Please Attach a copy of the Surrounding Property Owners List.							
Cody Wilson 2/20/2025							
Petitioner Date							
Subscribed and sworn to before me this 20 day of February , 2025 .							
Kathryn Gong Notary Public							
My Commission Expires:							
11/08/2025 Kritton Elizabeth Gong &							
Date Notary Public, State of Indiana Porter County Commission Number N90707424 New Commission Explose November 8, 2025							

Site Address	Homestead F	Legal Description	Parcel Number	Owner	Owner Address
	1				
458 Locust St Valparaiso IN 46383	False	Smiths Add N51 Lot 10 Blk 13	64-09-25-201-005.000-004	206 Beech LLC	399 Wilshire Ct Valparaiso IN 46385
753a Cyrus St Valparaiso IN 46383		Parc in Bl 24 Councils Add in NW NE 25-35-6 being 358 N of Centerline Brick St .107 A	64-09-25-252-013.000-004	Boender Rheanna	753 Cyrus St Valparaiso IN 46383
551 Locust St Valparaiso IN 46383	False	Smiths N1\2 Lots 4 & 5 Blk 4	64-09-25-205-001.000-004	Bradley Timothy J & Vukovic-Bradley	2701 Willowcreek Rd Unit 2612 Portage IN 46368
552 Locust St Valparaiso IN 46383	False	Smith Add S1/2 Lot 9 & N121/2 Lot 8 Blk 13	64-09-25-201-008.000-004	College Avenue Apartments LLC	PO Box 2365 Chesterton IN 46304
501 Freeman St Valparaiso IN 46383	True	Smiths Add S1/2 Lots 6 & 7 Blk 3 Mr119 P207	64-09-25-202-009.000-004	Earl Sandra Lee Trust	457 Locust St Valparaiso IN 46383
505 Freeman St Valparaiso IN 46383	False	Smiths Add Lot 8 Blk 3	64-09-25-202-010.000-004	Housing Opportunities Inc	2001 Calumet Ave Valparaiso IN 46383
403 Courtney St Valparaiso IN 46383	False	Axe's Sub Lot 7 & S1/2 Vac Alley On N Blk 2	64-09-25-208-005.000-004	Kelly Matt	PO Box 1460 Valparaiso IN 46384
405 Courtney St Valparaiso IN 46383	False	Axe's Sub Lot 8 & S1/2 Vac Alley On N Blk 2 Dr449 P181	64-09-25-208-006.000-004	Kelly Matthew T	PO Box 1460 Valparaiso IN 46384
753 Axe Ave Valparaiso IN 46383	False	Axe's Sub S53.56 Lts 1&3 Blk1 &Lts 2-5 Blk2&N1/2 Vac Aly & Vac Hattie St	64-09-25-208-002.000-004	Kotynski Robert	753 Axe Ave Valparaiso IN 46383
460 Locust St Valparaiso IN 46383	False	Smiths Add N1/2 Lot 9 Blk 13	64-09-25-201-007.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
559 Locust St Valparaiso IN 46383	False	Smith Add Lot 7 Blk 4	64-09-25-205-005.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
456 Locust St Valparaiso IN 46383	False	Smiths Add Lot 11 Blk 13	64-09-25-201-004.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
557 Locust St Valparaiso IN 46383	False	Smiths Add Lot 6 Ex N42 Blk 4	64-09-25-205-004.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
555 Locust St Valparaiso IN 46383	False	Smiths Add N42 Lot 6 Blk 4	64-09-25-205-003.000-004	Locustfield LLC	P.O. Box 1481 Portage IN 46368
458 1/2 Locust St Valparaiso IN 46383	True	Smiths Add Lot 10 Ex N51 Blk 13	64-09-25-201-006.000-004	Mannington Neville D & Jean A/H&W	458 1/2 Locust St Valparaiso IN 46383
455 B Locust St Valparaiso IN 46383	False	Smiths Add S1/2 N1/2 Lots 6 & 7 Ex E18.5 N12.5 Blk 3	64-09-25-202-008.000-004	Nava Juan I & Luz E/H&W	202 Burlington Beach Rd Valparaiso IN 46383
551 & 553 Morgan Blvd Valparaiso IN 46383	False	Stewards Subdivision Lot 6 ex pt rd ROW .23A	64-09-25-128-008.000-004	Neighbors Corp	454 S College Valparaiso IN 46383
553 Locust St Valparaiso IN 46383	False	Smiths Add S1/2 Lots 4 & 5 Blk 4	64-09-25-205-002.000-004	Neighbors Corporation	454 College Ave Valparaiso IN 46383
554 Locust St Valparaiso IN 46383	False	Smith Add Lot 8 Except N12 1/2 Ft Blk 13	64-09-25-201-009.000-004	Neighbors Corporation	454 College Ave Valparaiso IN 46383
751 Cyrus St Valparaiso IN 46383	True	Parc In N115 S Of Pitt RR & E Cyrus St Nw Ne 25-35-6 .49A	64-09-25-252-001.000-004	Nuss Vicki	751 Cyrus St Valparaiso IN 46383
653 Axe Ave Valparaiso IN 46383	False	Axe's Sub Blk 1 lot 2 & N66.8 Lot 1 & N17.72 Lot 3 & 194.14 strip RR ROW on N of lots NW NE 2	64-09-25-208-001.000-004	PHR Properties LLC	653 Axe Ave Valparaiso IN 46383
505 Don Hovey Valparaiso IN 46383	False	Councils Add E110 W209 Blk 24	64-09-25-252-008.000-004	Prisoner & Community Together Inc	2056 S State Road 2 Valparaiso IN 46385
651 Axe Ave Valparaiso IN 46383	False	Councils Add Part Of Blk 29 Desc Dr362 P16 1.655AC	64-09-25-130-014.000-004	Ralston Paving Corp	651 Axe Ave Valparaiso IN 46383
651 Axe Ave Valparaiso IN 46383	False	Councils Add Part Blk 29 Descdr 354 P174	64-09-25-130-015.000-004	Ralston Paving Corp	651 Axe Ave Valparaiso IN 46383
756 Cyrus St Valparaiso IN 46383	True	Axe's Sub Lots 9 & 10 & S1/2 Vac Alley On N Blk 2	64-09-25-208-007.000-004	Steel William R	756 Cyrus St Valparaiso IN 46383
556 Locust St Valparaiso IN 46383	False	Smiths Add Lot 7 Blk 13 Dr466 P503	64-09-25-201-010.000-004	University Lutheran Associnc Off Of	Kretzmann Hall Valparaiso IN 46383
558 Locust St Valparaiso IN 46383	False	Smith Add Lot 6 & W15 Lot 5 Blk 13 Dr466 P503	64-09-25-201-011.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
College Ave Valparaiso IN 46383	False	Smiths Add Lots 8-10 Blk 4	64-09-25-205-007.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Freeman College Valparaiso IN 46383	False	Smiths Add Lots 1-3 Blk 4	64-09-25-205-006.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Blk 12	64-09-25-205-017.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Lots 4 & 5 Ex N15 Blk 13	64-09-25-201-012.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
656 Greenwich St Valparaiso IN 46383	False	Smiths Add Lots 1-5 Blk 8	64-09-25-205-016.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
College Ave Valparaiso IN 46383	False	Smiths Add Blk 9 & St On S	64-09-25-205-008.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Lots 1-3 Blk 13	64-09-25-201-013.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Greenwich St Valparaiso IN 46383	False	Smiths Add Lots 6-8 Blk 5	64-09-25-205-013.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Union St Valparaiso IN 46383		Smiths Add Blk 13 W215 N Of RR 25-35-6 Maplewood Cem	64-09-25-201-001.000-004	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383
754 Cyrus St Valparaiso IN 46383	False	Axe's Sub Lot 1 Blk 2	64-09-25-208-003.000-004	Wolfe Lamont E Etal	756 Cyrus St Valparaiso IN 46383