



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

**Kyle Yelton,
President**

Citizen Member
appointed by Mayor
also on Plan Commission
Term 1/1/2022 to 12/31/2025

James Bilder

Citizen Member
appointed by Mayor
and not on Plan Commission
Term 1/1/2023 to 12/31/2026

**Paul Reed,
Vice President**

Citizen Member
appointed by Mayor
and not on Plan Commission
Term 1/1/2025 to 12/31/2028

Hannah Trueblood

Citizen Member
appointed by City Council
and not on Plan Commission
Term 1/1/2024 to 12/31/2027

Sarah Litke

Citizen Member
appointed by Plan Commission
from its membership
Term 1/1/2025 to 12/31/2025

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 Director**

**Mark Worthley,
Attorney**

Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, August 19, 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) – July 15, 2025
5. Old Business and Matters Tabled

VAR25-011 (Public Hearing closed 07/15/25)

A petition filed by Franciscan Alliance LLC c/o Leeth Law LLC. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): 5.303(E)(2) to allow a sign on the rooftop mechanicals screen as shown in information provided. The address is 250 Eastport Centre Drive. The zoning classification is BP Business Park.

SE25-001 and VAR25-006 (Public Hearing closed 07/15/25)

Petitions filed by Valparaiso Partners, LLC c/o William A. Ferngren, Esq. The petitioner requests a Special Use (2.516 to allow a multi-functional venue space on the rooftop areas of the building at 255 ½ Indiana Avenue) and a Development Standards variance (Table 9.205 for parking relief for proposed additional square footage/land uses requested on the property (255-259 Indiana Avenue)). The zoning classification is CP Central Place.

VAR25-013 (Public Hearing)

A petition filed by Aris Avanesian. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 2.302 to allow a privacy fence in the street side yard (per plan). The variance request incorporates three development standards variances – 6ft height, full opacity, and location. The address is 308 Michigan Avenue. The zoning classification is NC60 Neighborhood Conservation.

6. New Business

VAR25-016 (Public Hearing)

A petition filed by Vicki Valpatic. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 2.302 to allow a privacy fence in the street side yard (per plan). The variance request incorporates three development standards variances – 6ft height, full opacity, and location. The address is 1502 Lind Court North. The zoning classification is NC60 Neighborhood Conservation.

UV25-002 (Public Hearing)

A petition filed by Ray Property Holdings LLC c/o Vis Law. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Table 2.201B to allow a floral shop in an INH Heavy Industrial zoning district. The address is 551 Franklin Street.

(continued on following page)

VAR25-017 (Public Hearing)

A petition filed by Steven E. and Deborah Jo Davies. The petitioners request the following variances from the Valparaiso Unified Development Ordinance (UDO): from 3.501/3.403 to allow for a 3ft rear yard setback for building addition (per plan) and from 2.301 to allow driveway at property line. The address is 507 Napoleon Street. The zoning classification is NC60 Neighborhood Conservation.

VAR25-018 (Public Hearing)

A petition filed by Natalie Kijurna. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): from 2.303/3.501 to allow for a 3ft side yard setback for detached garage (per plan) and from 2.301 to allow driveway at property line. The address is 253 Plum Street. The zoning classification is NC60 Neighborhood Conservation.

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, September 16, 2025, 5:30 p.m.

The agenda packet will be posted on the city's website (Valpo.us) approximately one week prior to the meeting. 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 Communication Facility

For Office Use Only:

Petition #: **VAR 25-011**
Application Type: **DEV. STANDARDS**
Application Filing Fee: **\$ 150** **VAR**
Date Filed: **6 / 12 / 2025**
Meeting: **7 / 15 / 2025**

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address

Subject property fronts on the _____

3400 Mariposa Dr.
Valparaiso, Indiana 46383

side between (streets) Eastport Centre Dr.

& _____ State Rd. 49

Zoning District: BP – Business Park**PETITIONER INFORMATION**

Applicant Name:

Address:

Franciscan Alliance LLC

Phone:

219-250-6501

Email:

todd@leeth.law

c/o Leeth Law LLC
2700 Valparaiso Street, #2412
Valparaiso, Indiana 46384

PROPERTY OWNER INFORMATION

Applicant Name:

Address:

Same as Applicant

Phone:

Email:

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

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

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

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

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

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

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

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

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

STATE OF INDIANA)
)
COUNTY OF PORTER)

BEFORE THE BOARD OF ZONING APPEALS

FOR THE CITY OF VALPARAISO, INDIANA

Applicant:

Franciscan Alliance LLC

AMENDMENT

TO APPLICATION FOR

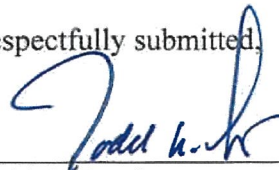
DEVELOPMENT STANDARDS VARIANCES

Comes now, Franciscan Alliance LLC (the “Applicant”), by counsel, Todd A. Leeth, Leeth Law LLC, and do hereby amend that certain Application for Development Standards Variances filed by the Applicant on June 12, 2025, (the “Application”) in the following respects:

1. The Applicant does hereby amend the Application for Development Standards Variance to revise the address of the subject property to 250 Eastport Centre Drive, Valparaiso, Indiana.

This Amendment to Application for Development Standards Variances made this 26th day of June, 2025.

Respectfully submitted,



Todd A. Leeth
LEETH LAW LLC
2700 Valparaiso Street, #2412
Valparaiso, Indiana 46384
Attorneys for Franciscan Alliance LLC

DEVELOPMENT STANDARD VARIANCE REQUESTS

Franciscan Alliance LLC

Maximum Horizontal Dimension	§11.502
To reduce the required maximum horizontal dimension and offsets to that shown per plan.	
Nonresidential Design Standards - Architectural Features	§11.503
To reduce architectural feature requirements (every 12ft) along west building elevation to that shown per plan.	
Nonresidential Design Standards - Transparency	§11.506
To reduce fenestration requirements (between 3ft and 8ft of ground floor façades) from 60% to 58% along east building elevation and from 30% to 0%) along west building elevation as shown per plan.	
Nonresidential Design Standards - Roof Lines	§11.508
To reduce roofline variation to that shown per plan.	
Signs	Article 5 (§5.303)(E)(2)
To allow a sign on building rooftop mechanicals screen as shown on the plans.	

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

SEE ATTACHED LEGAL DESCRIPTION

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

Proposed 45,150 square foot medical office building and related parking area improvements.

Legal Description

That part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying South of the centerline of the public highway commonly known as the LaPorte Road:

EXCEPT 14 acres off the East end thereof;

AND ALSO EXCEPTING THEREFROM parcel of land described as follows:

A part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, described as follows: Beginning on the West line of said Half-Half Quarter Section North 00 degrees 00 minutes 28 seconds West, 1,516.53 feet from the Southwest corner of said Half-Half Quarter Section; thence continuing North 00 degrees 00 minutes 28 seconds West, 627.90 feet along said West line, to the South boundary of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East; 380.01 feet along the boundary of S.R. 2, to the East line of the tract described above; thence South 00 degrees 01 minutes 45 seconds East, 153.48 feet along said East line; thence North 87 degrees 40 minutes 38 seconds West, 18.49 feet; thence South 81 degrees 01 minutes 15 seconds West, 126.57 feet; thence South 29 degrees 16 minutes 56 seconds West, 105.18 feet; thence south 18 degrees 02 minutes 16 seconds West, 188.57 feet; thence South 25 degrees 21 minutes 42 seconds West, 183.33 feet; thence South 70 degrees 14 minutes 03 seconds West, 51.16 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM:

A parcel of land in the Southwest Quarter of Section 20, Township 35 North, Range 5 West of the 2nd Principal Meridian, in Washington Township, Porter County, Indiana, being a portion of a parcel previously described in Warranty Deed of Mariposa of Indiana, Inc., recorded December 29, 2000 as Document Number 2000-032064, in the Office of the Recorder of Porter County, Indiana more particularly described as follows:

Commencing at the intersection of the South line of the Southwest $\frac{1}{4}$ (said line also being the North line Eastport Centre for Commerce and Industry, as per plat thereof, recorded in Plat File 23-A-6, in the Office of the Recorder of Porter County, Indiana) and the West line of the East 14 acres of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 20 (said West line also being the West line of Eastport Centre and the East line of said Mariposa parcel); thence North 00 degrees 00 minutes 06 seconds West, along said line, 1107.60 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 06 seconds West, along said line, 885.00 feet to the

North line of said Mariposa parcel; thence North 87 degrees 43 minutes 18 seconds West, along said North line, 18.49 feet; thence South 80 degrees 58 minutes 35 seconds West, along said North line, 126.57 feet to the Northwest line of said Mariposa parcel; thence South 29 degrees 14 minutes 16 seconds West along said Northwest line 105.18 feet; thence South 17 degrees 59 minutes 36 seconds West, along said Northwest line, 188.57 feet; thence South 25 degrees 19 minutes 02 seconds West, along said Northwest line, 183.33 feet; thence South 00 degrees 03 minutes 08 seconds East, parallel with and 50.75 East of the West line of said Mariposa parcel 429.04 feet; thence North 89 degrees 59 minutes 54 seconds East, at right angles with the West line of the East 14 acres of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, 331.14 feet to the point of beginning.

ALSO INCLUDING: A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the 2nd Principal Meridian, in Porter County, Indiana, described as follows: beginning at the Southeast corner of said West $\frac{1}{2}$ and running thence North 0 degrees 02 minutes 40 seconds West along the East line of said West $\frac{1}{2}$ 1080.7 feet to the Southerly line of State Road 49 thence South 27 degrees 05 minutes 55 seconds West 111.83 feet; thence South 19 degrees 53 minutes 49 seconds West 546.81 feet; thence South 26 degrees 20 minutes 21 seconds West 101.21 feet; thence South 17 degrees 48 minutes 30 seconds West, 392.31 feet to the South line of said West $\frac{1}{2}$; thence South 89 degrees 36 minutes 00 seconds East, 401.7 feet to the place of beginning.

AND ALSO: All that portion of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying South of the LaPorte Road (now known as State Road No. 2), EXCEPTING THEREFROM, the following described parcel of and, to wit:

A parcel of land in the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as beginning at a point on the center line of State Road No. 2, formerly known as Valparaiso-LaPorte Road, and the intersection of the West line of said West $\frac{1}{2}$, East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ of said Section 20, and running thence Easterly along the center line of said State Road, 371 feet; thence South parallel to the West line of said East $\frac{1}{2}$, 460 feet; thence Westerly parallel to the center line of said State Road, 371 feet; thence North 460 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land, to wit: A part of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, described as follows: Beginning at a point on the West line of said Half-Quarter

Section South 00 degrees 02 minutes 40 seconds East, 943.15 feet from the Northwest corner of said Half-Quarter Section which point of beginning is at the Northwest corner of the owner's land; thence North 89 degrees 52 minutes 08 seconds East, 370.98 feet along the North line of the owners' land to the corner of the owners' land; thence North 00 degrees 02 minutes 40 seconds West, 449.00 feet along the West line of the owners' land to the South edge of the pavement of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East 297.00 feet along the edge of said pavement to the East line of said Half-Quarter Section; thence South 00 degrees 00 minutes 28 seconds East, 646.90 feet along said East line; thence North 62 degrees 11 minutes 36 seconds West, 92.73 feet; thence South 57 degrees 14 minutes 42 seconds West, 521.47 feet; thence South 41 degrees 05 minutes 53 seconds West, 177.57 feet; thence South 27 degrees 05 minutes 55 seconds West, 65.73 feet to the West line of said Half-Quarter Section; thence North 00 degrees 02 minutes 40 seconds West, 629.37 feet along said West line to the point of beginning.

**CITY OF VALPARAISO
BOARD OF ZONING APPEALS**

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: Franciscan Alliance

Legal Description: Exhibit "A"

Location: 3900 Mariposa Dr.

Current Zoning: Business Park (BP) District
Petition: Development Standards Variances:

1. §11.502: To reduce the required maximum horizontal dimension and offsets to that shown per plan;
2. §11.508: To reduce roofline variation to that shown per plan;
3. §11.506: To reduce fenestration requirements (between 3ft and 8ft of ground floor façades) from 60% to 58% along east building elevation and from 30% to 0%) along west building elevation as shown per plan;
4. §11.503: To reduce architectural feature requirements (every 12ft) along west building elevation to that shown per plan;
5. Article 5: (§5.303(E)(2)) To allow a sign on building rooftop mechanicals screen as shown on the plans.

Case No.: VAR25-_____

FINDINGS OF FACT

1. The grant **will not** be injurious to the public health, safety, morals, and general welfare of the community because:

The variance to architectural features of a medical office building incorporating quality building materials with a variety of materials, colors, and textures is consistent with the goals of the Unified Development Ordinance in the Business Park (BP) District intent provisions; the design and architecture of the proposed design of the medical office building is not detrimental to the community where quality building materials are used with creative diversity which establishes and creates the intended appearance sought by the Article 11 - particularly Division 11.500 Nonresidential Design Standards. The proposed building does encourage the overall quality and character of the City and is consistent with community expectations with respect to

the character of proposed building and overall development has a visually appealing quality and character. The proposed building offers reasonable design standards that addresses the health, safety and welfare of the City's citizens, while balancing the legitimate development and commercial needs of the Petitioner.

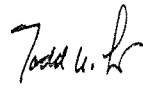
2. The use or value of the area adjacent to the property included in the variance **will not** be affected in a substantially adverse manner because:

The grant of the variance will not alter the essential character of the subject property and is consistent with the neighboring Eastporte Center industrial park community; the proposed building is consistent with the character and intent of the Unified Development Ordinance (§1.414B) which provides that the character of the Business Park (BP) District is intended to be an office park, with office buildings and limited light industrial uses in a landscaped suburban setting. The Business Park (BP) District is intended to provide an environment for a broad range of office uses and low-impact light industrial uses (§1.414C) which is consistent with Petitioner's professionally designed building including landscape buffers and attractive architecture with building facades that utilize a variety of materials and architectural features to create contrast and visual interest. The proposed sign location does not appear too large in scale with the building and overall site.

3. Strict application of the terms of the zoning ordinance **will** result in unnecessary hardships in the use of the property because:

The proposed sign location is appropriate in scope and scale for a large building elevation and significantly setback from Highway 49; the proposed site is adjacent to a large stand of trees within the highway right-of-way which would obstruct the visibility of the sign from the Highway 49 traveling public which is a major thoroughfare and significant factor contributing to the selection of the site for Petitioner's project; the subject property is unique in that it is a large parcel located adjacent to a major thoroughfare with an awkward traffic pattern to reach the site from the intersection of Highway 2 and Eastporte Center Drive and the granting of the variances will not create any negative impacts to the surrounding properties; the granting of the variances allows for more beneficial use of the subject property without detrimentally affecting safety or aesthetics; the circumstances and conditions existing on or about subject property which prevent conformance with the Unified Development Ordinance and requiring the variances are not self-created.

Respectfully submitted

Electronic Signature


By: _____

Todd A. Leeth
Leeth Law LLC
2700 Valparaiso St., #2412
Valparaiso, Indiana 46384
todd@leeth.law

Attorney for Petitioner

This Instrument Prepared By:

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



<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Foxtrot/Franciscan Alliance Inc - 2522-xx/3400 Mariposa Dr - 01/Documents/Findings of Fact - DSV Fran Alliance Arch Features + Sign 2025-06-04.docx>

Exhibit A

Legal Description

That part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying South of the centerline of the public highway commonly known as the LaPorte Road:

EXCEPT 14 acres off the East end thereof;

AND ALSO EXCEPTING THEREFROM parcel of land described as follows:

A part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, described as follows: Beginning on the West line of said Half-Half Quarter Section North 00 degrees 00 minutes 28 seconds West, 1,516.53 feet from the Southwest corner of said Half-Half Quarter Section; thence continuing North 00 degrees 00 minutes 28 seconds West, 627.90 feet along said West line, to the South boundary of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East; 380.01 feet along the boundary of S.R. 2, to the East line of the tract described above; thence South 00 degrees 01 minutes 45 seconds East, 153.48 feet along said East line; thence North 87 degrees 40 minutes 38 seconds West, 18.49 feet; thence South 81 degrees 01 minutes 15 seconds West, 126.57 feet; thence South 29 degrees 16 minutes 56 seconds West, 105.18 feet; thence south 18 degrees 02 minutes 16 seconds West, 188.57 feet; thence South 25 degrees 21 minutes 42 seconds West, 183.33 feet; thence South 70 degrees 14 minutes 03 seconds West, 51.16 feet to the point of beginning.

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Commencing at the intersection of the South line of the Southwest $\frac{1}{4}$ (said line also being the North line Eastport Centre for Commerce and Industry, as per plat thereof, recorded in Plat File 23-A-6, in the Office of the Recorder of Porter County, Indiana) and the West line of the East 14 acres of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 20 (said West line also being the West line of Eastport Centre and the East line of said Mariposa parcel); thence North 00 degrees 00 minutes 06 seconds

West, along said line, 1107.60 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 06 seconds West, along said line, 885.00 feet to the North line of said Mariposa parcel; thence North 87 degrees 43 minutes 18 seconds West, along said North line, 18.49 feet; thence South 80 degrees 58 minutes 35 seconds West, along said North line, 126.57 feet to the Northwest line of said Mariposa parcel; thence South 29 degrees 14 minutes 16 seconds West along said Northwest line 105.18 feet; thence South 17 degrees 59 minutes 36 seconds West, along said Northwest line, 188.57 feet; thence South 25 degrees 19 minutes 02 seconds West, along said Northwest line, 183.33 feet; thence South 00 degrees 03 minutes 08 seconds East, parallel with and 50.75 East of the West line of said Mariposa parcel 429.04 feet; thence North 89 degrees 59 minutes 54 seconds East, at right angles with the West line of the East 14 acres of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, 331.14 feet to the point of beginning.

ALSO INCLUDING: A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the 2nd Principal Meridian, in Porter County, Indiana, described as follows: beginning at the Southeast corner of said West $\frac{1}{2}$ and running thence North 0 degrees 02 minutes 40 seconds West along the East line of said West $\frac{1}{2}$ 1080.7 feet to the Southerly line of State Road 49 thence South 27 degrees 05 minutes 55 seconds West 111.83 feet; thence South 19 degrees 53 minutes 49 seconds West 546.81 feet; thence South 26 degrees 20 minutes 21 seconds West 101.21 feet; thence South 17 degrees 48 minutes 30 seconds West, 392.31 feet to the South line of said West $\frac{1}{2}$; thence South 89 degrees 36 minutes 00 seconds East, 401.7 feet to the place of beginning.

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A parcel of land in the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as beginning at a point on the center line of State Road No. 2, formerly known as Valparaiso-LaPorte Road, and the intersection of the West line of said West $\frac{1}{2}$, East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ of said Section 20, and running thence Easterly along the center line of said State Road, 371 feet; thence South parallel to the West line of said East $\frac{1}{2}$, 460 feet; thence Westerly parallel to the center line of said State Road, 371 feet; thence North 460 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land, to wit: A part of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 35

North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, described as follows: Beginning at a point on the West line of said Half-Quarter Section South 00 degrees 02 minutes 40 seconds East, 943.15 feet from the Northwest corner of said Half-Quarter Section which point of beginning is at the Northwest corner of the owner's land; thence North 89 degrees 52 minutes 08 seconds East, 370.98 feet along the North line of the owners' land to the corner of the owners' land; thence North 00 degrees 02 minutes 40 seconds West, 449.00 feet along the West line of the owners' land to the South edge of the pavement of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East 297.00 feet along the edge of said pavement to the East line of said Half-Quarter Section; thence South 00 degrees 00 minutes 28 seconds East, 646.90 feet along said East line; thence North 62 degrees 11 minutes 36 seconds West, 92.73 feet; thence South 57 degrees 14 minutes 42 seconds West, 521.47 feet; thence South 41 degrees 05 minutes 53 seconds West, 177.57 feet; thence South 27 degrees 05 minutes 55 seconds West, 65.73 feet to the West line of said Half-Quarter Section; thence North 00 degrees 02 minutes 40 seconds West, 629.37 feet along said West line to the point of beginning.

Vicinity Map

The map displays the proposed development site, highlighted in blue, situated near the intersection of I-10 and Sturdy Rd. Surrounding areas include various commercial and industrial zones, such as Porter's Vale Shopping Center and Washington Minor Sub. The map also shows major roads like US 30 and I-10, as well as local streets like Sturdy Rd, Laporte Ave, and Comeford Rd. A red circle is drawn around the proposed development site to indicate its location relative to the surrounding infrastructure.

Web Print: 06/06/2025

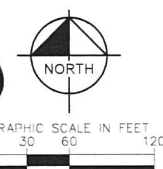
A horizontal number line is shown with tick marks at 0, 2,372, and 4,744. The word "Feet" is written at the right end of the line. The segment between 0 and 2,372 is white, and the segment between 2,372 and 4,744 is shaded black.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Call 811 
before you dig

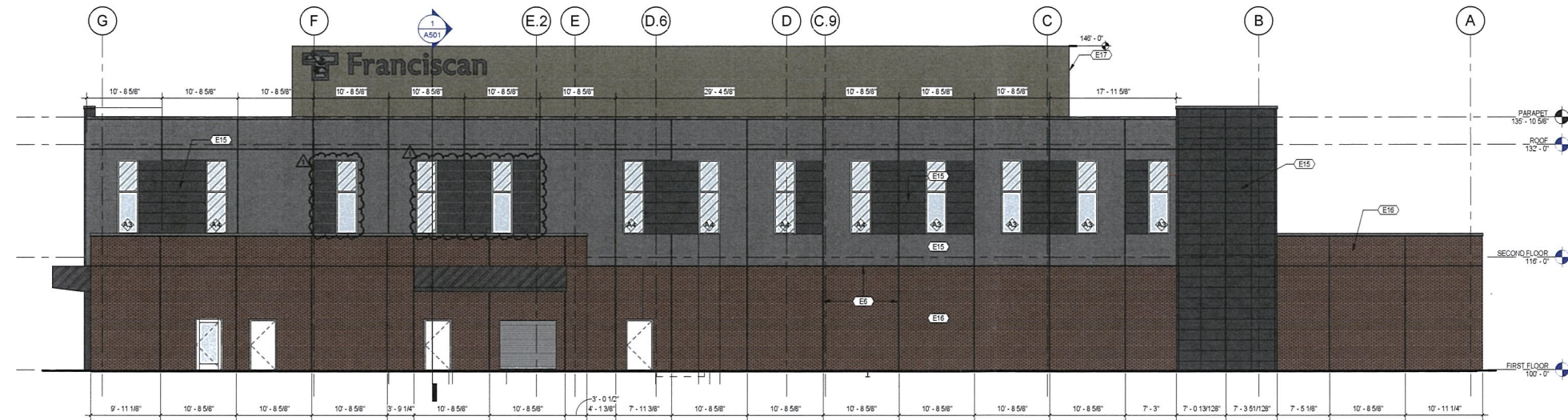


	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

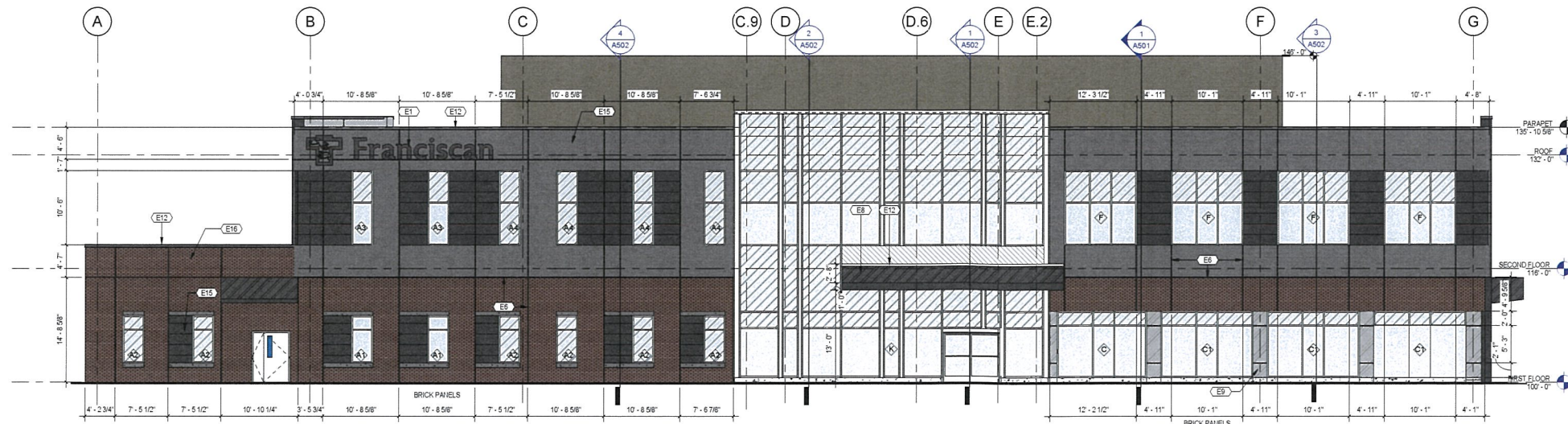
SITE ZONING	=	BP
SITE ACREAGE	=	40 AC ±
BUILDING AREA	=	±45,150 S
BUILDING HEIGHT	=	X FT
PARKING SPACES (STANDARD) REQUIRED	=	226 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	7 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	348 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	356 SPACE
BKE PARKING SPACES REQUIRED	=	
BKE PARKING SPACES PROVIDED	=	10 SPACES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

FRANCISCAN HEALTH VALPARAISO	OVERALL SITE PLAN			Kimley-Horn 80375 KIMLEY-HORN ASSOCIATES, INC. 550 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: AMS DRAWN BY: AMS CHECKED BY: AMS	RESPONSE TO COMMENTS INDOT SUBMITTAL RESPONSE TO COMMENTS	AMS AMS AMS No	03/04/25 03/25/25 05/16/25 DATE	BY
ORIGINAL ISSUE: 11-08-2024 KHA PROJECT NO. 170372002		SHEET NUMBER C3.0							



2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

Specific Elevation Notes	
E1	EXTERIOR SIGNAGE BY OWNER.
E6	1" PANEL JOINT.
E8	METAL PANEL SYSTEM.
E9	RAINSCREEN METAL PANEL SYSTEM.
E12	4" PREFINISHED ALUMINUM CORING WITH CONTINUOUS CLIPS ON BOTH SIDES. PROVIDE 1/4" MINIMUM SLOPE.
E15	NICHHA PANEL SYSTEM.
E16	THIN BRICK.
E17	SCREEN WALL.

EXTERIOR MATERIALS

	THIN BRICK
	RAINSCREEN METAL PANEL - "CHAMPAGNE BRONZE"
	REVEAL MOLDING METAL PANEL (AT WINDOWS & CANDORIES) - "STATUARY BRONZE"
	NICHHA PANEL - SANDSTONE SERIES - "AUTUMN BROWN"
	NICHHA PANEL - ILLUMINATION SERIES - "GRAPHITE"
	THIN BRICK LIME STONE HEADER AND SILL
	VISION GLASS
	SPANIREL GLASS



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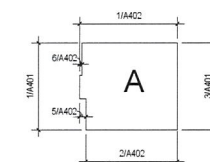
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A Project for:
Franciscan Health Valparaiso Medical Center
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO.	DATE
8013	05/07/2025
REV.	DATE
1 Response to Comments	05/16/25

Elevation Key



SET DESCRIPTION
For Construction Set
SHEET TITLE
Exterior Elevations
SHEET NUMBER

A401

5/16/2025 11:14:17 AM



2 North Elevation

1 South Elevation

Elevation Key

Specific Elevation Notes	
E6	1" PANEL JOINT.
E8	METAL PANEL SYSTEM.
E11	6" PREFINISHED ALUMINUM CORING WITH CONTINUOUS CLIPS ON BOTH SIDES PROVIDE 1/4" MINIMUM SLOPE.
E12	4" PREFINISHED ALUMINUM CORING WITH CONTINUOUS CLIPS ON BOTH SIDES PROVIDE 1/4" MINIMUM SLOPE.
E14	METAL FLASHING.
E15	NICHHA PANEL SYSTEM.
E16	THIN BRICK.
E17	SCREEN WALL.

EXTERIOR MATERIALS

	THIN BRICK
	RAINSCEEN METAL PANEL - "CHAMPAGNE BRONZE"
	REVEAL MOLDING METAL PANEL (AT WINDOWS & CANOPIES) - "STATUARY BRONZE"
	NICHHA PANEL - SANDSTONE SERIES - "AUTUMN BROWN"
	NICHHA PANEL - ILLUMINATION SERIES - "GRAPHITE"
	THIN BRICK LIME STONE HEADER AND SILL
	VISION GLASS
	SPANDREL GLASS



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A Project for:
Franciscan Health Valparaiso Medical Center
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO. 8013
DATE 05/07/2025

REV. DATE

SET DESCRIPTION
For Construction Set

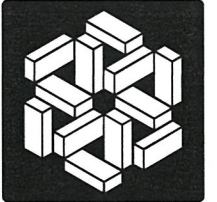
SHEET TITLE
Exterior Elevations

SHEET NUMBER

A402



Valparaiso Outpatient Center



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A Project for:
**Franciscan Health Valparaiso
Medical Center**
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO. 8013 | DATE 12/04/2024

REV. | DATE

SET DESCRIPTION
For Construction Set

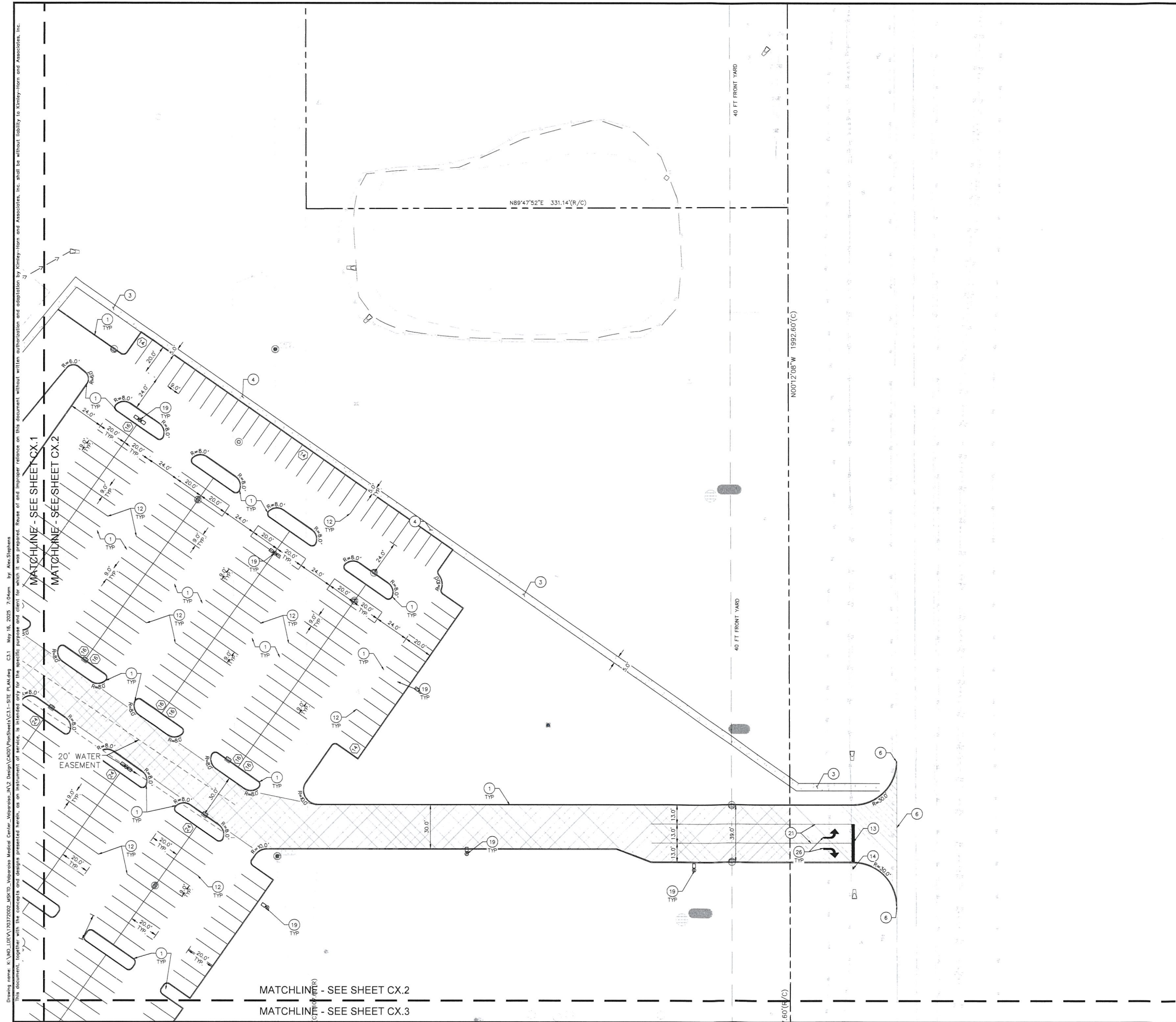
SHEET TITLE
Title Sheet

SHEET NUMBER

G101



Drawing name: K:\VIB\LEVA\170372002_18070_Volparaiso Medical Center_Volparaiso_JN2_Design\CA303\PlanSheet\C3.1-SITE PLAN.dwg C3.1 May 16, 2025 7:14pm by Alex Stephens
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GRAPHIC SCALE IN FEET
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PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2" WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. 4" WIDE THERMOPLASTIC PAVEMENT MARKING WHITE SOLID LINE, TYP.
22. 2' CURB TURNOUT (SEE DETAILS)
23. 3-FT TRANSITION CURB (SEE DETAILS)
24. CROSSWALK (SHALL BE WIDTH OF CROSSING, REFLECTIVE WHITE TRAFFIC PAINT, AND 24" WIDE BARS SPACED 24" APART.)
25. SCREENING WALL, REFER TO ARCHITECTURAL PLANS
26. DIRECTIONAL ARROWS, TYP.

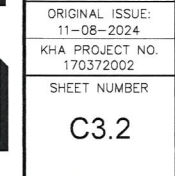
EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HAND/CAP SYMBOL		ELECTRICAL BOX		STORM DRAIN MANHOLE
	CABLE MANHOLE		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	CABLE PEDESTAL		ELECTRICAL METER		FIRE DEPT CONNECTION
	TELEPHONE PEDESTAL		ELECTRICAL MANHOLE		FIRE HYDRANT
	TELEPHONE HAND HOLE		ELECTRICAL TRANSFORMER		IRRIGATION VALVE
	TELEPHONE MARKER		GUY POLE/WIRE		POST INDICATOR VALVE
	TELEPHONE MANHOLE		POWER POLE		WELL
	FIBER OPTIC MARKER		TRAFFIC SIGNAL POLE		WATER METER
	SWALE		TRAFFIC MANHOLE		TREE / STUMP
	FENCE LINE		TOE OF SLOPE		TOE OF BANK
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		OVERHEAD ELECTRICAL
	STORM DRAIN		UNDERGROUND GAS		UNDERGROUND TELEPHONE
	WATER LINE		TREE LINE		

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

RESPONSE TO COMMENTS	AMS	03/04/25	DATE	BY
INDOT SUBMITTAL	AMS	03/25/25		
RESPONSE TO COMMENTS	AMS	05/16/25		
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SITE PLAN				
FRANCISCAN HEALTH VALPARAISO				
ORIGINAL ISSUE: 11-08-2024				
KHA PROJECT NO. 170372002				
SHEET NUMBER C3.1				



MATCHLINE - SEE SHEET CX.2
MATCHLINE - SEE SHEET CX.3

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	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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26. DIRECTIONAL ARROWS, TYP.

○ BOLLARD	○ MISC LID	○ YARD LIGHT
○ CROWN BENCH-MARK	○ MONITOR WELL	○ SANITARY CLEANSUIT
○ ROW MONUMENT	○ GAS MARKER	○ SANITARY MANHOLE
○ FLAG POLE	○ GAS METER	○ VENT PIPE
○ MAIL BOX	○ GAS VALVE	○ STORM CURB INLET
○ UTILITY POLE	○ AC UNIT	○ STORM INLET
○ POST	○ AREA LIGHT	○ STORM ROOF DRAIN
○ SOIL BORING	○ ELECTRICAL BOX	○ STORM DRAIN MANHOLE
○ HAND-CAIP SYMBOL	○ ELECTRICAL HAND HOE	○ STORM YARD DRAIN
○ SIGN	○ ELECTRICAL METER	○ FIRE DET. CONNECTION
○ CABLE MANHOLE	○ ELECTRICAL MANHOLE	○ FIRE HYDRANT
○ CABLE PEDESTAL	○ ELECTRICAL MARKER	○ IRRIGATION VALVE
○ TELEPHONE PEDESTAL	○ ELECTRICAL TRANSFORMER	○ POST INDICATOR VALVE
○ TELEPHONE HAND HOE	○ GUY POLE/WIRE	○ WELL
○ TELEPHONE MARKER	○ POWER POLE	○ WATER METER
○ TELEPHONE MANHOLE	○ TRAFFIC SIGNAL POLE	○ WATER VALVE
○ FIRE OPTIC MARKER	○ TRAFFIC MANHOLE	○ STOP / STUMP
○ $\times$ $\pm$ $\circ$ SWALE	○ ——— TS	○ TOP OF SLOPE
○ ——— FENCE LINE	○ ——— TB	○ TOP OF BANK
○ ——— SS ——— SANITARY SEWER	○ ——— OH	○ UNDERGROUND FIRE OPTIC
○ ——— S ——— STORM DRAIN	○ ——— HE	○ OVERHEAD ELECTRICAL
○ ——— W ——— WATER LINE	○ ——— GS	○ UNDERGROUND GAS
○ ——— L ——— TREE LINE	○ ——— TL	○ UNDERGROUND TELEPHONE

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

C3.3	SHEET NUMBER	KHA PROJECT NO. 170372002	ORIGINAL ISSUE: 11-08-2024	FRANCISCAN HEALTH VALPARAISO	SITE PLAN	Franciscan HEALTH	 ALEXANDER M. SMITH REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO LICENSE NO. 9686 NOT APPROVED FOR CONSTRUCTION <i>[Signature]</i>	SCALE: AS NOTED DESIGNED BY: AMS DRAWN BY: AMS CHECKED BY: AMS Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 LAFAYETTE BLVD., SUITE 300, COLUMBUS, OHIO 43260 PHONE: 614-221-9560 WWW.KIMLEY-HORN.COM	RESPONSE TO COMMENTS	INDOT SUBMITTAL RESPONSE TO COMMENTS	AMS AMS AMS	03/04/25 03/25/25 05/16/25	AMS AMS AMS		REVISIONS	No.	DATE	BY
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01 - GENERAL

G101	Title Sheet
G102	Sheet Index
G200	Life Safety Code Summary
G201	First Floor Life Safety Plan
G202	Second Floor Life Safety Plan

02 - CIVIL

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2	ALTA-TOPO SURVEY
3	ALTA-TOPO SURVEY
4	ALTA-TOPO SURVEY
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
C2.0	OVERALL EXISTING CONDITIONS AND DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C4.0	INITIAL EROSION CONTROL PLAN
C4.1	TEMPORARY EROSION CONTROL PLAN
C4.2	FINAL EROSION CONTROL PLAN
C4.3	EROSION CONTROL DETAILS
C4.4	SWPPP
C5.0	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
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C6.2	UTILITY PLAN
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C6.5	STORM PROFILES
C6.6	STORM PROFILES
C6.7	STORM PROFILES
C6.8	STORM PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
E101	LS-24-2182 SITE

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M9-1	HVAC CONTROL DIAGRAMS
M9-2	HVAC CONTROL DIAGRAMS
M9-3	HVAC CONTROL DIAGRAMS

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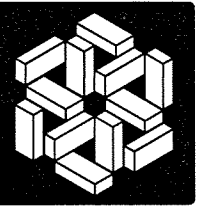
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E8-3	ELECTRICAL PANEL SCHEDULES
E8-4	ELECTRICAL PANEL SCHEDULES
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T2-1A	FIRST FLOOR TECHNOLOGY PLAN - AREA A
T2-1B	FIRST FLOOR TECHNOLOGY PLAN - AREA B
T2-2	SECOND FLOOR TECHNOLOGY PLAN - OVERALL
T2-2A	SECOND FLOOR TECHNOLOGY PLAN - AREA A
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T6-1	TECHNOLOGY ENLARGEMENTS
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T8-1	TECHNOLOGY DETAILS, DIAGRAMS AND SCHEDULES
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T8-4	TECHNOLOGY SCHEDULES

11 - MEDICAL EQUIPMENT

Q201A	FIRST FLOOR PLAN "AREA A" - MEDICAL EQUIPMENT
Q202A	SECOND FLOOR PLAN "AREA A" - MEDICAL EQUIPMENT
Q202B	SECOND FLOOR PLAN "AREA B" - MEDICAL EQUIPMENT
Q301	MEDICAL EQUIPMENT DETAILS
Q302	MEDICAL EQUIPMENT DETAILS
Q303	MEDICAL EQUIPMENT DETAILS
Q304	MEDICAL EQUIPMENT DETAILS
Q305	MEDICAL EQUIPMENT DETAILS
Q306	MEDICAL EQUIPMENT DETAILS
Q307	MEDICAL EQUIPMENT DETAILS



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A Project for:
**Franciscan Health Valparaiso
Medical Center**
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO 8013	DATE 12/04/2024
REV	DATE

SET DESCRIPTION
For Construction Set

SHEET TITLE
Sheet Index

SHEET NUMBER

G102



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REV. | DATE

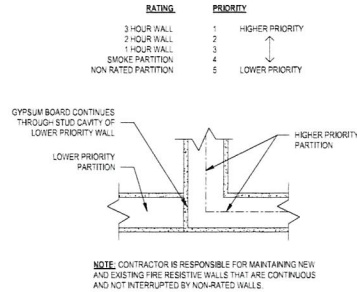
SET DESCRIPTION
For Construction Set

SHEET TITLE
Life Safety Code
Summary

SHEET NUMBER

G200

Rated Wall Priority



Fire Stopping and Fire Proofing

- FIRESTOPPING DETAILS ILLUSTRATED SHOW TYPICAL CONDITIONS OF PENETRATING ITEMS. IT IS NOT THE INTENT TO SHOW ACTUAL SPECIFIC PROJECT CONDITIONS OR ALL POSSIBLE COMBINATIONS OF PENETRATING ITEMS WITH ALL TYPES OF PARTITIONS, FLOOR OR ROOF CONSTRUCTION.
- EACH FIRESTOPPING SYSTEM IS TO BE INSTALLED PER APPLICABLE U.L. SYSTEMS AND ITS INSTALLATION REQUIREMENTS IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES INC. TYPE RESISTANCE DIRECTORY - VOLUME II.
- FIRESTOPPING IS REQUIRED AT:
 - ALL PENETRATIONS OF FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION AND FIRE/SMOKE RESISTANCE WALLS AND PARTITIONS RESULTING FROM WORK OF ALL TRADES.
 - ALL JOISTS AND JOINTS AT TOP AND BOTTOM OF ALL FIRE/SMOKE RESISTIVE WALLS AND FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION.
 - ALL CONTROL/EXPANSION JOINTS IN ALL FIRE/SMOKE RESISTIVE WALLS AND PARTITIONS AND FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION.
 - ALL PENETRATIONS AND JOISTS RESULTING FROM WORK OF ALL TRADES USING THE SAME U.L. SYSTEM REQUIREMENTS FOR A ONE-HOUR RATING.
 - ALL PENETRATIONS AND JOISTS RESULTING FROM WORK OF ALL TRADES AND ALL JOINTS AT TOP AND BOTTOM OF ALL NON-RATED CORRIDOR PARTITIONS WHERE PARTITIONS EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK AND COMPLYING TO DETAILS CONTAINED IN THESE DOCUMENTS USING THE SAME U.L. SYSTEM REQUIREMENTS FOR ONE-HOUR RATING.
 - ALL CONTROL/EXPANSION JOINTS OCCURRING IN NON-RATED WALL, PARTITION, FLOOR/ROOF CONSTRUCTION USING THE SAME U.L. SYSTEM REQUIREMENTS FOR A ONE-HOUR RATING.
- FOR NEW CONSTRUCTION WHERE THE CONDITION DOES NOT MEET THE REQUIREMENTS OF A U.L. SYSTEM, THEN OBTAIN AN ENGINEERING JUDGEMENT AS OUTLINED BELOW:
 - WHERE OPENINGS AROUND PENETRATING ITEMS IN EXISTING WALLS, PARTITIONS, FLOORS AND ROOFS DO NOT MEET U.L. SYSTEM REQUIREMENTS, THEN THE OPENING SHALL BE INFILLED BY THE GENERAL CONTRACTOR WITH MATCHING WALL, PARTITION, FLOOR OR ROOF CONSTRUCTION MATERIALS TO COMPLY WITH THE ANNULAR OPENING SIZE REQUIREMENT OF THE U.L. SYSTEM. WHERE THE OPENING CANNOT BE CLOSED DUE TO QUANTITY AND TYPE OF PENETRATING ITEMS, THEN THE FIRESTOPPING CONTRACTOR SHALL OBTAIN AN ENGINEERING JUDGEMENT/RECOMMENDATION OF THE U.L. SYSTEM TO BE USED FROM THE ENGINEERING DEPARTMENT OF THE MANUFACTURER OF THE FIRESTOPPING MATERIALS. THIS JUDGEMENT SHALL BE VERIFIED BY UNDERWRITERS LABORATORIES. THE ENGINEERING JUDGEMENT AND THE U.L. VERIFICATION SHALL BE SUBMITTED AS WRITTEN AND/OR GRAPHIC DOCUMENTATION.
- FIREPROOFING

THESE NOTES APPLY TO ALL TYPICAL CONDITIONS WITHIN THIS PROJECT. CONTACT THE ARCHITECT FOR ANY ADDITIONAL INFORMATION OR CLARIFICATIONS AFTER REVIEW OF THE CODE SUMMARY AND FIRE RATING DIAGRAMS.

 - ALL STRUCTURAL STEEL TO BE INSTALLED WITH FIREPROOFING CONSISTING OF EITHER SPRAYED-ON FIRE PROOFING OR INTUMESCENT FIREPROOFING AS SPECIFIED. STRUCTURAL STEEL INCLUDES ALL VERTICAL TRUSS BRACING AND HES UNLESS AT ALL INTERIOR BEARING WALLS.
 - ALL CONCEALED STEEL TO BE PROTECTED WITH SPRAYED-ON FIREPROOFING. ALL BASEMENT STEEL TO RECEIVE SPRAYED-ON FIREPROOFING WHERE EXPOSED TO VIEW.
 - ALL EXPOSED STEEL TO BE PROTECTED WITH INTUMESCENT FIREPROOFING COMPLETE WITH COLORED OR OAT AS SCHEDULED (OCCUPIED AREAS INCLUDING CURTAIN WALL, LOUNGES, VESTIBULES AND LOBBIES).
 - FIREPROOFING AND FIRESTOPPING CONTRACTORS TO CONFORM THE ASSOCIATED ARCHITECTURAL AND STRUCTURAL ASSEMBLY U.L. FIRE RATINGS. CONTRACTORS TO SUPPLEMENT ADDITIONAL FIREPROOFING MATERIALS AS REQUIRED TO MEET THE SCHEDULED FIRE RATINGS.
 - STRUCTURAL STEEL FIRE RATINGS SHOULD NOT BE INCLUSIVE OF ANY SURROUNDING ARCHITECTURAL COMPONENTS.

Life Safety Legend

- 2 HOUR FIRE BARRIER (Vertical Openings / Occupancy Separation)
- 2 HOUR FIRE BARRIER (Exit Passageways / Horizontal Exit)
- 1 HOUR FIRE BARRIER (Hazardous Rooms)
- SMOKE BARRIER WALL (1 Hour Rated Walls, 20 Min. Rated Doors)
- SMOKE PARTITION (Hazardous Rooms)
- TRAVEL DISTANCE (Distance to Exit)
- SUITE (Bounding walls to be Smoke Resistant)
- SMOKE TIGHT EXIT ACCESS CORRIDOR (Non-Rated Corridors, Hazardous Areas)
- NFPA 101 LIFE SAFETY CODE (2012) CHAPTER 38 (New Business Occupancy)
- EXIT
- MANUAL FIRE ALARM PULL STATION
- STANDPIPE OUTLET
- FIRE EXTINGUISHER

Life Safety Code Summary

APPLICABLE CODES:
BUILDING/DWELLING CODE: 2014 Indiana Building Code (IBTC IBC 13-0.6)
STRUCTURAL CODE: 2014 Indiana Building Code (2012 IBC, ASCE 7-10, ASCE 8-10, ASCE 11-10, ASCE 17-10, ASCE 22-10, ASCE 24-10, ASCE 28-10, ASCE 31-10, ASCE 33-10, ASCE 35-10, ASCE 36-10, ASCE 38-10, ASCE 40-10, ASCE 41-10, ASCE 43-10, ASCE 45-10, ASCE 47-10, ASCE 49-10, ASCE 51-10, ASCE 53-10, ASCE 55-10, ASCE 57-10, ASCE 59-10, ASCE 61-10, ASCE 63-10, ASCE 65-10, ASCE 67-10, ASCE 69-10, ASCE 71-10, ASCE 73-10, ASCE 75-10, ASCE 77-10, ASCE 79-10, ASCE 81-10, ASCE 83-10, ASCE 85-10, ASCE 87-10, ASCE 89-10, ASCE 91-10, ASCE 93-10, ASCE 95-10, ASCE 97-10, ASCE 99-10, ASCE 101-10, ASCE 103-10, ASCE 105-10, ASCE 107-10, ASCE 109-10, ASCE 111-10, ASCE 113-10, ASCE 115-10, ASCE 117-10, ASCE 119-10, ASCE 121-10, ASCE 123-10, ASCE 125-10, ASCE 127-10, ASCE 129-10, ASCE 131-10, ASCE 133-10, ASCE 135-10, ASCE 137-10, ASCE 139-10, ASCE 141-10, ASCE 143-10, ASCE 145-10, ASCE 147-10, ASCE 149-10, ASCE 151-10, ASCE 153-10, ASCE 155-10, ASCE 157-10, ASCE 159-10, ASCE 161-10, ASCE 163-10, ASCE 165-10, 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1935-10, ASCE 1937-10, ASCE 1939-10, ASCE 1941-10,



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1715 Magnavox Way
Fort Wayne, IN 46804
260.432.9337
www.msktd.com

930 North Meridian
Indianapolis, IN 46204
317.917.1190



A Project for:
**Franciscan Health Valparaiso
Medical Center**
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO. 8013	DATE 12/04/2024
REV	DATE

SET DESCRIPTION
For Construction Set

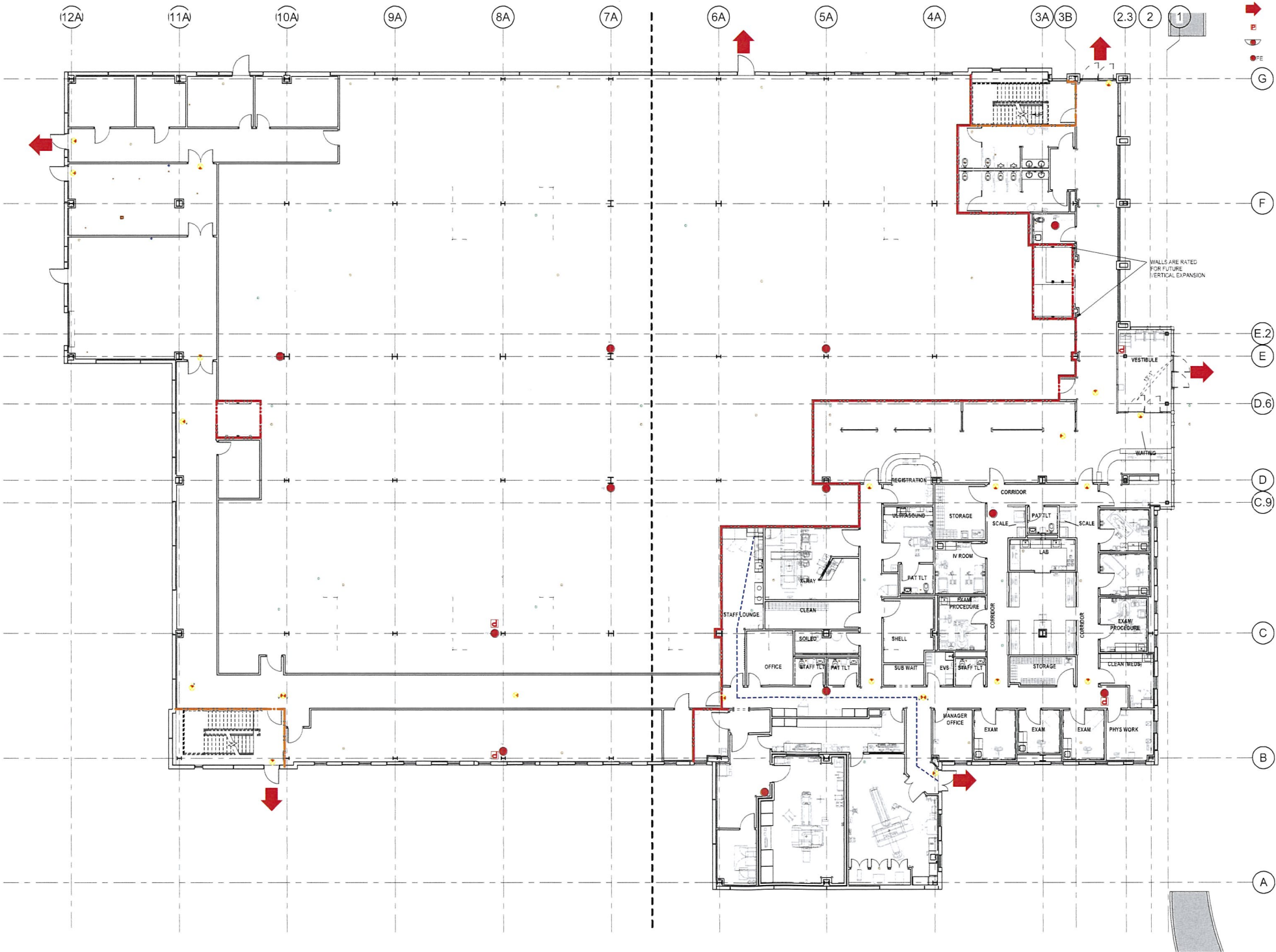
SHEET TITLE
First Floor Life Safety
Plan

SHEET NUMBER

G201

Life Safety Legend

- 2 HOUR FIRE BARRIER (Vertical Openings / Occupancy Separation)
- 2 HOUR FIRE BARRIER (Exit Passageways / Horizontal Exit)
- 1 HOUR FIRE BARRIER (Hazardous Rooms)
- SMOKE BARRIER WALL (1 Hour Rated Walls, 20 Min. Rated Doors)
- SMOKE PARTITION (Hazardous Rooms)
- TRAVEL DISTANCE (Distance to Exit)
- SUITE (Bounding walls to be Smoke Resistant)
- SMOKE TIGHT EXIT ACCESS CORRIDOR (Non-Rated Corridors, Hazardous Areas)
- NFPA 101 LIFE SAFETY CODE (2012) CHAPTER 38 (New Business Occupancy)
- EXIT
- MANUAL FIRE ALARM PULL STATION
- STANDPIPE OUTLET
- FIRE EXTINGUISHER



First Floor Life Safety Plan
3/32" = 1'-0"

B OCCUPANCY
UNLICENSED



**MSKTD
& Associates**

Architecture | Engineering | Interior Design

1715 Magnolia Way
Fort Wayne, IN 46804
260.432.9337
www.msktd.com

930 North Meridian
Indianapolis, IN 46204
317.917.1190



A Project for:
**Franciscan Health Valparaiso
Medical Center**
3310 LaPorte Ave
Valparaiso, IN 46383

PROJECT NO. 8013	DATE 12/04/2024
REV.	DATE

SET DESCRIPTION
For Construction Set

SHEET TITLE
Second Floor Life Safety Plan

SHEET NUMBER

G202

Life Safety Legend

- 2 HOUR FIRE BARRIER (Vertical Openings / Occupancy Separation)
- 2 HOUR FIRE BARRIER (Exit Passageways / Horizontal Exit)
- 1 HOUR FIRE BARRIER (Hazardous Rooms)
- SMOKE BARRIER WALL (1 Hour Rated Walls, 20 Min. Rated Doors)
- SMOKE PARTITION (Hazardous Rooms)
- TRAVEL DISTANCE (Distance to Exit)
- SUITE (Bounding walls to be Smoke Resistant)
- SMOKE TIGHT EXIT ACCESS CORRIDOR (Non-Rated Corridors: Hazardous Areas)
- NFPA 101 LIFE SAFETY CODE (2012) CHAPTER 38 (New Business Occupancy)
- EXIT
- MANUAL FIRE ALARM PULL STATION
- STANDPIPE OUTLET
- FIRE EXTINGUISHER



Second Floor Life Safety Plan
3/32" = 1'-0"

12/4/2024 5:03:25 PM

200

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

FILED

JUN 13 2025

For Office Use Only:

Petition #: SE 25-001

Application Type: SPECIAL USE

Application Filing Fee: \$200.00

Date Filed: 6 / 13 / 25 (H)

Meeting: 7 / 15 / 2025

CK # 7260

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

255-1/2 Indiana Avenue
Valparaiso, Indiana 46383

Clerk-Subject property fronts on the south

side between (streets) Campbell

& Napoleon

Zoning District: CP

PETITIONER INFORMATION

Applicant Name:

Valparaiso Partners, LLC c/o William A. Ferngren, Esq.

Phone:

219-771-0155

Email:

bill@ferngrenlaw.com

Address:

570 Vale Park Road, Suite B
Valparaiso, Indiana 46385

PROPERTY OWNER INFORMATION

Applicant Name:

same as petitioner

Phone:

same as petitioner

Email:

same as petitioner

Address:

same as petitioner

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

Article: II Section: 2.516 Paragraph: X Item:

Article: Section: Paragraph: Item:

Article: Section: 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 3 and 2 1/4 feet on the East side of Lot 3 of a vacated alley in Block 37 as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, Lot 4 in Block 37; all that part of Lot 5 in Block 37 lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, a parcel 66 feet in width off the East of that part of Out Lot 16 of the Original Survey of Out Lots to Valparaiso lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 203, in the Office of the Recorder of Porter County, Indiana.

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

The petitioner is seeking to roof top area of the building to create a multi-functional venue space which is considered a place of public assembly. A place of public assembly is a Special Use in the CP zoning district and pursuant to Section 2.516(E) is permitted so long a the place of public assembly is not located on the ground floor of the building. No portion of the place of public assembly will be located on the ground floor, but rather on the roof top areas of the building.

The petitioner intends to utilize the rooftop to create a community rental space for a range events and gatherings. The space will include two restrooms, a retractable roof, and an outdoor covered bar area. The proposed design and materials will include glass bifold doors along the entire perimeter which will allow complete openness or enclosure. An aluminum-polycarbonate retractable roof with the ability to slide from left to right, collapsing when fully open is proposed. Future plans are also to utilize the upper portions of the roof, similar to other uses in the downtown area, to allow for a third level of seating. An additional staircase would then be added to connect the upper rooftop section.

Special Exception/Special Use
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner Submits that:

- A. The special use will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory because:

No portion of the place of public assembly will be located on the ground floor of any building pursuant to the limitations imposed by Section 2.516(E) of the UDO. The proposed use is consistent with other uses in the downtown area.

- B. There is no practicable alternative location where the use is permitted as-of-right within one-quarter mile of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of providing a needed community service to a population that has limited mobility because:

There is not other alternative location available which allows for or make such space available for use by the public in the same manner. The property is better suited to meet the needs of the public for access and use of the facility than any others in the area.

- C. The approval of the special use will not create a critical mass of similar special uses that is likely to tend to discourage permitted uses by making the vicinity less desirable for them because:

While there are a few roof top experiences in the downtown, there are not many and none offering the use of the space in the same manner as the petitioner.

- D. The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district unless the special use is temporary and the duration of the use is limited to minimize the impact because:

(Include any proposed conditions of approval to ensure that this requirement is satisfied.)

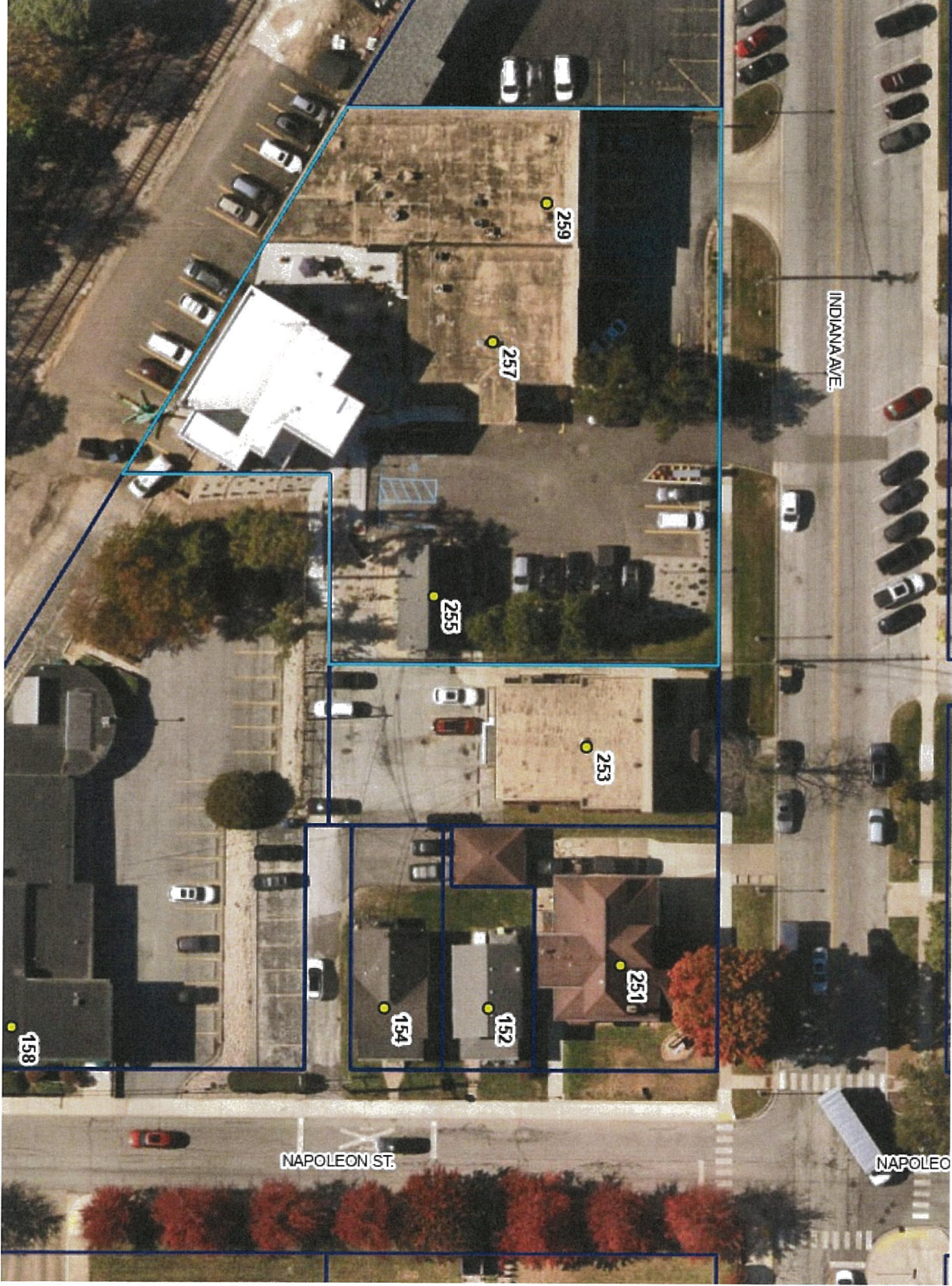
The proposed location of the place of public assembly is located within an overall development consisting of three separate buildings surrounding the use on all sides. The location is also in the downtown area and will not be discernable from other uses in the area.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.

SITE PLAN IN CONTEXT



SITE PLAN



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

FILED

K# 65795

APR 16 2025

Hollister

Clerk-Treasurer

For Office Use Only:

Petition #: **VAR25-006**

Application Type: **DEV. STAND.**

Application Filing Fee: **\$150**

Date Filed: **04 / 16 / 2025 orig.**

Meeting: **05 / 20 / 2025**

07 / 15 / 2025

late rev.

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

259 Indiana Avenue 255-259
Valparaiso, Indiana 46383

(encompassing 255, 255 1/2, 257, 259)

Subject property fronts on the south

side between (streets) Campbell

& Napoleon

Zoning District: CP

PETITIONER INFORMATION

Applicant Name:

Valparaiso Partners, LLC c/o William A. Femgren, Esq.

Phone:

219-771-0155

Email:

bill@femgrenlaw.com

Address:

570 Vale Park Road, Suite B
Valparaiso, Indiana 46385

PROPERTY OWNER INFORMATION

Applicant Name:

same as petitioner

Phone:

same as petitioner

Email:

same as petitioner

Address:

same as petitioner

9.205 (Mixed Use and Shared Parking.)

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

Article: <u>9</u> Section: <u>1</u> Paragraph: <u>1</u> Item: <u></u>	Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>
Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>	Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>
Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>	Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>
Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>	Article: <u></u> Section: <u></u> Paragraph: <u></u> Item: <u></u>

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

Lot 3 and 2 1/4 feet on the East side of Lot 3 of a vacated alley in Block 37 as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, Lot 4 in Block 37; all that part of Lot 5 in Block 37 lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, a parcel 66 feet in width off the East of that part of Out Lot 16 of the Original Survey of Out Lots to Valparaiso lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 203, in the Office of the Recorder of Porter County, Indiana.

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

Multi-building, multi-occupant commercial center with various retail, office, restaurant, residential and other similar types of uses. Recently, Valeros restaurant was opened on-site and the petitioner has proposed roof top addition to the property allowing additional use of space for community events and gathering as a place of public assembly. The petitioner seeks a parking variance. The property includes 30 parking spaces on site. A previous variance was granted for 18 parking spaces. Based on the proposed / existing uses, the petitioner seeks a variance for an additional 66 spaces to accommodate the restaurant and proposed place of public assembly roof top additions.

June 13, 2025

SITE PLAN IN CONTEXT



SITE PLAN



Amended Request
Petition Filed April 16, 2025

255-259 Indiana Avenue

Board of Zoning Appeals

Parking Variance

Shared Use Parking Table

Use	Units/Sq. Ft.	Required Spaces	Weekday			Weekend		Notes
			Night (12AM to 6AM)	Day (6AM to 6PM)	Evening (6PM to 12AM)	Day (6AM to 6PM)	Evening (6PM to 12AM)	
Residential	1.00	1.00	1.00	0.60	0.90	0.80	0.90	
General Office	1032.00	3.10	0.15	3.10	0.31	0.31	0.15	1 space per unit per Table 9.201
Medical Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Restaurant meeting space
Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Retail/Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Restaurants	5265.00	70.20	7.02	35.10	70.20	35.10	70.20	Veleros and roof top events
Public assembly	2183.00							
		Total:	8.17	38.80	143.41	36.21	71.25	
				Spaces provided	30			
				existing variance	18			
				shared parking	29			
				Deficit spaces	66			

§9.203 On Street Parking and Public Parking Credit

$$\text{Parking Credit} = .8 \times (\text{Sa} \times \text{P})$$

$$\text{Sa} = \text{area of parcel divided by area within 600' zoned CP}$$

$$\text{P} = \text{total number of parking spaces within 600' (on street / public) in CP}$$

$$\text{Parking Credit} = .8 \times ((32,682 \div 562,814) \times 559)$$

$$= 29.96 \text{ spaces credit}$$

- Assumptions:
- * 259 Indiana land area is 32,682 square feet based on Duneland Survey
 - * Area of land zoned CP within 600' is 562,814 square feet based on Valparaiso GIS zoning map dimensions provided by City
 - * 559 public spaces within 600' zoned CP

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

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

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

For Office Use Only:

Petition #: VAR 25-013
Application Type: Dev. Standards Var
Application Filing Fee: \$50.⁰⁰
Date Filed: 6 / 16 / 2025
Meeting: 7 / 15 / 2025
08/19/2025

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

308 Michigan Ave
Valparaiso, IN 46383

Subject property fronts on the EASTside between (streets) INSTITUTE& ERIEZoning District: NC60**PETITIONER INFORMATION**

Applicant Name:

Aris Avanesian

Phone:

847-915-1044

Email:

arisavanessian@gmail.com

Address:

308 Michigan Ave
Valparaiso, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Aris Avanesian

Phone:

847-915-1044

Email:

arisavanessian@gmail.com

Address:

308 Michigan Ave
Valparaiso, IN 46383

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 2 Section: 302 Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: 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. _____)

N Valpo Lot 2 Blk 9

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

There is an existing 6-foot fence which was replaced because it was a public hazard and eyesore due to age and peeling paint and extend it an additional 25 feet to cover a portion of the side of house for security and privacy due to a blind spot in the back corner of the house. The fence also provides protection and privacy for our young children (2 and 3) family and future pets.

The new fence is custom built from cedar posts and pickets. 3 new custom gates and all stained with Australian Timber oil Cabot natural stain. No prefabricated panels. The fence is behind the front face of the house and does not impede sight lines. The home structure impedes sight lines before the fence. See attached images.

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:

I have one of a few properties on my block with a very long and large yard that without the security of a fence would make it dangerous for my children especially being along a roadway. The existing fence was very old and leaning over the sidewalk in some areas as well so it was in the best interest of the public for it to be replaced immediately. A gate was also added in order to gain access to the walkway and tend to the native garden which is being added along the fence. Natural cedar was chosen along with a natural cedar stain to enhance and preserve the color and add beauty to the neighborhood. It has become a conversation piece and already received dozens of compliments from passerbys.

- 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:

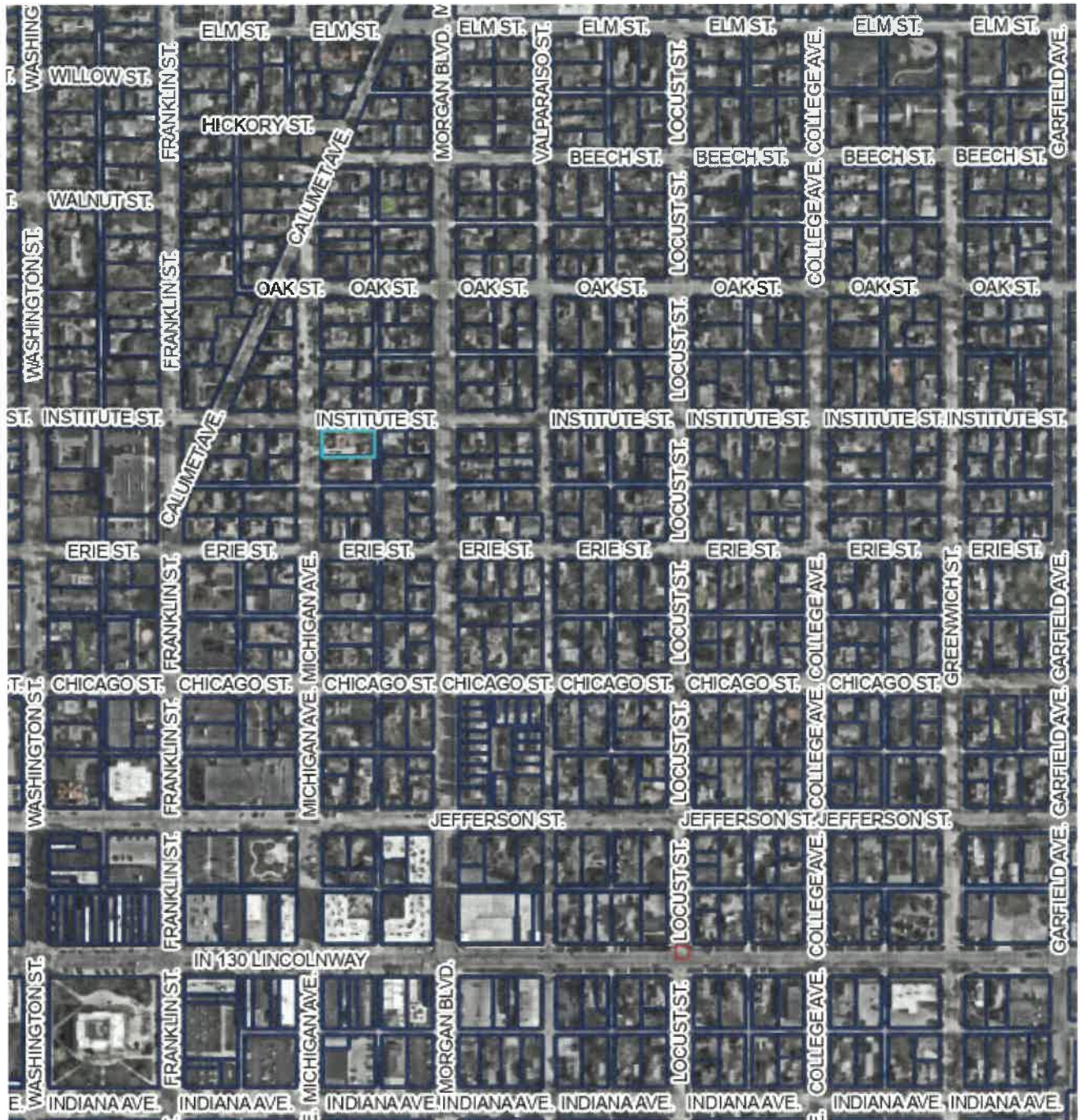
The new fence replaced the existing privacy fence that was present and dilapidated when I first purchased the home, that appeared to be 20 plus years old. Additionally it still maintains sight lines as cars pull up to the intersection as the fence is set back from the intersection approximately 50ft.

- 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 strict application of the 4-foot height rule on this corner lot results in a practical difficulty in maintaining privacy and security for my family. A 4' fence would be less secure for our 2 small children and easily jumped by large dogs or people with bad intentions. Do to the unique nature of my lot having 150ft of walkway exposing my yard to a very long streetside as well as a 60ft back ally, without the privacy fence it would render the majority of the yard unusable for my small children and future pets we would like to add to our family. The new fence maintains public safety for the intersection while simultaneously creating a safe space for our family and a gathering space for friends and neighbors.

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

VICINITY MAP:



OLD FENCE:



NEW FENCE:



INSTITUTE ST.

PARKWAY

SIDEWALK

89' - 5 1/2"

35' - 0 3/4"

FRONT PORCH

GATE

FENCE

FENCE

GATE

GARAGE

HOUSE

43' - 4"

GATE

FENCE

112' - 3 1/2"

24' - 0 1/2"

8' - 10 1/2"

35' - 1 5/8"

60' - 8 5/8"

3' - 0"

40' - 7 3/4"

10' - 2"

9' - 11 7/8"

12' - 0 7/8"

SIDEWALK

4' - 6"

11' - 6"

PARKWAY

MICHIGAN AVE.

308 MICHIGAN AVE SITE PLAN
1/4" = 1'-0"
(DIMENSIONS ARE APPROXIMATE)

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

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

- ☐ Use Variance
☒ Development Standards Variance \$50.00
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

FILED

JUL 17 2025 R 66863 DKC \$50-

For Office Use Only:

Petition #: VAR 25-016

Application Type: Dev. Standards VAR

Application Filing Fee: \$50.00

Date Filed: 7 / 17 / 25

Meeting: 8 / 19 / 25

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

1502 Lind Court N.
Valparaiso, IN 46383

Holly Taylor
Clerk-Treasurer

Subject property fronts on the South
side between (streets) Lind Ct. N
& Lind Ct.

Zoning District: NC60

PETITIONER INFORMATION

Applicant Name:

Vicki L. Valpatic

Phone:

219-241-2391

Email:

vrvalpatic@comcast.net

Address:

1502 Lind Ct. N.
Valparaiso, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

same as above

Phone:

Email:

Address:

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

Article: <u>2</u> Section: <u>302</u> Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ 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. _____)

Linden Garden Sub Lot 29

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. 1 _____)

See attached Site Plan Exhibit

The proposed project is to replace the existing 6-foot fence between the existing house and garage. The house is located 30 feet from the street. The garage is located 27 feet from the street. The gas service line is located 1 foot west of the house. The deck extends 3 feet west of the house and there is a 2-foot landscape area between the existing deck and fence. The existing fence is located approximately 5 feet from the house and angles back to the corner of the garage at the gate location next to the garage.

Since there is a minimum separation distance of 2 feet that must be maintained between the gas line and the fence, the proposed fence must be located at least 3 feet from the house. This would align it with the front corner of the garage. The 6-foot fence height provided privacy and security for the deck area from the adjacent public street and sidewalk. If the fence is positioned 3 feet from the house, the existing landscape area between the deck and fence will be lost. This would be acceptable to provide as much separation between the fence and sidewalk/street as possible.

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:

This is a replacement of an existing 6-foot fence whose condition is deteriorating and is in need of repair.

- 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:

A new fence will improve the overall appearance and value of the property and will enhance the aesthetic of the neighborhood in general. The current fence is being held up by bungee cords at this time due to high winds blowing the middle portion of the fence over. Property owner was unable to nail the portion of the fence that blew over to the current posts as they are rotting.

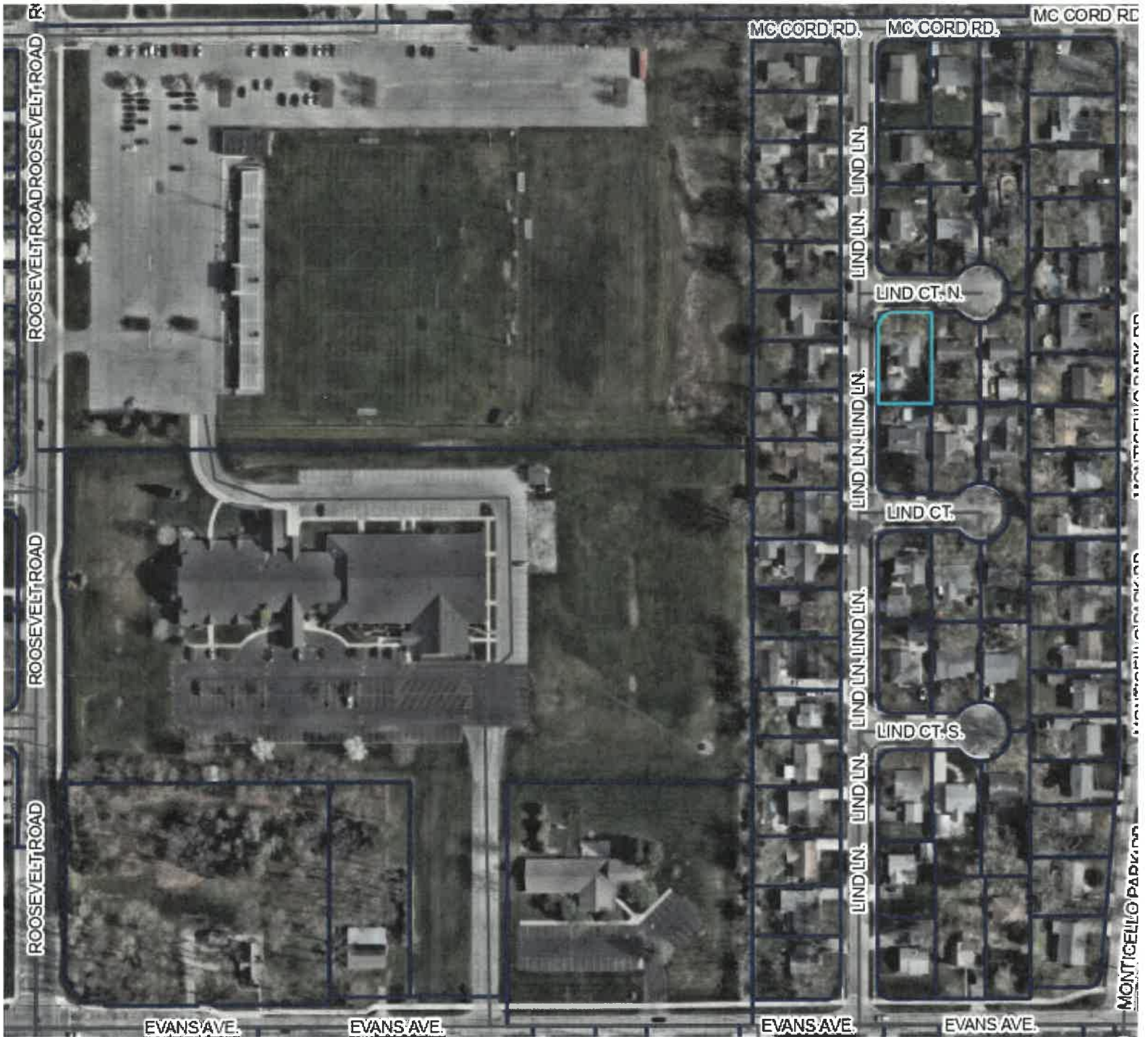
- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

The proposed project is to replace the existing 6-foot privacy fence between the existing fence and garage. The house is located 30 feet from the street. The garage is located 27 feet from the street. The gas service line is located 1 foot west of the house. The deck extends 3 feet west of the house and there is a 2-foot landscape area between the existing deck and fence. The existing fence is located approximately 5 feet from the house and angles back to the corner of the garage at the gate location next to the garage. Since there is a minimum separation distance of 2 feet that must be maintained between the gas line and the fence, the proposed fence must be located at least 3 feet from the house. This would align it with the front corner of the garage. The 6-foot fence height provided privacy and security for the deck area from the adjacent public street and sidewalk. If the fence is positioned 3 feet from the house, the existing landscape area between the deck and fence will be lost. This would be acceptable to provide as much separation between the fence and the sidewalk/street as possible.

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

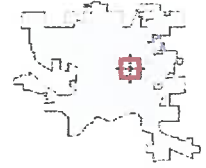
VICINITY MAP:

1502 LIND COURT N.





Overview



Legend

Parcel ID	641018353001000004	Alternate ID	10-07-375-029	Owner Address	Valpatic Richard E & Vicki L
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Platted Lot		1502 Lind Ct
Property Address	1502 LIND CT N	Acreage	n/a		Valparaiso, IN 46383
District	VALPARAISO (CENTER)				
Brief Tax Description	LINDEN GARDENS SUB LOT 29 DR468 P598				
	(Note: Not to be used on legal documents)				

Date created: 6/30/2025
Last Data Uploaded: 6/30/2025 5:05:33 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



SITE PLAN EXHIBIT /







Fence Masters, Inc.

20400 S. COTTAGE GROVE AVE.
CHICAGO HEIGHTS, IL 60411

(708) 758-5250 • (219) 485-5600 • FAX (708) 758-5251
WWW.FENCEMASTERSINC.COM

☐ PERMIT

☐ PLAT
SURVEY

SOLD TO: Vicki Valparicio
ADDRESS: 502 Lind Ct. N.
CITY, STATE: Valparaiso IN ZIP: 46383
EMAIL: _____ SALES REP: Cindy

DATE: 7-16-03
CELL PHONE: 219-241-2391
HM PHONE: _____

WK PHONE: _____
☐ CONCRETE BREAKER/PULS (circled)
☐ ASPHALT BREAKS
☒ DIRT REMOVAL included
☐ DIG # _____
☐ GOOD _____
☐ T/D/H _____
☐ CONCRETE SAW
☐ CORE DRILL

PVC	IRON/ALUM.
TOTAL FOOTAGE: <u>38'</u>	TOTAL FOOTAGE
TOTAL HEIGHT: <u>6'</u>	TOTAL HEIGHT
STYLE FENCE: <u>Mont.</u>	POST SPACED
POST SPACED: <u>8'</u>	COLOR
SECTIONS: <u>Prim.</u>	SECTIONS
POSTS: <u>50</u>	POSTS
CAPS: <u>PVC</u>	CAPS
COLOR: ☒ WHITE	STYLE ☐ GALV TUBING
☐ TAN	☐ SOLID
☐ CLAY	RAILS ☐ 2 ☐ 3 ☐ 4
GATES	GATES
☒ SINGLE <u>48'</u>	☐ SINGLE
☐ X	☐ X
☐ DOUBLE	☐ DOUBLE
☐ X	☐ X
☐ S	☐ S
CHAIN LINK	WOOD
TOTAL FOOTAGE:	TOTAL FOOTAGE:
TOTAL HEIGHT:	TOTAL HEIGHT:
STYLE FENCE:	STYLE FENCE:
GAUGE ☐ 9 ☐ 8	POST SPACED:
POST SPACED:	RAILS:
TOP RAIL:	BOARDS:
LINE POST:	POSTS:
TERMINAL:	PANELS:
GATE POST:	☐ DOG EAR ☐ ARCHED
OTHER:	☐ STRAIGHT ☐ SCALLOP
GATES:	GATES:
☐ SINGLE	☐ SINGLE
☐ X	☐ X
☐ X	☐ X
☐ DOUBLE	☐ DOUBLE
☐ X	☐ X
☐ S	☐ S

☒ FOLLOW CONTOUR OF GROUND
☐ KEEP TOP OF FENCE STRAIGHT

☒ CUSTOMER HAS SEEN & APPROVED FENCE LOCATION PRIOR TO INSTALLATION

CUSTOMER'S APPROVAL _____

★ **BALANCE PAYABLE UPON COMPLETION** ★

SITE PLAN

PLEASE PAY INSTALLER BALANCE ON DAY OF INSTALLATION

USE CHECK OR MONEY ORDER

PAYABLE TO FENCE MASTERS, INC.

FENCE MASTERS ACCEPTS NO CONTRACT WITHOUT DEPOSIT.

CUSTOMER IS RESPONSIBLE FOR OBTAINING PERMIT.

ANY AND ALL WARRANTIES WILL BE VOID IF BALANCE IS NOT PAID IN FULL DAY OF INSTALLATION.

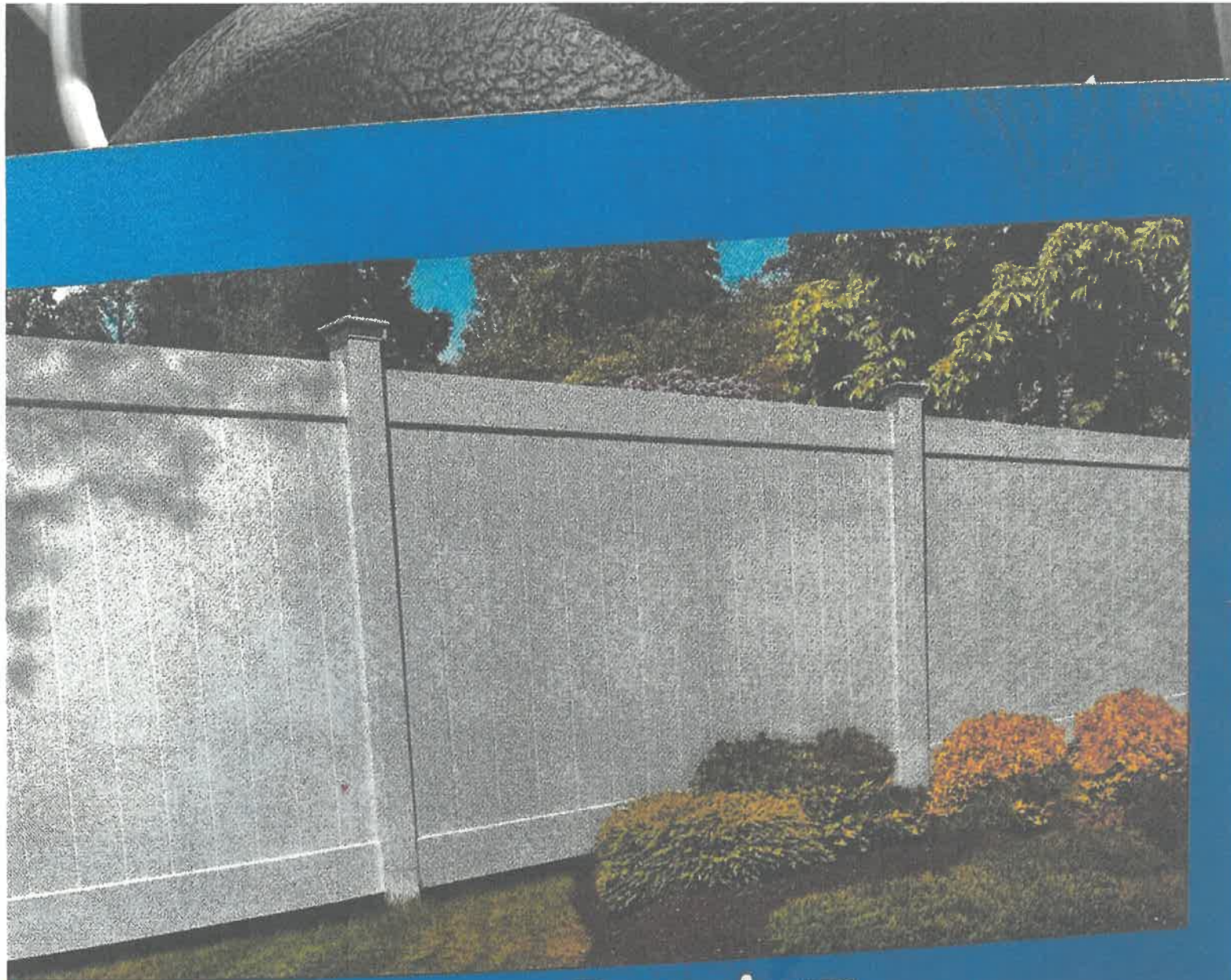
BALANCE DUE ON DAY OF INSTALLATION

TOTAL \$3540

TAX INC

TOTAL \$3540

(1/2 DOWN)
BALANCE _____



Montana Premium



CK# 887
7-23-25 *bx*
\$280.00

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

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

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

For Office Use Only:

Petition #: UV25-002

Application Type: USE VARIANCE

Application Filing Fee: \$200

Date Filed: 7/23/2025

Meeting: 8/19/2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

551 Franklin Street, Valparaiso, IN 46383

Subject property fronts on the Franklin St.

side between (streets) Brown and Nickleplate

& _____

Zoning District: INH (Heavy Industrial)

PETITIONER INFORMATION

Applicant Name:

Nathan D. Vis

Address:

12632 Wicker Ave., Cedar Lake, IN 46303

Phone:

219.230.4533

Email:

ndv@nvislaw.com

PROPERTY OWNER INFORMATION

Applicant Name:

OK Holdings, LLC (Issued to Ray Property Holdings, LLC)

Address:

C/O Vis Law - see attached authorization forms.

Phone:

C/O Vis Law, LLC

Email:

C/O Vis Law, LLC

TABLE 2.201 B Non residential Uses

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

Article: X Section: 1.4/6 Paragraph: C Item: _____

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

Article: _____ Section: _____ 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. _____)

See attached.

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

See attached.

For APN/Parcel ID(s): 64-09-25-130-004.000-004

A PART OF PARCEL A OF LEGAL SURVEY OF BLOCKS 26, 27, 28, 29 IN COUNCIL'S ADDITION TO THE CITY OF VALPARAISO, INDIANA, AS RECORDED ON FEBRUARY 26, 1962 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, IN PLAT FILE 8-C-6, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 04 DEGREES 46 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL A AND THE EAST RIGHT OF WAY LINE OF FRANKLIN STREET, 150.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 04 DEGREES 46 MINUTES 07 SECONDS WEST ALONG SAID LINE, 97.0 FEET; THENCE NORTH 85 DEGREES 10 MINUTES 37 SECONDS EAST, 77.53 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 33 SECONDS EAST, 99.83 FEET; THENCE SOUTH 03 DEGREES 54 MINUTES 33 SECONDS WEST, 100.00 FEET; THENCE SOUTH 85 DEGREES 50 MINUTES 48 SECONDS WEST, 162.28 FEET TO THE POINT OF BEGINNING

VIS LAW, LLC
ATTORNEY AT LAW
Licensed in Illinois and Indiana

12632 Wicker Avenue, Cedar Lake, Indiana 46303
Mailing Address: P. O. Box 980, Cedar Lake, Indiana 46303
Telephone (219) 230-4588
Facsimile (219) 533-4281
www.nvislaw.com

NATHAN D. VIS
ndv@nvislaw.com

LISA KMETZ, PARALEGAL
lisa@nvislaw.com
RACHEL PHIPPS, PARALEGAL
rachel@nvislaw.com

July 23, 2025

VIA HAND DELIVERY

City of Valparaiso

RE: Variance of Use Application

To Whom It May Concern:

Please be advised the undersigned represents Ray Property Holdings LLC, currently under contract with OK Holdings LLC, the owner of 551 Franklin Street located in Valparaiso, Indiana.

The property is currently zoned INH, heavy industrial, and consists of a commercial building approximately 3,744 square feet in size, and a paved area of 5,300 feet. It is comprised, of approximately 0.40 acres. The existing paved area, using proper calculations for parking, equivocates to at least twenty parking spaces.

In the past several years, this property has been used as a bath fitter store, both for retail and commercial operations, serving as a location where customers could come and design with designers various renovations, as well as picking out fixtures.

My client, is the owner of Frey Floral, d/b/a Schultz Floral. Schultz Floral as you may know, has been a mainstay in the Valparaiso community, in excess of fifty years. My client's business model, is comprised of both developing and delivery of floral arrangements, as well as some retail operations.

At the present time, pre-order/assembly of floral arrangements accounts for 80 to 90% of my client's operations, with deliveries averaging 60 to 65% on a daily basis and carry out approximately 20%. Retail, out of the storefront, has equivocated to approximately 6 to 8% of the total business in past three years.

Moving forward, my client is looking to engage in servicing those with special events, such as weddings, large family gatherings, special corporate events, and exterior/interior decorations, which include faux and real floral and plant arrangements. This necessitates the ability to sit down

Valuc. Integrity. Service.

Business. Real Estate. Estate Planning. Personal Injury.

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with designers, as well as engaging in interior work place sessions for corporate/family/group events, for crafting/floral arrangement events.

It is anticipated, that a showroom will be created within the existing building, a small refrigeration unit, 12x15 in size, and the remainder will be warehouse/storage space, with the modification of an existing sink to accommodate two additional sinks for floral arrangement and related purposes. The exterior of the premises is anticipated to remain the same, less clean up and striping of the parking lot.

It is anticipated that the proposed business model at this location will maintain eight employees, staggered between the hours of 6 a.m. and 6 p.m., who would be engaging in floral arrangements, floral deliveries, and services and sales onsite and offsite. It is anticipated that hours for customers would be approximately 8:30 a.m. to 5:30/6:00 p.m., with some evenings scheduled arrangements.

In review of your zoning code, commercial retail requires five parking spaces per 1,000 square feet of size. Notating this, with at least twenty parking spaces available on site, there is more than adequate parking. There is also room, for a delivery vehicle to be housed inside this commercial space.

To that end, recognizing that the existing zoning is INH, heavy industrial, we are respectfully requesting that a variance of use be granted, for the following uses:

- floral retail
- wedding and special event retail
- wedding and special event/floral design and enhancements
- floral delivery, special event/design floral center
- floral and related retail location
- miscellaneous gift location

I have attached hereto, pictures of the exterior of the premises as well as a legal description, affidavit of consent of the property owner, and proposed factual basis for BZA action. I look forward to working with you, to effectuate any additional documents or review that you may have.

Respectfully,

/s/Nathan D. Vis

Nathan D. Vis

NDV/cso
Enclosures

Value. Integrity. Service.

Business. Real Estate. Estate Planning. Personal Injury.

WWW.NVISLAW.COM

USE VARIANCE – FINDINGS OF FACT

A. The proposed use variance will not be injurious to the public health, safety, morals and general welfare of the community.

As this property is located in close proximity, to at least four varieties of other commercial developments, which offer a broad array of commercial uses, it meets the allowance of business use with adjacent zonings. The proposed uses, are far less impactful to the environment, whether causing noise, sound, or other pollutions, than that which is formally allowed in the INH district. In this 0.40 acres, the use for floral and related retail, provides a tranquil business operations on a small lot, which is housed nearly entirely indoors.

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 use of the property as proposed, which conducts the majority of its business in an interior fashion, with only retail vehicles being parked outside, continues to provide for the upkeep and maintenance of the location in a manner which will only continue to improve and enhance property values and aesthetics in the area. No adverse noise or other pollution occurs by virtue of this business use.

D. The need for the use variance arises from the following conditions peculiar to the property involved which is:

The involved property comprises of 0.40 acres, on a 3,700 square foot commercial building, located in the INH zoning. INH zoning, is typically found on the exterior of municipalities, and is related to heavy construction equipment, meat preparation or packing, stone cutting, salvage yards, and the like. These types of businesses, are not apt to be found on the small lot and building, which has existed at this location in excess of many decades. Thus, the proposed INH uses, are not readily adaptable to this small lot, and thus to continue its use and contribution to the economy in Valparaiso, this variance is requested.

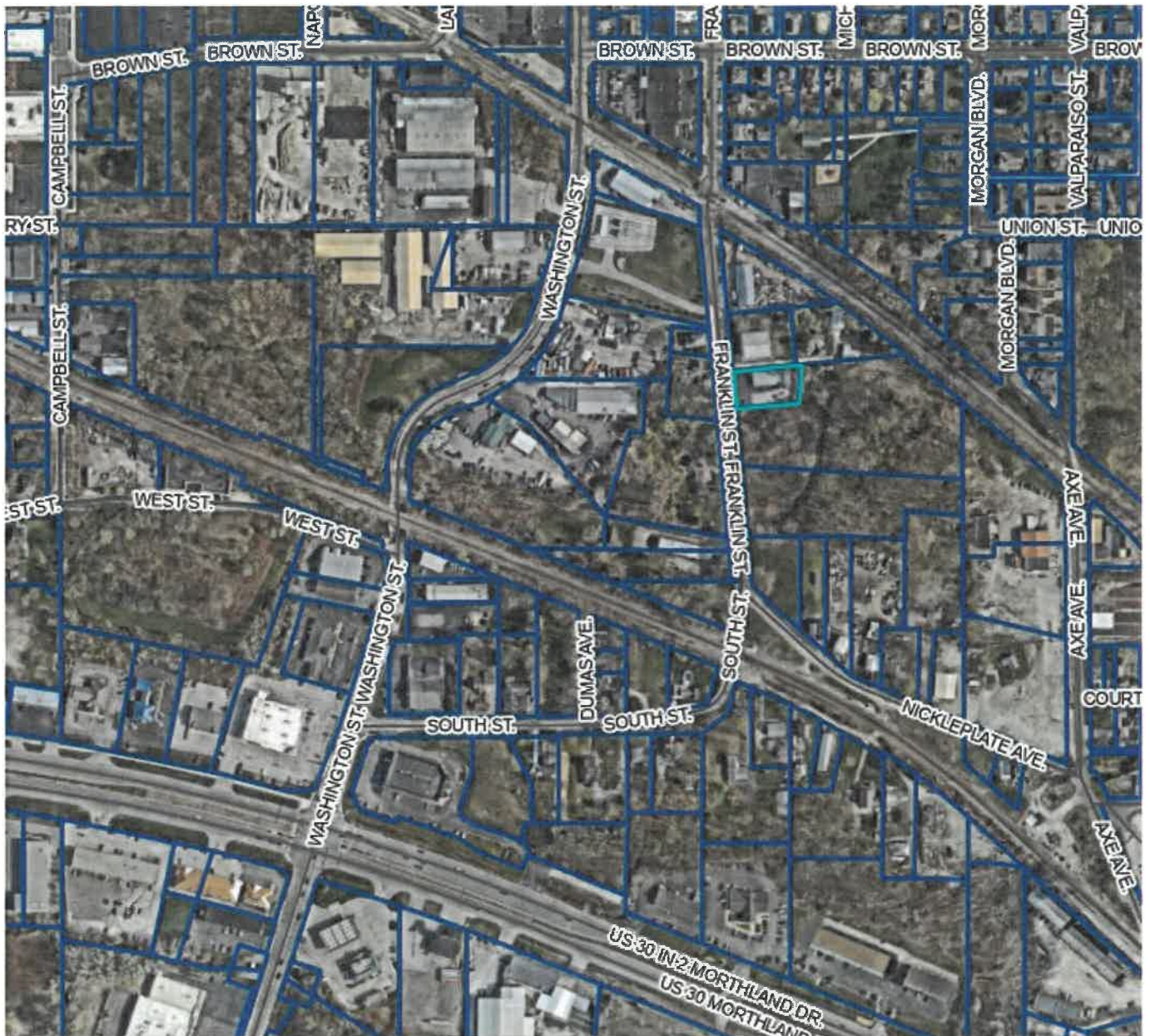
E. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

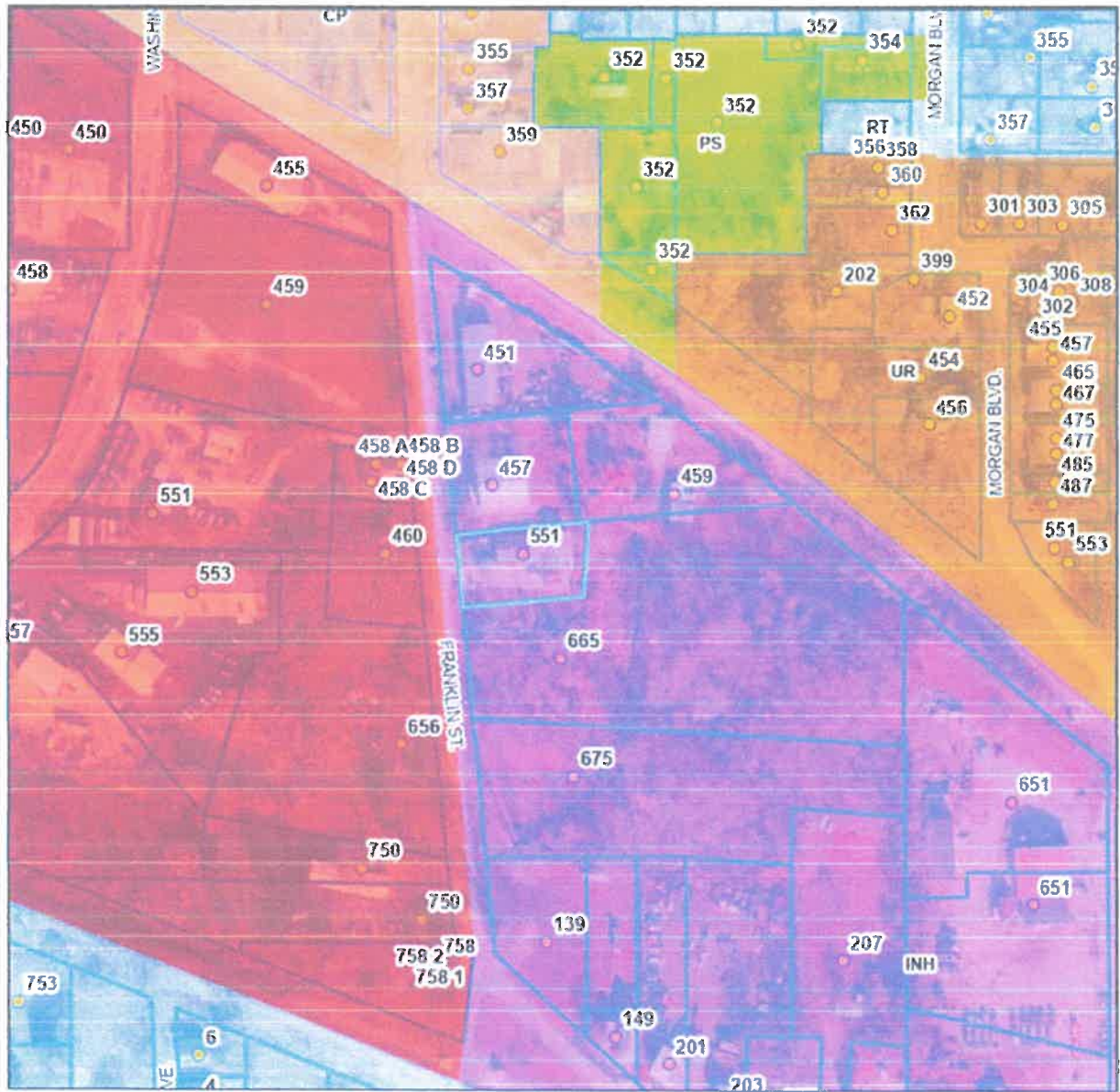
As is outlined above, the small size, and condition of the building and location of this property, does not inure itself well at all to the proposed INH uses.

F. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso.

The proposed use variance promotes the good and quality development of existing infrastructure within the City, and provides for opportunity for commercial businesses to come alongside other businesses near residential areas, in a manner which does not negatively affect nearby residential areas.

VICINITY MAP FOR 551 FRANKLIN

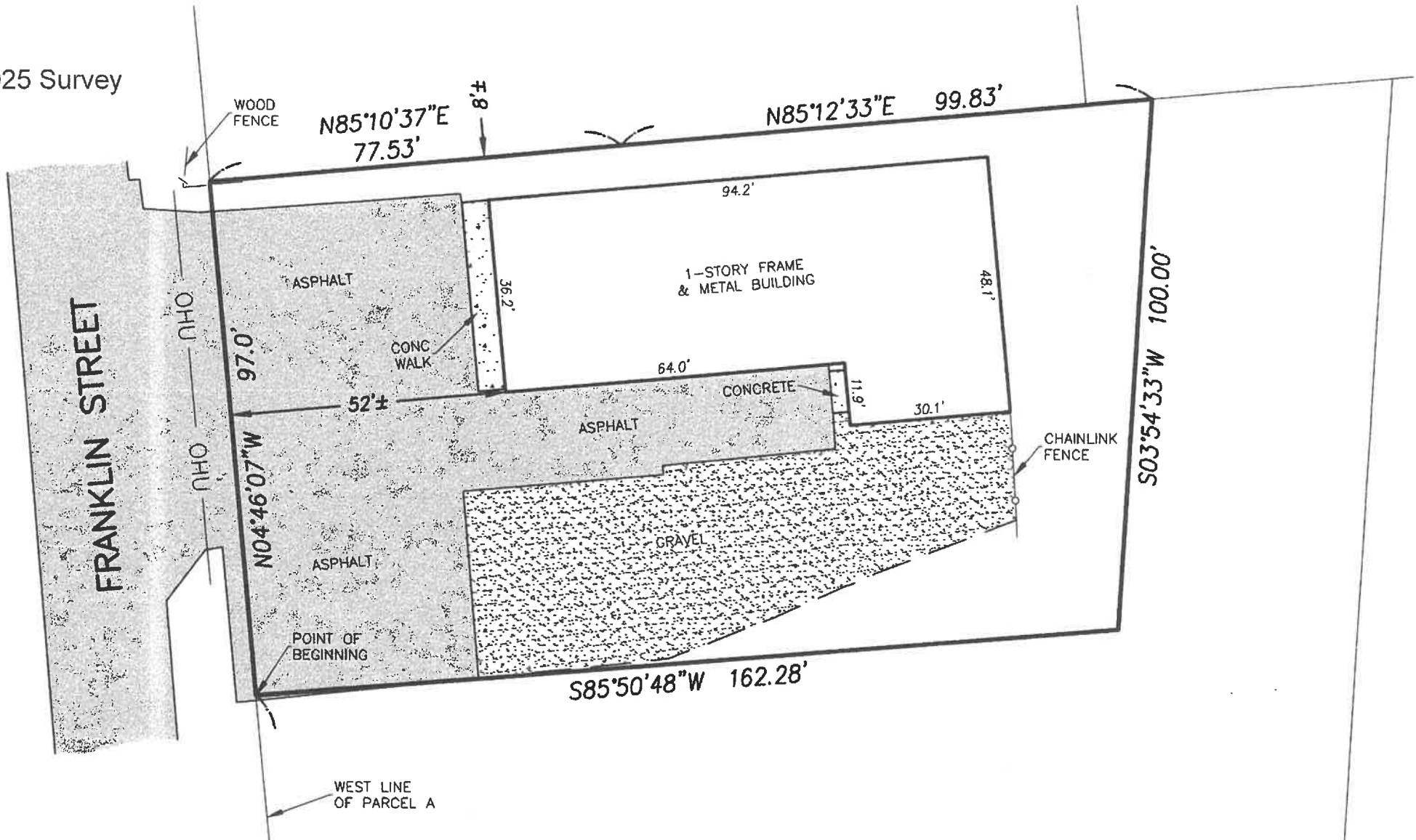




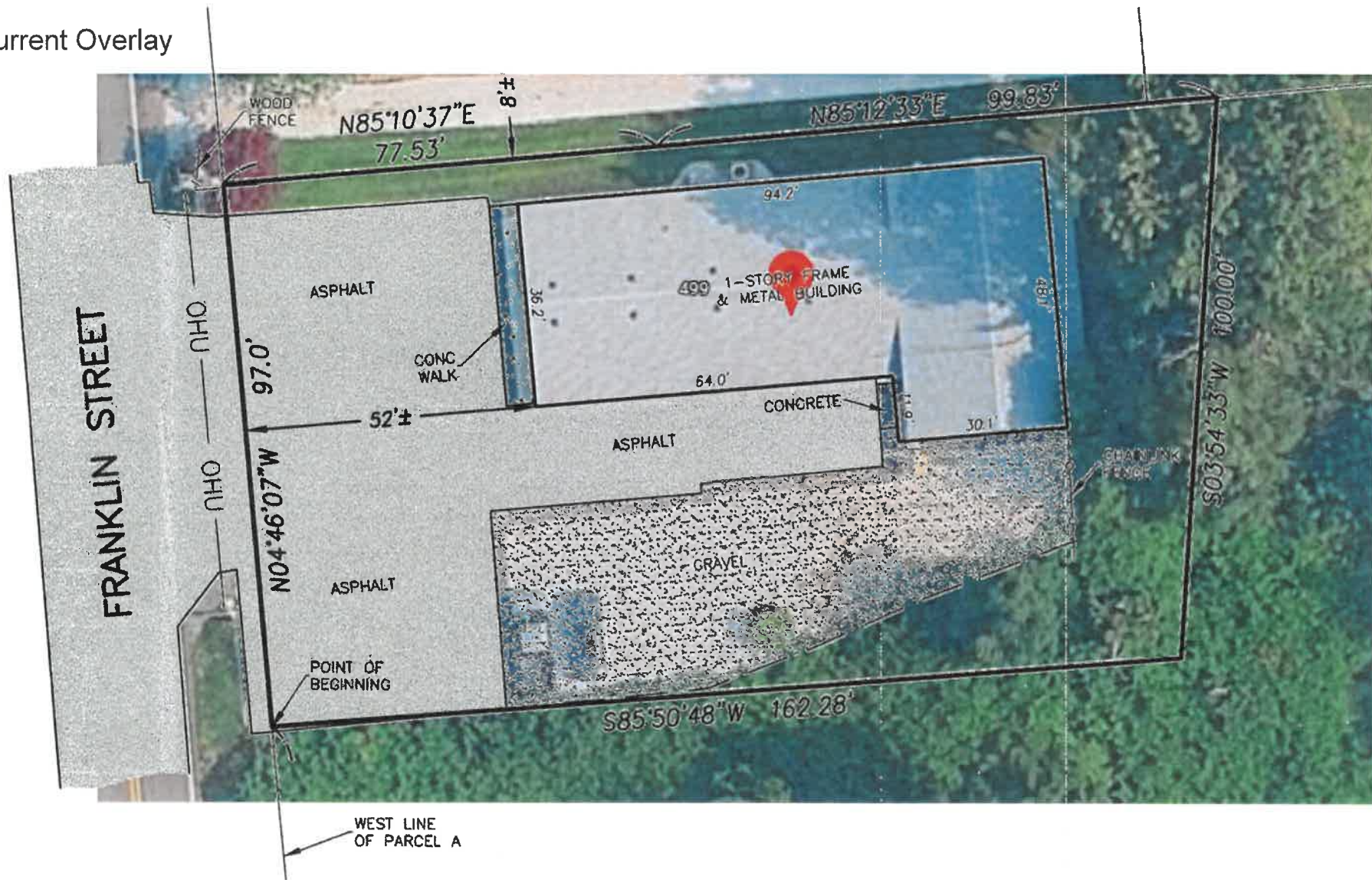
Current Google Maps



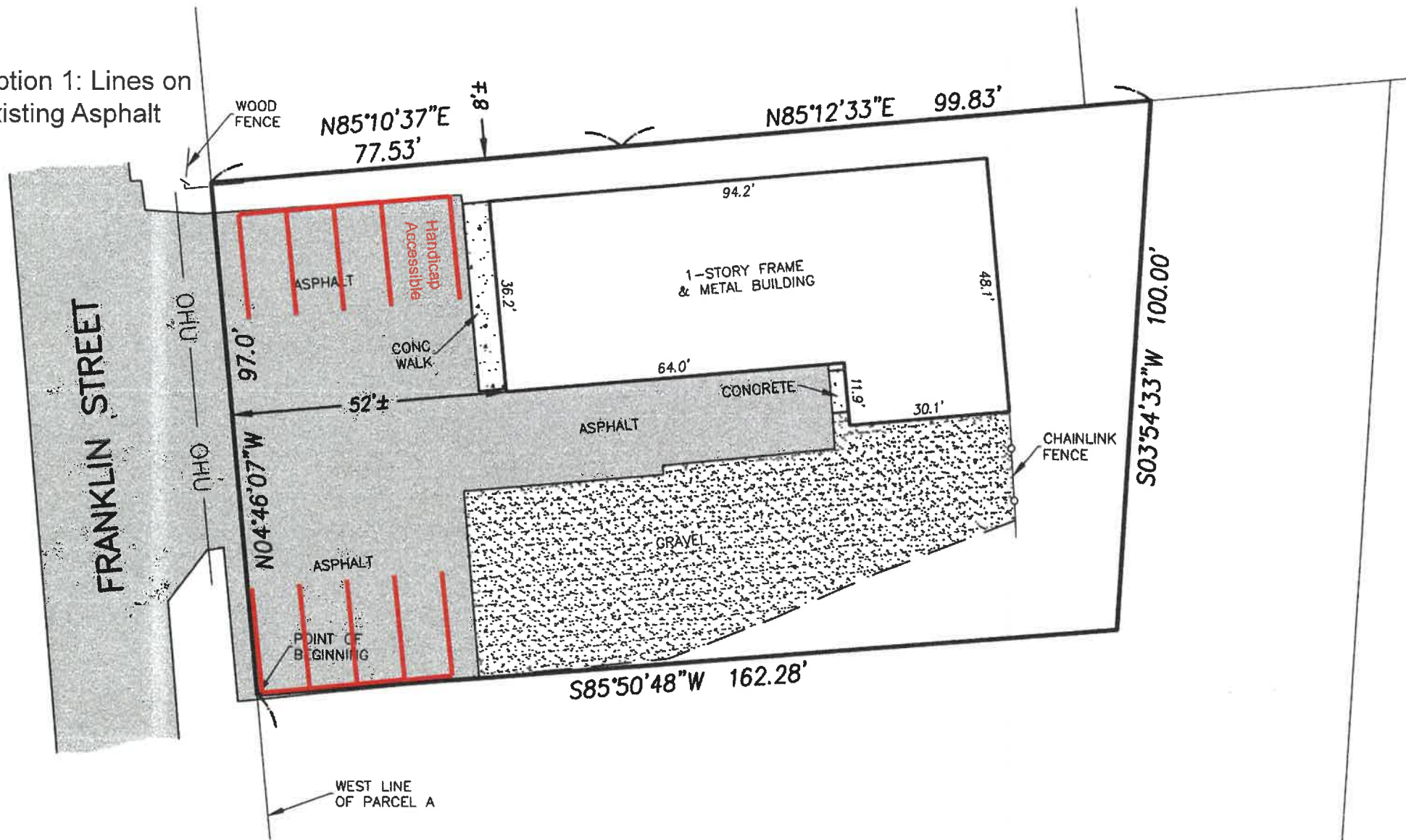
2025 Survey



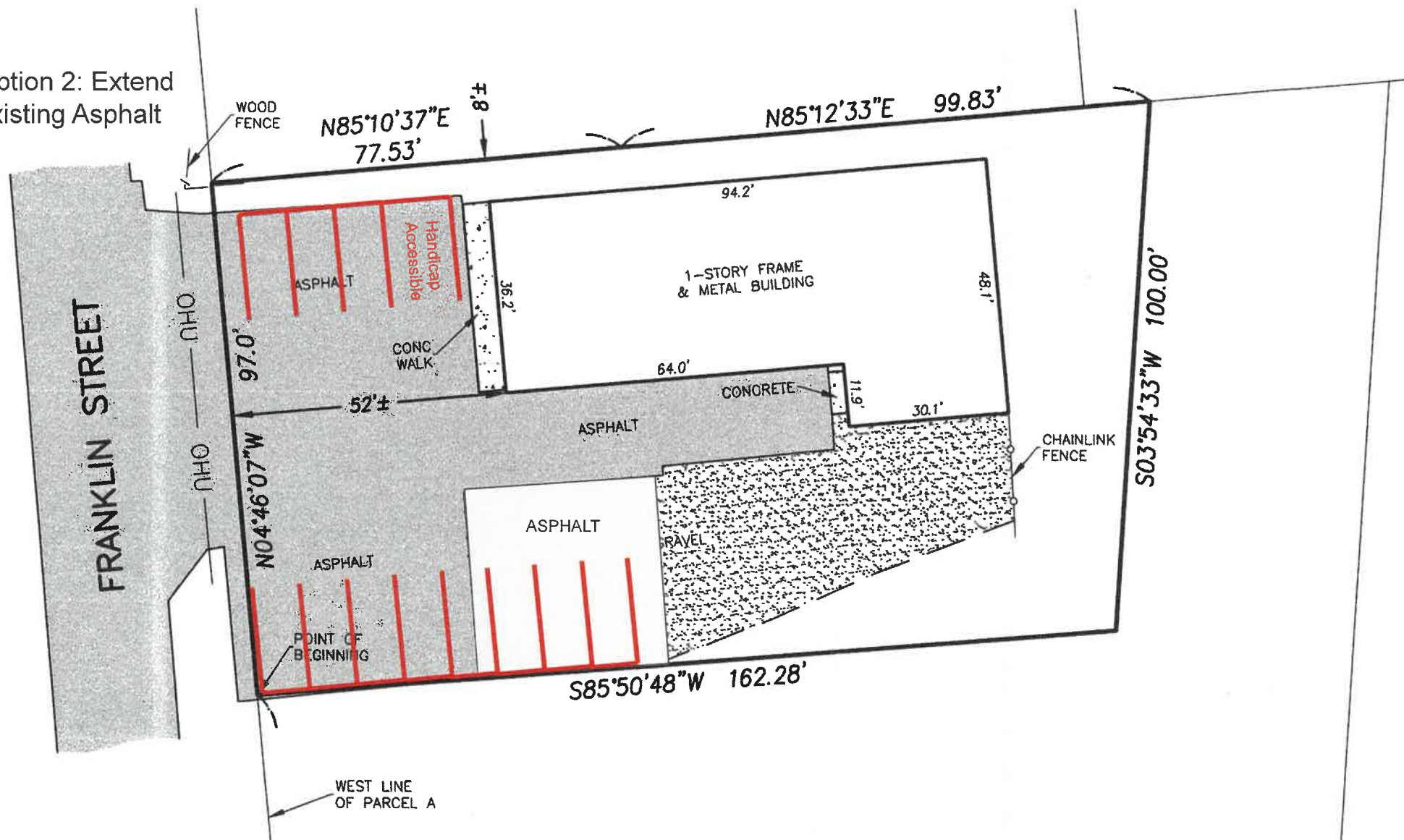
Current Overlay



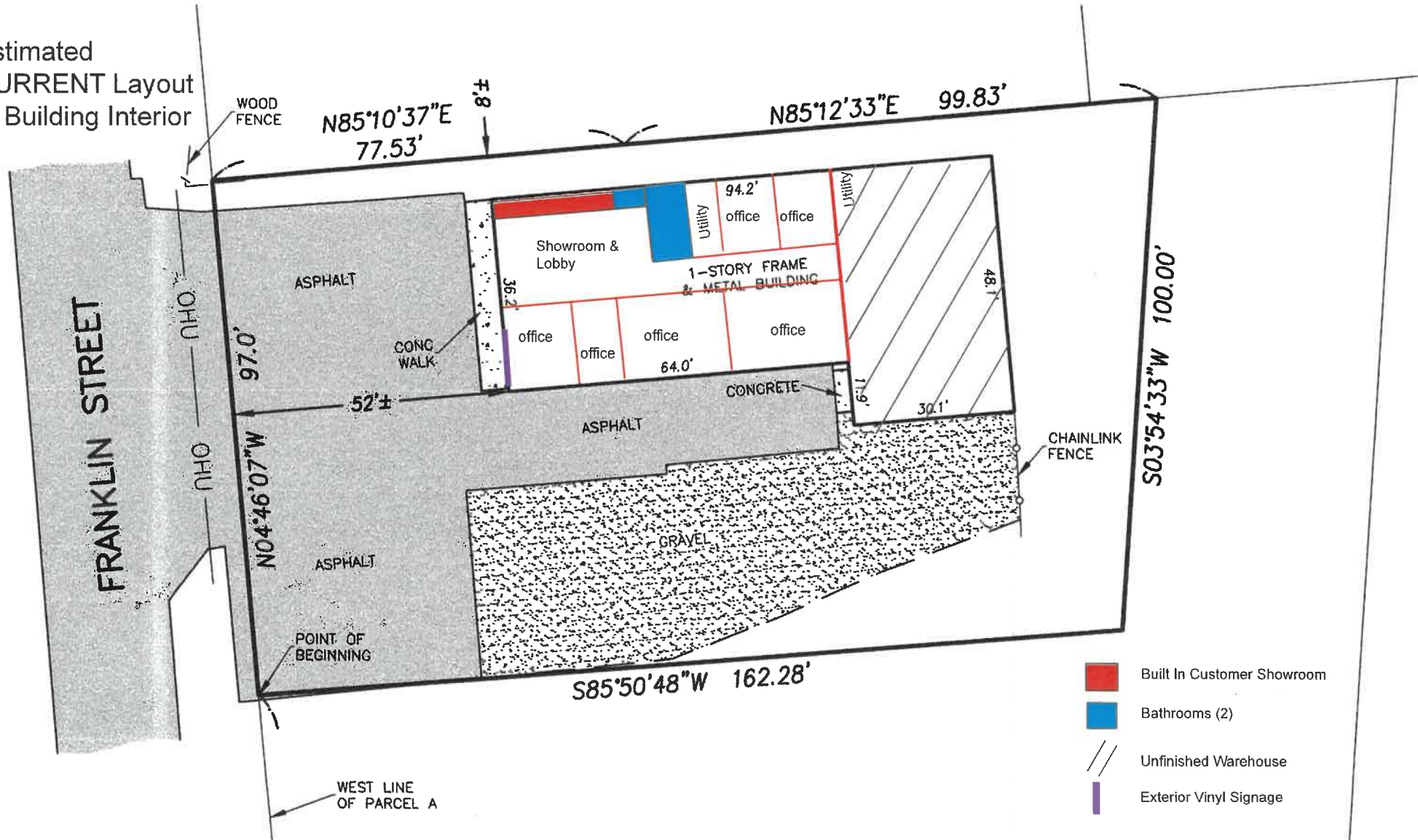
Option 1: Lines on
existing Asphalt



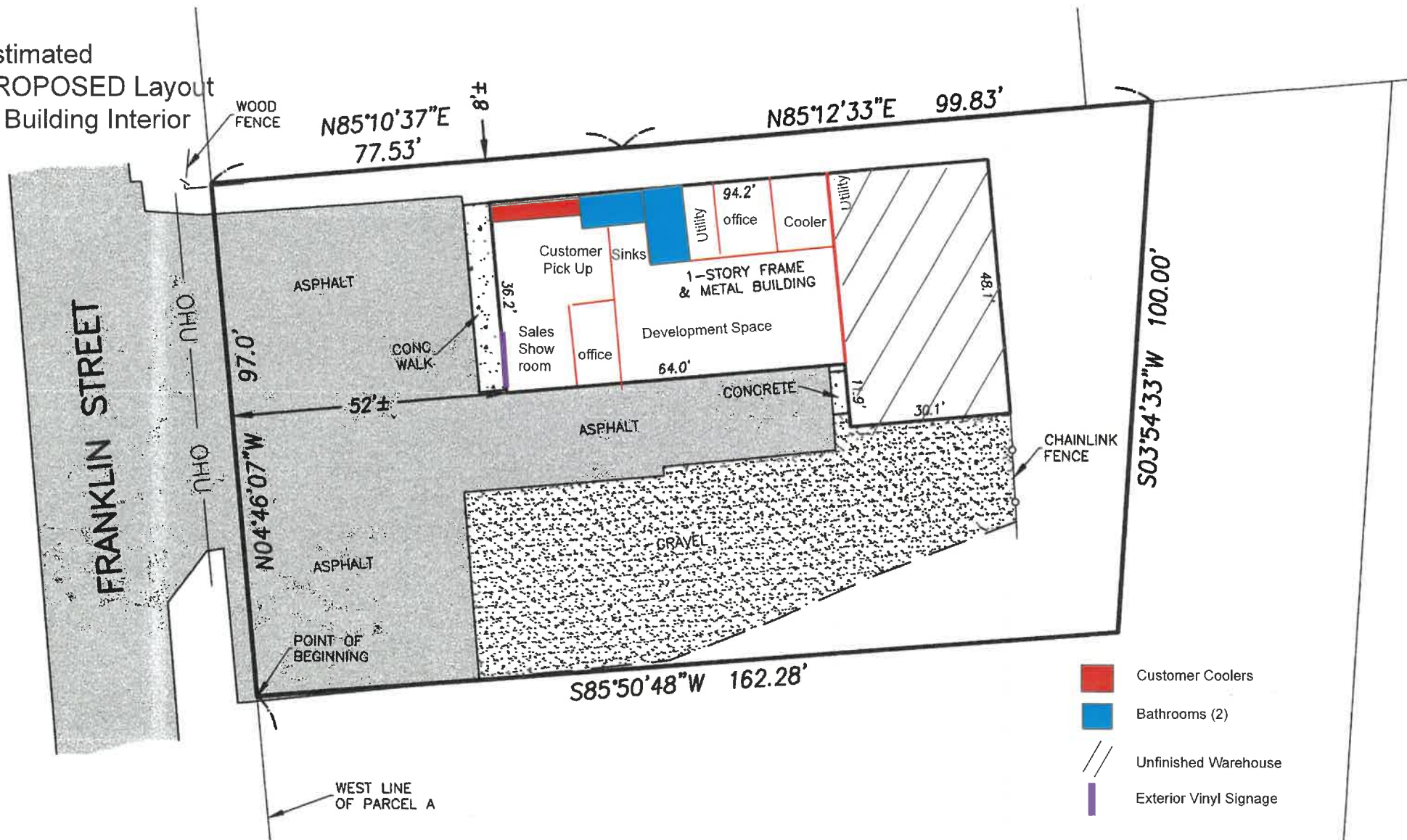
Option 2: Extend
existing Asphalt



Estimated
CURRENT Layout
of Building Interior



Estimated
PROPOSED Layout
of Building Interior











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

FILED

JUL 14 2025

Holly Taylor

Clerk-Treasurer

R# 66816
CR# 5550
\$50.00 AP

For Office Use Only:

Petition #: VAR25-017

Application Type: DEV. STANDARDS VAR

Application Filing Fee: \$50.00

Date Filed: 7 / 14 / 2025

Meeting: 8 / 19 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

507 Napoleon Street

Subject property fronts on the East

side between (streets) Plum Street

& Haas Street

Zoning District: NC60

PETITIONER INFORMATION

Applicant Name:

Steven E and Deborah Jo Davies

Phone:

219-299-7357

Email:

2014grm@gmail.com

Address:

507 Napoleon Street
Valparaiso, IN

PROPERTY OWNER INFORMATION

Applicant Name:

Steven E and Deborah Jo Davies

Phone:

219-299-7357

Email:

2014grm@gmail.com

Address:

507 Napoleon Street

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

Article: <u>3</u> Section: <u>3.501</u> Paragraph: <u>3.403</u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u>2</u> Section: <u>2.301</u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>

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

Powells Add Lot 126 EX W67 1/2

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

Build an addition, garage/breezeway, to the house. Previous garage was destroyed by a fallen tree.

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:

It is on private property and there will be adequate space to maneuver around structure.

- 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:

It is replacing a garage that was previously there that was destroyed by a fallen tree. The landscape of the lots will not change since there was a structure there previously.

- 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:

Section 13.307, regarding damage to nonconforming structures, won't allow to build the structure that was there previously. The proposed garage location with smaller set back lines will meet the character of the neighborhood.

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.

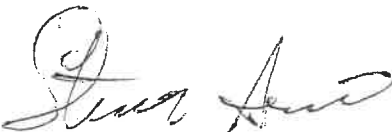
7/9/2025

To whom it may concern,

We experienced a significant and detrimental property loss during the heavy storms on 3/30/25. During this process of rebuilding, the Valparaiso Unified Zoning Ordinance doesn't allow us to rebuild the shared garage we had before. We tried to follow the new standards as best we could, but it would hinder the use and enjoyment of our property.

Attached are proposed plans for our property that we feel still fits the character of this area, and allows us to use and enjoy our property as we did previous to the storms.

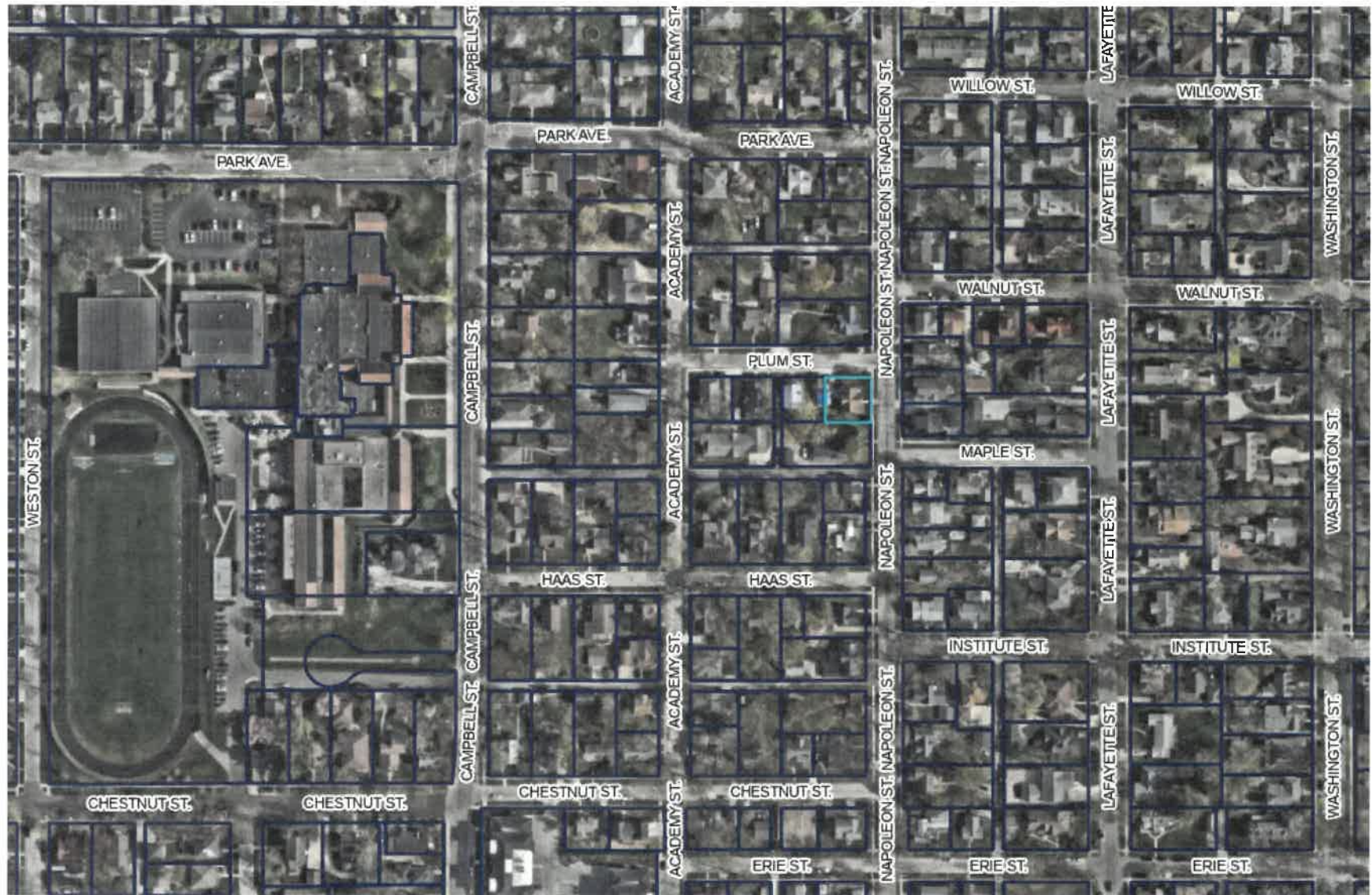
We invite all people to the public meeting to help us rebuild our dream. We want and need our garages back! We love this community and we plan to stay!


Steven Davies 507 Napoleon St


Deborah Davies 507 Napoleon St


Natalie Kijurna 253 Plum St

VICINITY MAP FOR 507 NAPOLEON



Hardesty Surveying Company

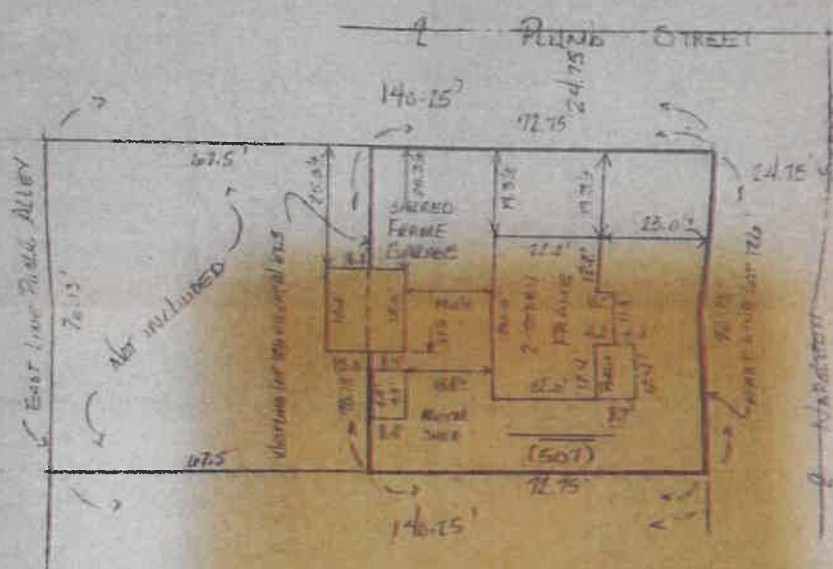
Phone: (219) 322-6212

910 Richard Road
P.O. Box 126
Dyer, Indiana 46311

MORTGAGE INSPECTION PLAT

Steven N. & Deborah J.
PREPARED FOR: Dyvis
507 Maclean St., Valparaiso
PROPERTY ADDRESS: Valparaiso

Lot 126, EXCEPTING therefrom the West 67 1/2 feet in Powell's Addition to the Town (now City) of Valparaiso, as shown in Miscellaneous Record "A", page 11, now shown in Plat File 6-8-2. Better fourth edition.



SURVEYOR'S NOTE:

There is some discrepancy with the block measurements and the lot measurements. As near as I can tell, the measurements indicate that the garage is common to two properties as shown; without further information, I cannot determine any other way to explain the discrepancy.

STATE OF INDIANA | 55
COUNTY OF LAKE

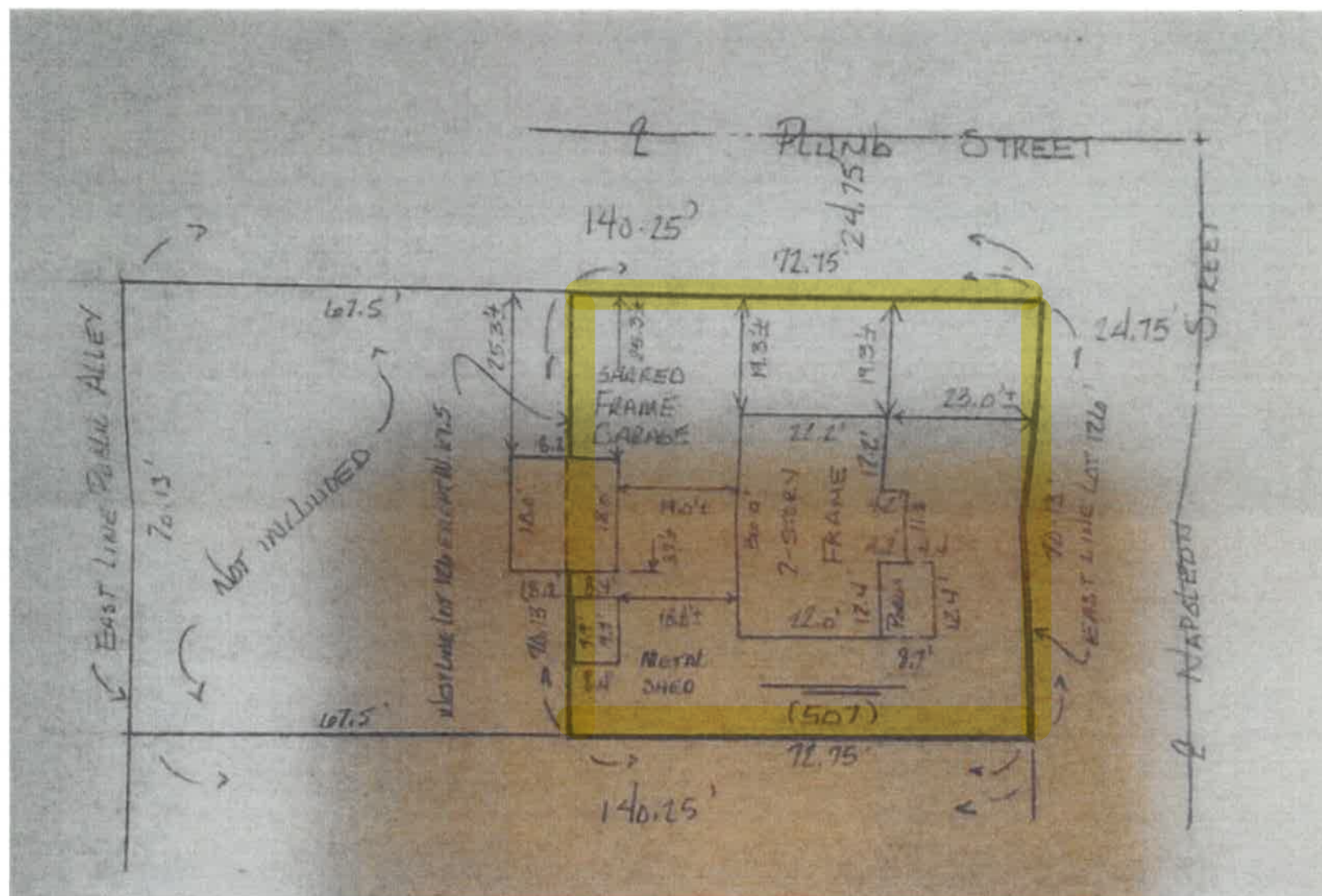
THIS IS TO CERTIFY THAT THIS MORTGAGE INSPECTION PLAT WAS PREPARED FOR PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH THE OFFICIAL RECORDS AND THAT THE PLAT APPEARING HEREON IS FOR MORTGAGE PURPOSES ONLY.

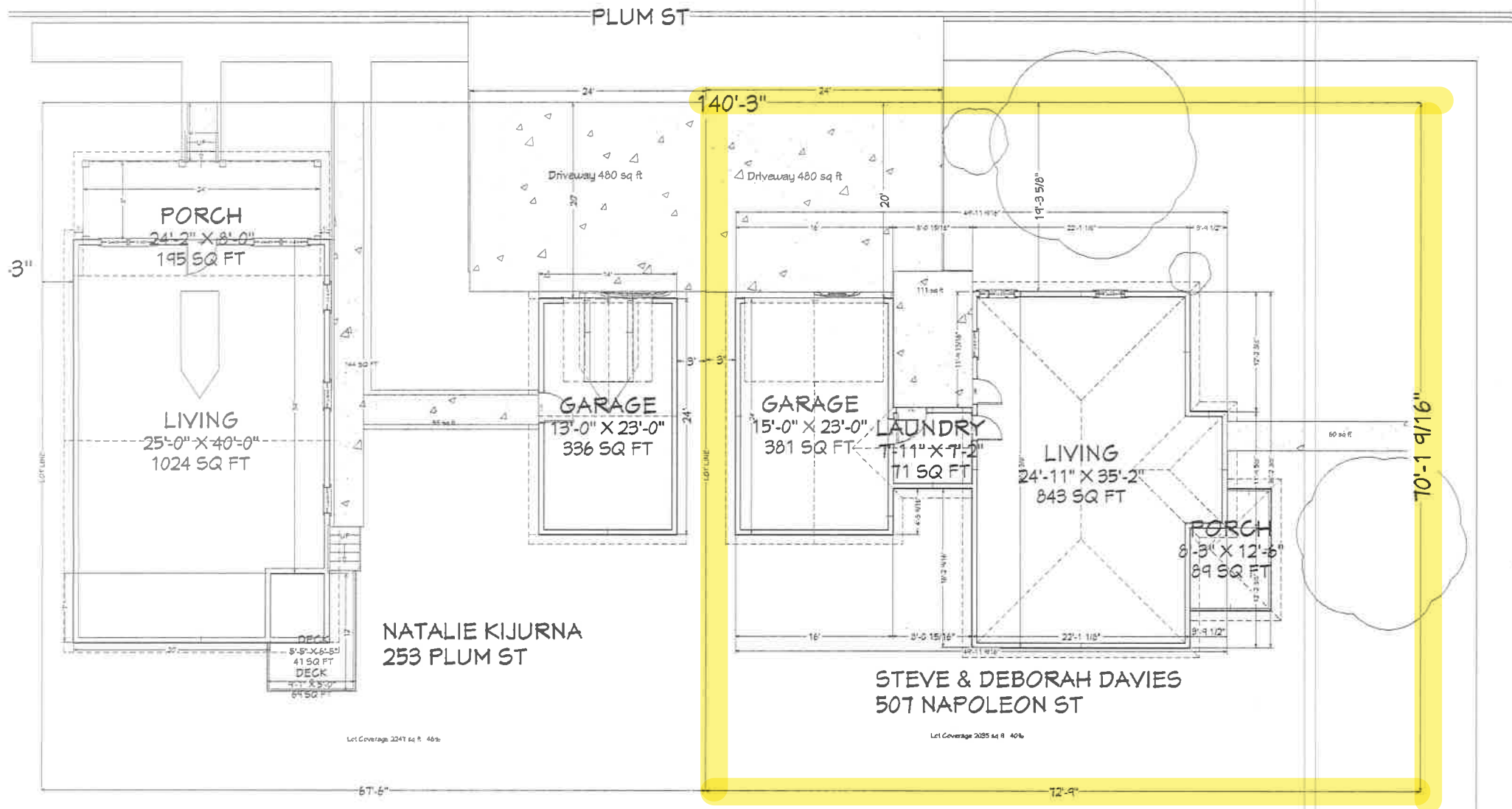
RICHARD K. HARDESTY
Indiana Registered Land Surveyor
Number 38503



ALL dimensions given to four (4) decimal places, unless stated.
SCALE: 1 inch = 60 feet
DATE: August 20, 1987
REVISED: 11/87
SURVEYED FOR: 765-87
SUBMITTER: 3639

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARIES OR EASES.







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

FILED

JUL 14 2025

Holly Taylor

Clerk-Treasurer

For Office Use Only:

Petition #: VAR 25-018

Application Type: DEV. STANDARDS

Application Filing Fee: \$50.00 VAR.

Date Filed: 7 / 14 / 2025

Meeting: 8 / 19 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

253 Plum Street
Valparaiso, IN 46383

Subject property fronts on the North

side between (streets) Academy Street

& Napoleon Street

Zoning District: NC60

PETITIONER INFORMATION

Applicant Name:

Natalie Kijurna

Phone:

Email:

natalie.kijurna@gmail.com

Address:

253 Plum Street
Valparasio, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Natalie Kijurna

Phone:

219-670-1574

Email:

natalie.kijurna@gmail.com

Address:

253 Plum Street
Valparasio, IN 46383

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

Article: 3 Section: 2.301 Paragraph: 3.501 Item:

Article: 2 Section: 2.301 Paragraph: Item:

Article: Section: 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. _____)

Powells Add W67.5 Lot 126

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

Building of garage. Previous garage was damaged by fallen tree.

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:

It is on private property and there will be adequate space to maneuver around structure.

- 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:

It is replacing a garage that was previously there that was destroyed by a fallen tree. The landscape of the lots will not change since there was a structure there previously.

- 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:

Section 13.307, regarding damage to nonconforming structures, won't allow to build the structure that was there previously. The proposed garage location with smaller set back lines will meet the character of the neighborhood.

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.

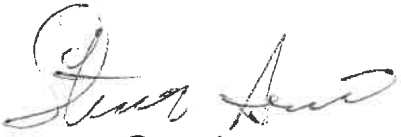
7/9/2025

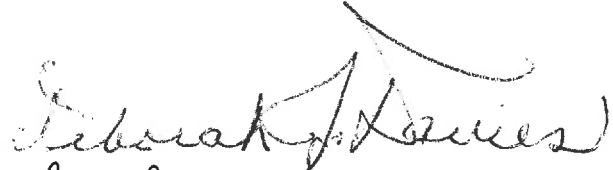
To whom it may concern,

We experienced a significant and detrimental property loss during the heavy storms on 3/30/25. During this process of rebuilding, the Valparaiso Unified Zoning Ordinance doesn't allow us to rebuild the shared garage we had before. We tried to follow the new standards as best we could, but it would hinder the use and enjoyment of our property.

Attached are proposed plans for our property that we feel still fits the character of this area, and allows us to use and enjoy our property as we did previous to the storms.

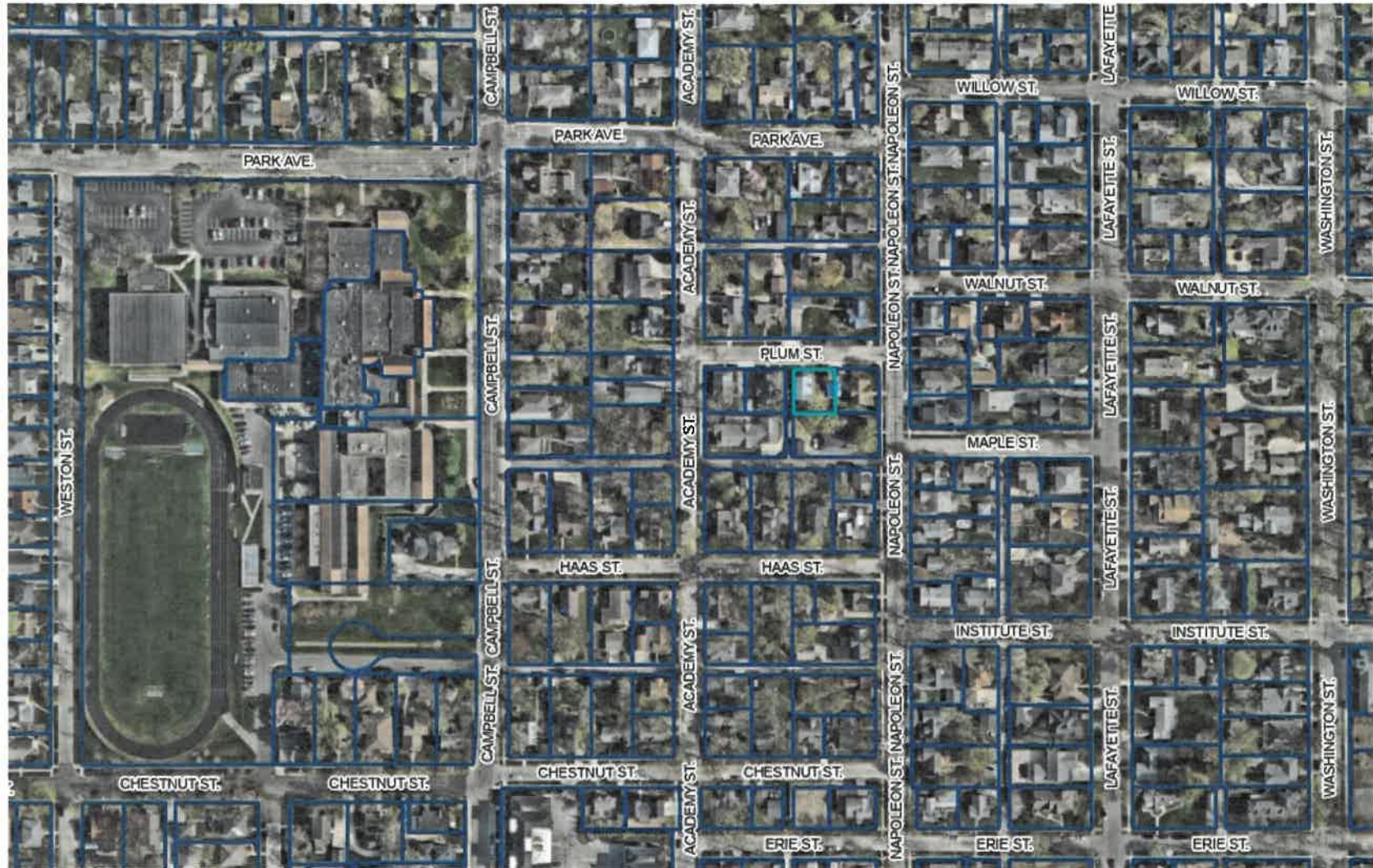
We invite all people to the public meeting to help us rebuild our dream. We want and need our garages back! We love this community and we plan to stay!


Steven Davies 507 Napoleon St


Deborah Davies 507 Napoleon St


Natalie Kijurna 253 Plum St

VICINITY MAP FOR 253 PLUM



Hardesty Surveying Company

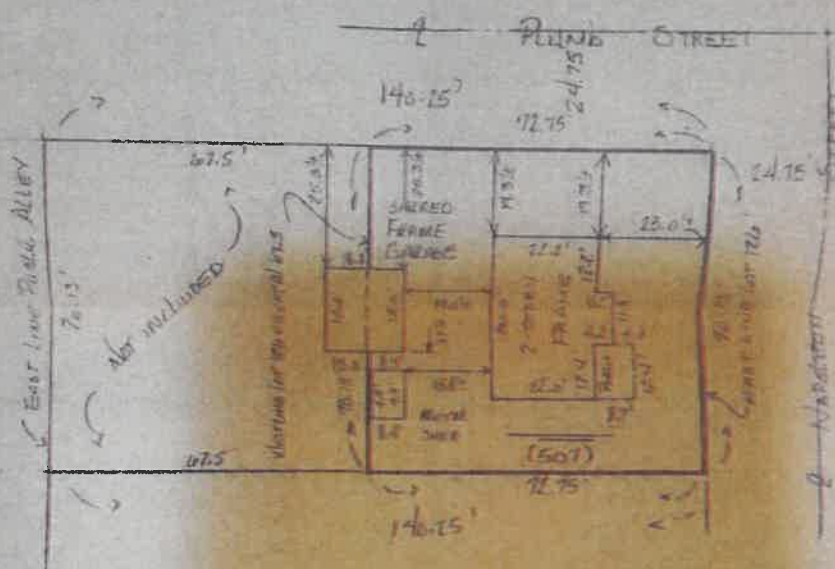
Phone: (219) 322-6212

910 Richard Road
P.O. Box 126
Dyer, Indiana 46311

MORTGAGE INSPECTION PLAT

Steven N. & Deborah J.
PREPARED FOR: Dwyer
507 Maclean St., Valparaiso
PROPERTY ADDRESS: Valparaiso

Lot 126, EXCEPTING therefrom the West 67 1/2 feet in Powell's Addition to the Town (now City) of Valparaiso, as shown in Miscellaneous Record "A", page 11, now shown in Plat File 6-8-2. Better fourth edition.



SURVEYOR'S NOTE:

There is some discrepancy with the block measurements and the lot measurements. As near as I can tell, the measurements indicate that the garage is common to two properties as shown; without further information, I cannot determine any other way to explain the discrepancy.

STATE OF INDIANA | 55
COUNTY OF LAKE

THIS IS TO CERTIFY THAT THIS MORTGAGE INSPECTION PLAT WAS PREPARED FOR PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH THE OFFICIAL RECORDS AND THAT THE PLAT APPEARING HEREON IS FOR MORTGAGE PURPOSES ONLY.

RICHARD K. HARDESTY
Indiana Registered Land Surveyor
Number 38503



All dimensions given to four each decimal point shown.
SCALE: 1" = 60'
DATE: August 20, 1987
REVISED: 11
SURVEYED FOR: 765-87
SUBTRACTED: 3639

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARIES OR EASES.

