



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, September 16, 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) – August 19, 2025
5. Old Business and Matters Tabled

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.

VAR25-018 (Public Hearing closed 08/19/25)

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.

6. New Business

VAR25-020 (Public Hearing)

A petition filed by Mark and Janet Fisher c/o Charlson Custom Homes, Inc. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO): Section 2.303 to allow an accessory structure to exceed the maximum height (allowance: 17ft; requesting 18ft and 9 1/8 in). The address is 3355 Fall Meadows Circle. The zoning classification is ER Estate Residential.

VAR25-019 (Public Hearing)

A petition filed by Powers Health c/o Landmark Sign Group. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Section 11.706 and the Valparaiso Health Center Campus Master Plan to allow a sign (as shown in information provided) that is not monument style and exceeds height and square footage allowances. Section 5.303 is also referenced regarding location. The address is 3800 St. Mary Drive. The zoning classification is CA Campus.

(continued on following page)

7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, October 21, 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.

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

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.

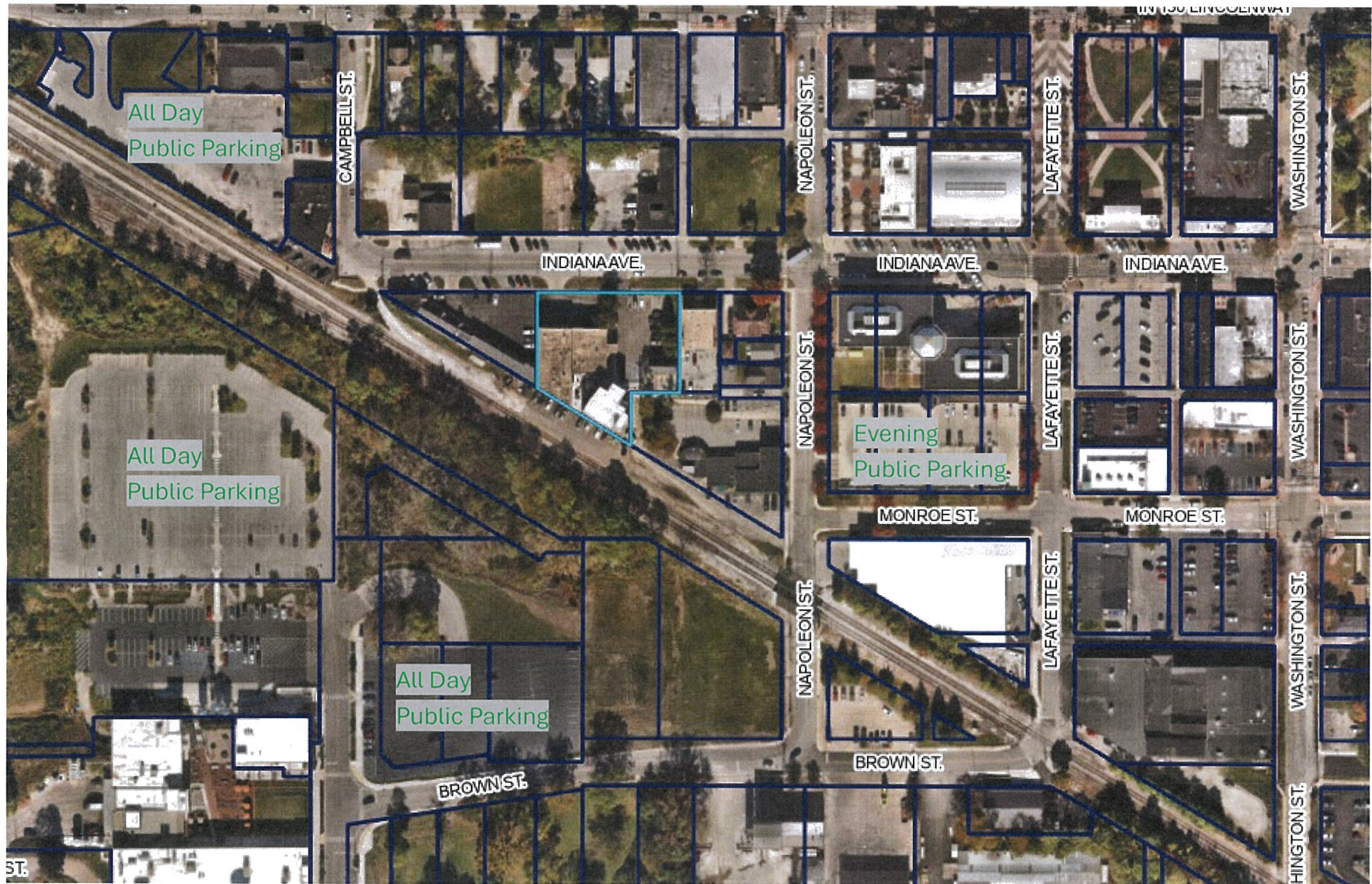
- D. The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district unless the special use is temporary and the duration of the use is limited to minimize the impact because:

(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.

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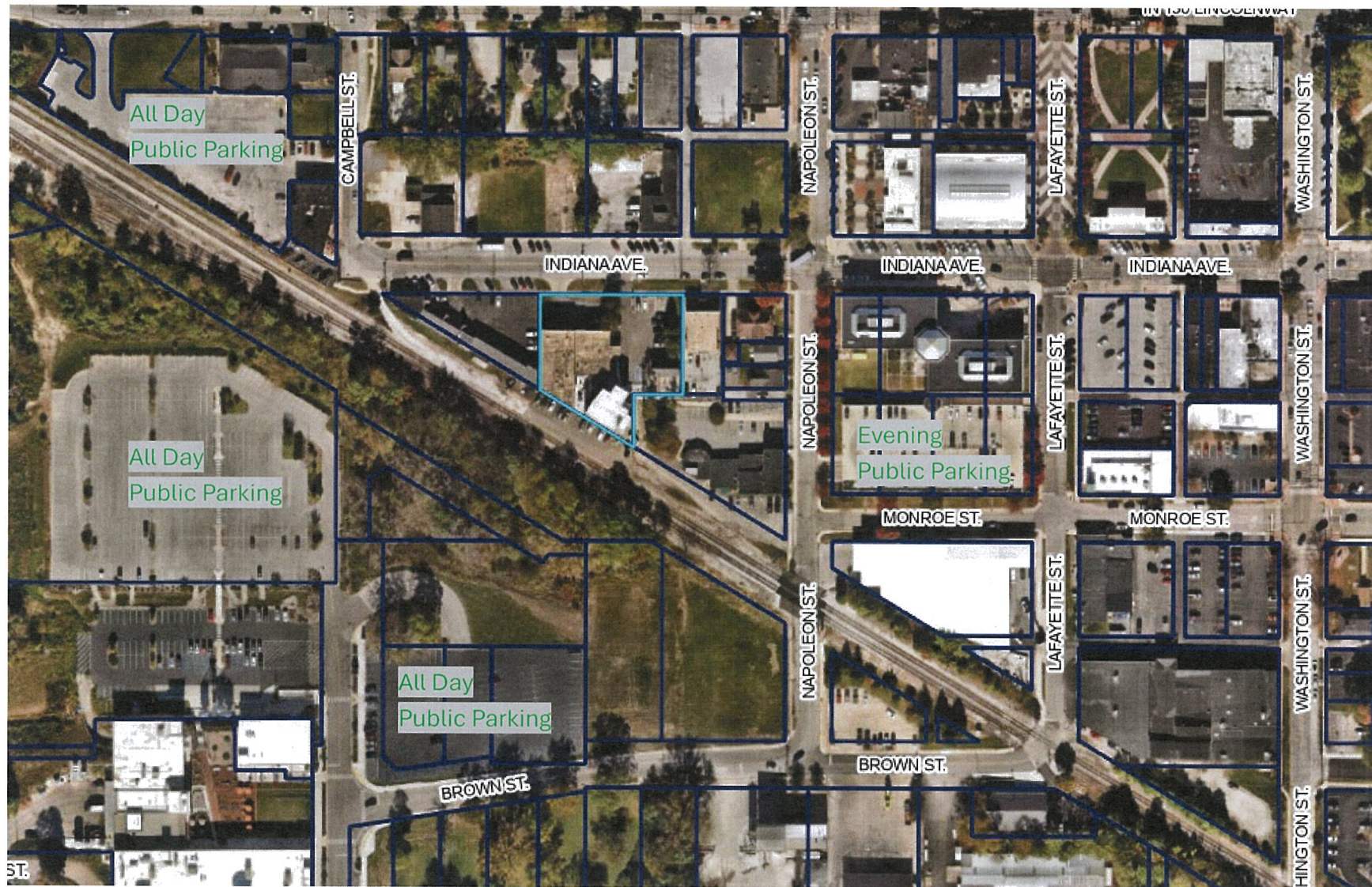
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DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

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



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	1 space per unit per Table 9.201
General Office	1032.00	3.10	0.15	3.10	0.31	0.31	0.15	
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

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

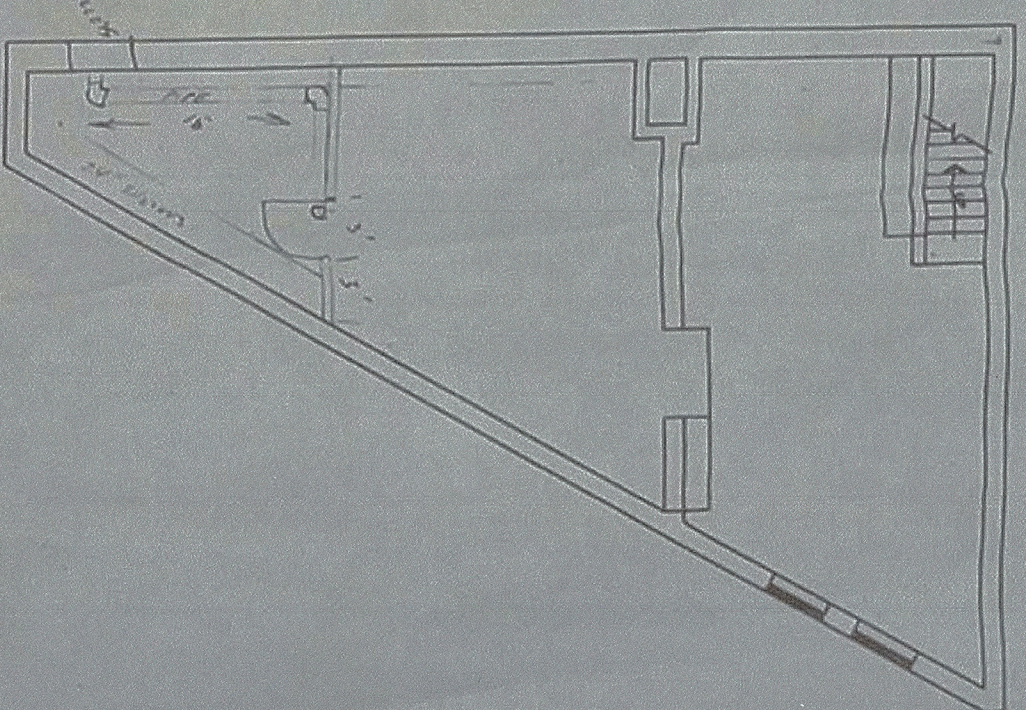
$$\text{Sa} = \text{area of parcel divided by area within 600' zoned CP}$$

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

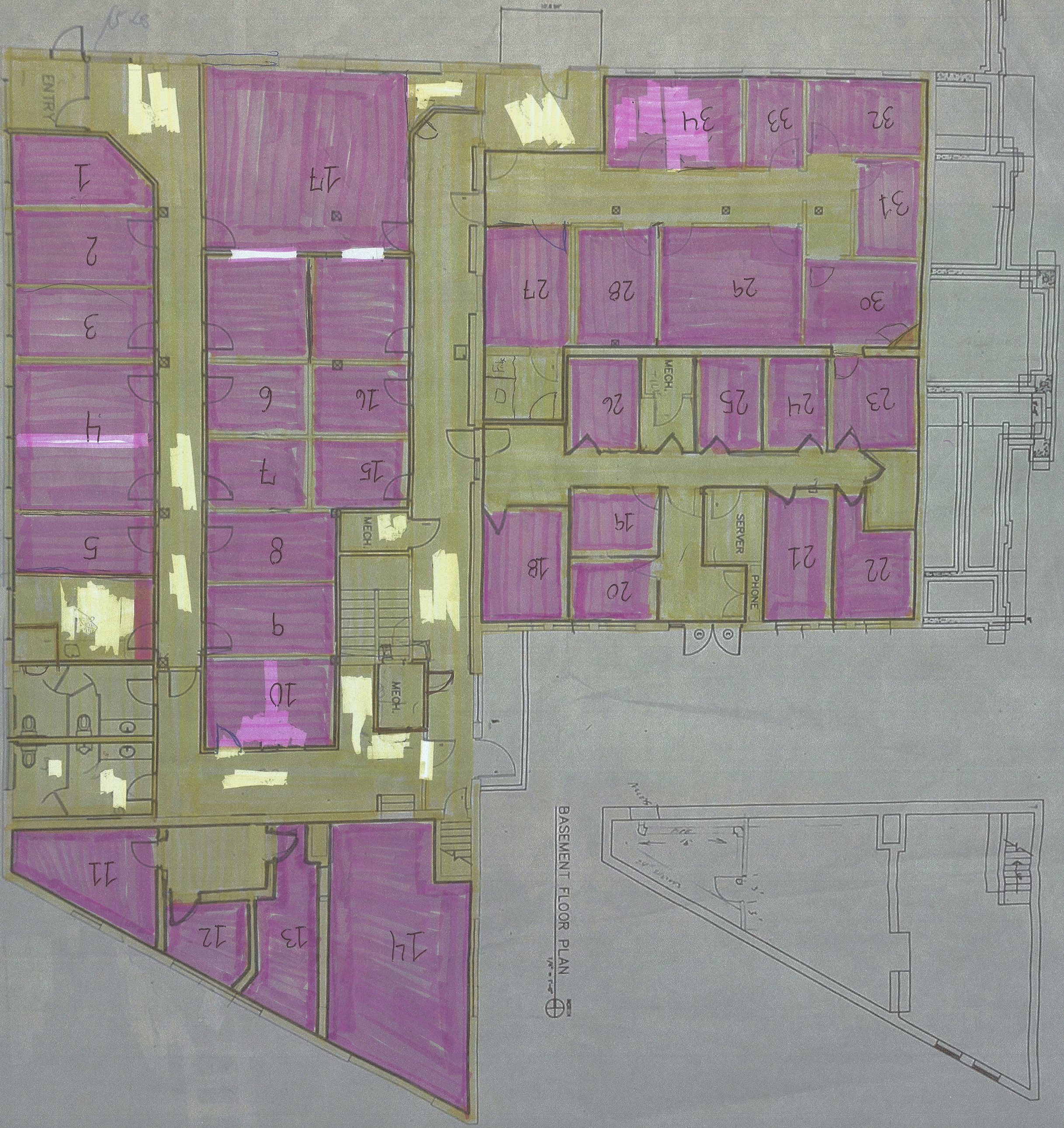
$$\text{Parking Credit} = .8 \times ((32,682 \div 562,814) \times 559)$$

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

- 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



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

PARKING ANALYSIS
MAIN BUILDING

EXISTING 2ND FLOOR	257
1363 SF SUITE A	1014
1034 SF SUITE B	673
2115 SF SUITE C	1173
1315 SF SUITE D	1173
5827 SF TOTAL NET SF	
5827 / 200 SF PER CAR=	30 CARS

NEW 1ST FLOOR	257
1305 SF SUITE 1A	772
1270 SF SUITE 1B	717
897 SF SUITE 1C	663
830 SF SUITE 1D	503
745 SF SUITE 1E	480
5047 SF TOTAL NET SF	
5047 / 200 SF PER CAR=	25 CARS

OUT BUILDING 700 SF OFFICE
700 SF / 200 SF PER CAR= 3 CARS
TOTAL OFFSTREET REQUIRED 58 CARS
AVAILABLE ON-SITE 39 CARS
AVAILABLE OFF-SITE (WITHIN 300 FEET) 32 CARS
71 SPACES AVAILABLE > 58 REQUIRED

10,700 sq ft
14,000 sq ft
14,000 sq ft

257 Indiana Ave.



SECOND FLOOR PLAN

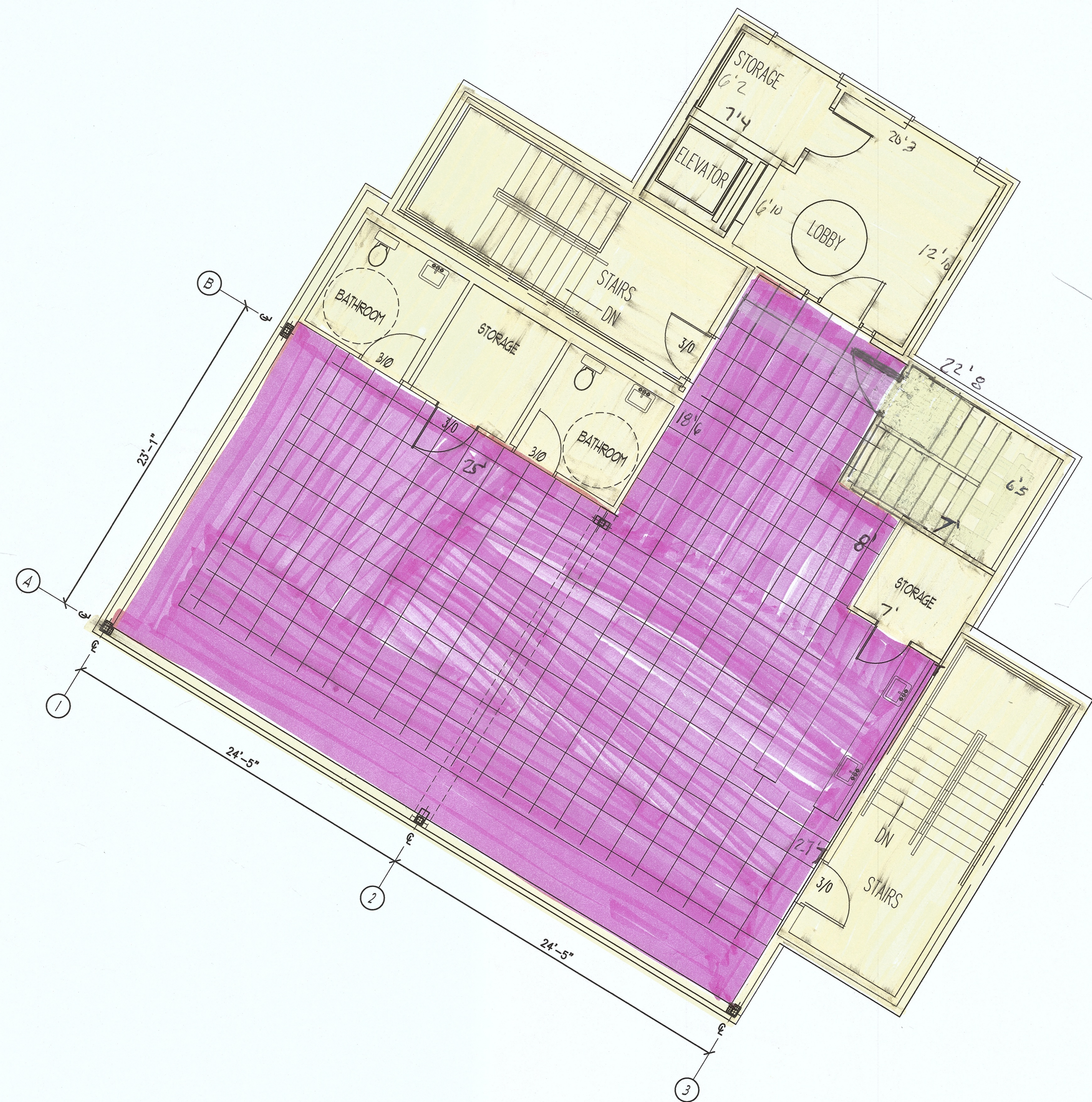
DO
DESIGN ORGANIZATION INC
100 EAST INDIANA AVENUE
VALPARAISO, INDIANA 46186
TELEPHONE 725-4354
FAX 725-4354

**DODRILL'S
OFFICE**
VALPARAISO, INDIANA

FLOOR PLAN

SEALED BY STATE
JUL 11 1982
9820





MAXIMUM ALLOWABLE LOADS		
COLUMN LINE	VERTICAL (K)	HORIZONTAL (K)
1	7	2
2	14	4
3	7	2

FLOOR PLAN REFERENCE: STEPHEN PEASE ARCHITECT
702 EAST LINCOLNWAY, VALPARAISO, INDIANA
SHEET 4, DATED JANUARY 5, 2021.

DRAFT
05/01/2024



DLZ
DLZ INDUSTRIAL, LLC

316 TECH DRIVE, BURNS HARBOR, INDIANA 46304
TELEPHONE (219) 764-4700 FAX (219) 764-4156



K2 CONSTRUCTION

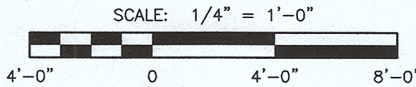
VALPARAISO

INDIANA

ROOF TOP FLOOR PLAN
STOOL POST LOCATIONS

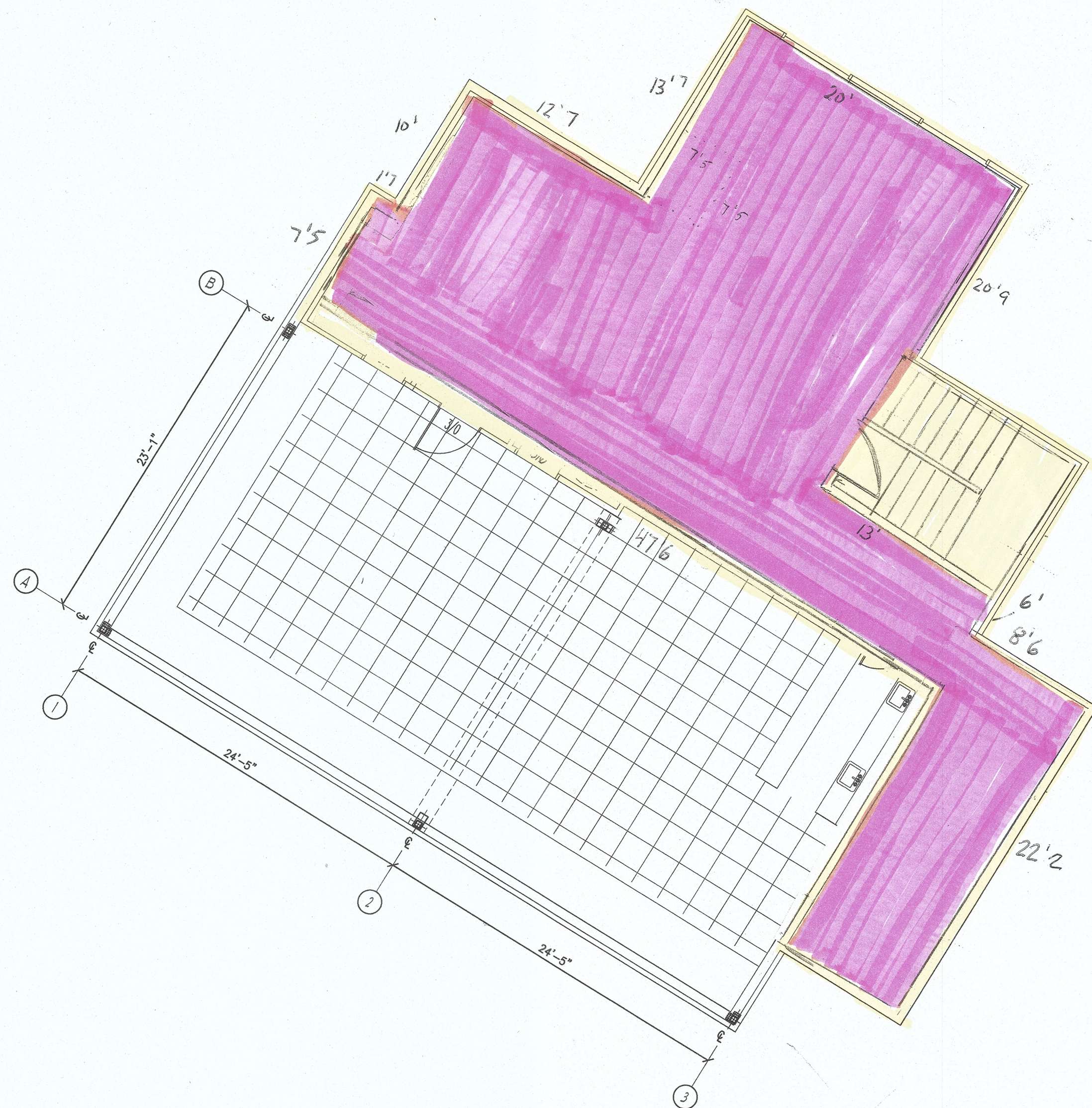
K2 CONSTRUCTION
VALPARAISO PARTNERS BUILDING

DRAWN: MAM	CHK'D: CEA	NO.	REVISION	BY	DATE
DESIGNED: CEA	APPRV'D: CEA	△			
DATE: 04/15/24		△			
SCALE: AS SHOWN		△			
PROJECT NUMBER		△			
2450-8086-90		△			



SHEET 1
OF 3
DRAWING NUMBER

X:\PROJECTS\2024\2450-808690 K2 CONSTRUCTION VALPO DRAWINGS\K2 CONSTRUCTION ROOF DETAILS.DWG



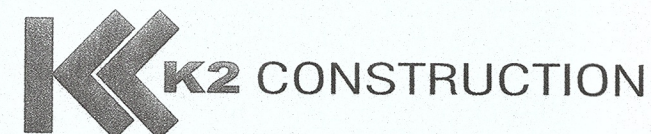
MAXIMUM ALLOWABLE LOADS		
COLUMN LINE	VERTICAL (K)	HORIZONTAL (K)
1	7	2
2	14	4
3	7	2

FLOOR PLAN REFERENCE: STEPHEN PEASE ARCHITECT
702 EAST LINCOLNWAY, VALPARAISO, INDIANA
SHEET 4, DATED JANUARY 5, 2021.

DRAFT
05/01/2024

**DLZ**
DLZ INDUSTRIAL, LLC

316 TECH DRIVE, BURNS HARBOR, INDIANA 46304
TELEPHONE (219) 764-4700 FAX (219) 764-4156

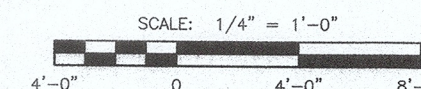


VALPARAISOINDIANA

ROOF TOP FLOOR PLAN
STOOL POST LOCATIONS

K2 CONSTRUCTION
VALPARAISO PARTNERS BUILDING

DRAWN: MAM	CHK'D: CEA	NO.	REVISION	BY	DATE
DESIGNED: CEA	APPR'D: CEA				
DATE: 04/15/24					
SCALE: AS SHOWN					
PROJECT NUMBER					
2450-8086-90					



SHEET 1
OF 3
DRAWING NUMBER

X:\PROJECTS\2024\2450\8086\K2 CONSTRUCTION VALPARAISO PARTNERS BUILDING V2 CONSTRUCTION ROOF DETAILS.DWG

Unit Number	Unit Name	Current Occupant	Square Ft.	Total Suite Sq. Ft. (if applicable)	Length x Width (each office)	Unit Use	Type of Business
property: 257 Indiana Ave							
100	Suite A1	Solidify Agency & Associates, LLC David Solidify	96	424	117'x 73"	Office Financial	Insurance
101	Suite A1	Solidify Agency & Associates, LLC David Solidify	121		12' x 10' 11"		
102	Suite A1	Solidify Agency & Associates, LLC David Solidify	132		91"1" x 13'4"	Office General	Legal Attorney
103	Suite A1	Solidify Agency & Associates, LLC David Solidify	153		78' x 9'10"		
104	A3	Public Service Adjusting Tina Nubhan	189	713	139" x 139"		
105	A3	Public Service Adjusting Tina Nubhan	155		110"0" x 13'4"		
106	A3	Public Service Adjusting Tina Nubhan	180		118" x 13'11"	Office General	Corporate Remote Office
107	A3	Public Service Adjusting Tina Nubhan	181		118" x 13'4"		
108	Suite C	Andrew Acutrans	403		290' x 131'1"	Office General	Insurance
109	Suite D8	Kristin Busch & Old Republic National Title Insurance Company Ed Jancaur	152		11' x 13'10"		
110	Suite D7	Kathy Supple Consulting Kathy Supple	127		97' x 11' 10"	Office General	Consulting
111	Suite D6	Sew Fly By Raven Raven Collins	175		170"0" x 73"0"		
112	Suite D5	Samantha Dibble	133		177' x 9'10"	Office General	Esthetician/Beauty
113	Suite D4	Soothing Touch by Tai	149		173' x 13'10"		
114	Suite D3	Via Egnata Logistics	123		127 x 9'9"	Office General	Shipping Contractor
115	Suite D2	Steel Fleet Transport LLC.	105		127 x 8'4"		
116	Suite D1	T. Yurcinuc Ethetics, LLC Tali Yurcinuc	147		15'10" x 11"	Office General	Esthetician/Beauty
117	Suite D10	Availr Group, Inc.	29		71"1" x 13"		
118	Suite B1	Sandip Chander	85	458	78" x 11'11"	Office Medical	Eye Doctor
119	Suite B1	Sandip Chander	152		139" x 11'1"		
120	Suite B1	Sandip Chander	133		118" x 9'9"	Office General	Counseling
121	Suite B1	Sandip Chander	88		77'8" x 11' 6"		
122	Suite B2	Stable Family & Children Services, LLC. LaLanza Carson	230		216" x 12'4"	Office General	Counseling
123	Suite B3	Elco Heating and Cooling	215		21' x 12'4"		
124	Suite H	Manabhai Massage Therapy, LLC. Rebecca Von Feldt	142		See Diagram	Office General	Massage Therapist
125	Suite G3	Renee Bräuer	155		16' x 9'7"		
126	Suite G4	MI Logistics LLC.	68		8' x 8'7"	Office General	Shipping Contractor
127	Suite G5	Lakefront Treatment LLC.	105		127' x 8'6"		
property: 259 Indiana Ave							
1	Suite 11	Re Neuchi	90		93'0 x 7'4	Office General	Engineering Contractor
2	Suite 11	Rocco Calipari	101		14 x 7'3		
3	Suite 13	Hearts Ease Hypnosis Michelle Holmes	147		14 x 7'3	Office General	Counseling
4	Suite 19	Living Home Spiritual Care, LLC.	210		14 x 10'		
5	Suite 48	Commercial Dr. Brian Held	76		104 x 7'4	Office Medical	Chiropractor
6	Suite 50	Abundance Home Care Taundra Washington	76		104 x 7'4		
7	Suite 49	Commercial Edward Garza	75		104 x 7'3	Office General	Order Processing Remote Office
8	Suite 55	Vanessa Brenese	84		173 x 7'3		
9	Suite 47	Commercial Hands of Health	80		173 x 7'3	Office Medical	Massage Therapist
10	Suite 44	Commercial Dr. Brian Held	113	737	125 x 9'7		
11	Suite H	Commercial Dr. Brian Held	104		174 x 6'2	Office Medical	Chiropractor
12	Suite H	Commercial Dr. Brian Held	69		117 x 6'1		
13	Suite H	Commercial Dr. Brian Held	121		1610 x 9'6	Office General	Mexican Restaurant Office
14	Suite 25	Veleos	130		213 x 107 (See Diagram)		
15	Suite 42	101 Freight, LLC.	77		104 x 7'5	Office General	Shipping Contractor
16	Suite 41	DeepSpace9 Nemanja Milosovic	78		104 x 7'4		
17	Suite 40	Adrian Photo Joel Alderson	68		See Diagram	Office General	Photographer
18	Suite C	Be Good Juicerie Amber Shamba & Be Good Juicerie Sarah Gorski	616				
19	Suite B	Commercial- Boulder Bay Realty Group	89	721	106 x 8'6	Office General	Real Estate
20	Suite B	Commercial- Boulder Bay Realty Group	64		6'9 x 9'8		
21	Suite B	Commercial- Boulder Bay Realty Group	107		6'9 x 9'8	Office General	Services
22	Suite B	Commercial- Boulder Bay Realty Group	101		149 x 7'3		
23	Suite B	Commercial- Boulder Bay Realty Group	88		149 x 9'2	Office General	Services
24	Suite B	Commercial- Boulder Bay Realty Group	66		95 x 9'3		
25	Suite B	Commercial- Boulder Bay Realty Group	66		95 x 7'0	Office General	Services
26	Suite B	Commercial- Boulder Bay Realty Group	66		95 x 7'1		
27	Suite A9	Buttercup Personal Care Agency Antoinette Cundiff	119		95 x 4'8	Office General	Counseling
28	Suite A8	Matthew and Allison Clements	110		94 x 12'9		
29	Suite A6	Sara Monroe Studios, Inc.	194		127 x 8'7	Office General	Services
30	Suite A5	Michael Hazy LMCH Michael Hazy	84		101 x 8'6		
31	Suite A4	Diana Schultz-Tate	86		105 x 8'4	Office General	Consultant
32	Suite A3	ClarityPoint Counseling Group Michelle Burbank	99		79x 17'10		
33	Suite A2	Leo's Transport, LLC.	152		9' x 6'1	Office General	Shipping Contractor
34	Suite A1	Right at Home Troy Turner	132		9' x 14'8		

Office General

257 Indiana Ave	Current Occupant	Square Ft.	Total Suite Length x W USD Use	Type of Business
104	A3 Public Service Adjusting Tina Nubhan	189	842	Office General Legal Attorney
105	Suite C Andrew Acutrans	403		Office General Corporate Remote Office
110	Suite D7 Kathy Supple Consulting Kathy Supple	127		Office General Consulting
114	Suite D3 Via Egnata Logistics	123		Office General Shipping Contractor
115	Suite D2 Steel Fleet Transport LLC.	105		Office General Shipping Contractor
117	Suite D10 Availr Group, Inc.	29		Office General Shipping Contractor
122	Suite B2 Stable Family & Children Services, LLC. LaLanza Carson	230		Office General Counseling
123	Suite B1 Elco Heating and Cooling	215		Office General Contractor Office
126	Suite G4 MI Logistics LLC.	68		Office General Shipping Contractor
127	Suite G5 Lakefront Treatment LLC.	105		Office General Counseling
259 Indiana Ave				
1	Suite 11 Re Neuchi	90		Office General Engineering Contractor
2	Suite 12 Rono Calipari	101		Office General Private Lessons
3	Suite 13 Hearts Ease Hypnosis Michelle Holmes	101		Office General Counseling
4	Suite 19 Living Home Spiritual Care, LLC.	210		Office General Counseling
7	Suite 49 Commercial Edward Garza	75		Office General Order Processing Remote Office
14	Suite 25 Veleos	130		Office General Mexican Restaurant Office
15	Suite 42 101 Freight, LLC.	77		Office General Shipping Contractor
16	Suite 41 DeepSpace9 Nemanja Milosovic	78		Office General Shipping Contractor
18	Suite B Commercial- Boulder Bay Realty Group	89	910	Office General Real Estate
27	Suite A9 Buttercup Personal Care Agency Antoinette Cundiff	119		Office General Counseling
28	Suite A8 Matthew and Allison Clements	108		Office General
30	Suite A5 Michael Hazy LMCH Michael Hazy	84		Office General
32	Suite A3 ClarityPoint Counseling Group Michelle Burbank	99		Office General Counseling
33	Suite A2 Leo's Transport, LLC.	152		Office General Shipping Contractor
255 Indiana Ave				
2nd Floor	Balloons Sales	272		Office General Balloons online sales

Office Medical

257 Indiana Ave	Current Occupant	Square Ft.	Total Suite Length x W USD Use	Type of Business
110	Suite B1 Sandip Chander	85	458	Office Medical Eye Doctor
111	Suite B1 Sandip Chander	152		
120	Suite B1 Sandip Chander	133		
121	Suite B1 Sandip Chander	88		
259 Indiana Ave				
1	Suite 48 Commercial Dr. Brian Held	76		Office Medical Chiropractor
10	Suite 44 Commercial Dr. Brian Held	113	737	Office Medical Chiropractor
11	Suite H Commercial Dr. Brian Held	104		
12	Suite H Commercial Dr. Brian Held	69		
13	Suite H Commercial Dr. Brian Held	121		

Service

257 Indiana Ave	Current Occupant	Square Ft.	Total Suite Length x W USD Use	Type of Business
111	Suite D6 Sew Fly By Raven Raven Collins	175		Services Embroidered Clothing
112	Suite D5 Samantha Dibble	133		Services Ethetician/Beauty
113	Suite D4 Soothing Touch by Tai	149		Services Massage Therapist
114	Suite D1 T. Yurcinuc Ethetics, LLC Tali Yurcinuc	147		Services Ethetician/Beauty
124	Suite H Manabhai Massage Therapy, LLC. Rebecca Von Feldt	142		Services Massage Therapist
125	Suite G3 Renee Bräuer	155		Services Hair Stylist
259 Indiana Ave				
6	Suite 50 Abundance Home Care Taundra Washington	76		Services Homecare
8	Suite 55 Vanessa Brenne	84		Services Massage Therapist
9	Suite 47 Commercial Hands of Health	80		Services Massage Therapist
20	Suite A6 Sara Monroe Studios, Inc.	194		Services Photographer
31	Suite A4 Diana Schultz-Tate	86		Services Consultant
34	Suite A1 Right at Home Troy Turner	132		Services Homecare
255 Indiana Ave				
1st Floor	The Artists Guild of Valparaiso	617		Services Art Guild

Restaurant

259 Indiana Ave	Current Occupant	Square Ft.	Total Suite Length x W USD Use	Type of Business
17	Suite C Be Good Juicerie Amber Shamba & Be Good Juicerie Sarah Gorki	616		Restaurant Juicery
255 1/2 Indiana Ave				
1st Floor	Veleos Restaurant	1800		Restaurant Mexican Restaurant
2nd Floor	Veleos Restaurant	1800		Restaurant Mexican Restaurant
3rd Floor	Veleos Restaurant	913		

Residences

255 1/2 Indiana Ave	Current Occupant	Square Ft.	Total Suite Length x W USD Use	Type of Business
3rd Floor	Residence	960		Residences

Shared Use Parking Table

Use	Units/Sq. Ft.	Required Spaces	Weekday			Weekend	
			Night (12AM to 6AM)	Day (6AM to 6PM)	Evening (6PM tp 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	3209.00	9.63	0.48	9.63	0.96	0.96	0.48
Medical Office	941.00	4.71	0.24	4.71	0.47	0.47	0.24
Services	2180.00	5.45	0.27	5.45	0.55	0.55	0.27
Restaurant	5129.00	68.39	3.42	47.87	61.55	68.39	47.87
Total:			5.41	68.25	64.43	71.16	49.76
				Spaces Onsite	26		
				On Street / Public	29		
			Parking Variance Needed	Deficit Spaces (No Rooftop)	9.43		
Rooftop							
Lower	1410.00	47.00	Parking Variance Needed	Deficit Spaces (Lower Rooftop)	56.43		
Upper	1315.00	43.83					
1 space / 30SF	Total Spaces (Roof)	90.83	Parking Variance Total		100.26		
Lower	1410	18.8	Deficit Spaces (Lower Rooftop)		28.23		
Upper	1315	17.53333333					
1 space / 75SF	Total Spaces (Roof)	36.33333333	Parking Variance Total		45.76		

Notes

1 space per unit per Table 9.201



42

112

49

26

31

CAMPBELL ST.

INDIANA AVE.

NAPOLEON ST.

NAPOLEON ST.

LEON ST.

N 13

Date	Time	Napoleon St.	Indiana Ave.	Franklin House Lot	Lincolnway	257/259 Indiana Ave	Total Cars Parked	253 Parking Lot
Max # of spots:		31	49	112	42	26	260	13
Friday								
7/25/2025	12:00PM	14	17	19	26	9	85	5
7/25/2025	5:30PM	9	15	15	21	12	72	6
7/25/2025	7:30 PM	26	45	20	38	11	140	7
Saturday								
7/26/2025	12:00PM	25	16	25	32	7	105	4
7/26/2025	5:30PM	26	48	20	47	10	151	4
7/26/2025	7:30 PM	26	43	33	38	11	151	2
Sunday								
7/27/2025	12:00PM	6	17	14	12	8	57	4
7/27/2025	5:30PM	26	36	29	36	8	135	3
7/27/2025	7:30 PM	26	42	26	30	5	129	5
Monday								
7/28/2025	12:00PM	1	6	4	10	11	32	8
7/28/2025	5:30PM	4	8	5	15	6	38	5
7/28/2025	7:30 PM	2	5	7	14	3	31	4
Tuesday								
7/29/2025	12:00PM	8	6	10	4	8	36	7
7/29/2025	5:30PM	19	8	24	13	9	73	4
7/29/2025	7:30 PM	23	4	36	8	7	78	6
Wednesday								
7/30/2025	12:00PM	18	21	8	19	10	76	4
7/30/2025	5:30PM	11	14	21	19	9	74	6
7/30/2025	7:30 PM	26	18	35	19	11	109	5
Thursday								
7/31/2025	12:00PM	10	16	15	19	10	70	8
7/31/2025	5:30PM	26	36	31	23	11	127	7
7/31/2025	7:30 PM	26	41	30	36	11	144	3
Friday								
8/1/2025	12:00PM	13	15	24	23	11	86	3
8/1/2025	5:30PM	26	23	26	26	12	113	6
8/1/2025	7:30 PM	26	49	29	34	12	150	4
Saturday								
8/2/2025	12:00PM	23	18	22	19	2	84	3
8/2/2025	5:30PM	26	33	27	34	12	132	8
8/2/2025	7:30 PM	26	48	24	33	12	143	4
Sunday								
8/3/2025	12:00PM	26	14	15	14	8	77	4
8/3/2025	5:30PM	26	18	24	16	6	90	4
8/3/2025	7:30 PM	5	7	32	10	4	58	5
Monday								
8/4/2025	12:00PM	18	11	16	23	9	77	5
8/4/2025	5:30PM	21	3	26	11	5	66	7
8/4/2025	7:30 PM	22	5	35	9	2	73	3
Tuesday								
8/5/2025	12:00PM	18	18	6	20	3	65	9
8/5/2025	5:30PM	24	10	18	15	5	72	5
8/5/2025	7:30 PM	20	10	16	19	8	73	3
Wednesday								
8/6/2025	12:00PM	18	15	4	14	12	63	7
8/6/2025	5:30PM	21	6	10	24	7	68	4
8/6/2025	7:30 PM	15	8	15	8	11	57	5
Thursday								
8/7/2025	12:00PM	11	16	4	16	9	56	5
8/7/2025	5:30PM	20	23	9	19	10	81	6
8/7/2025	7:30 PM	16	26	28	27	10	107	8
Friday								
8/8/2025	12:00PM	11	14	6	20	8	59	4
8/8/2025	5:30PM	21	15	12	25	12	85	4
8/8/2025	7:30 PM	21	31	20	27	11	110	5
Saturday								
8/9/2025	12:00PM	12	7	8	13	9	49	5
8/9/2025	5:30PM	13	10	18	19	10	70	2
8/9/2025	7:30 PM	12	15	21	16	12	76	6
Sunday								
8/10/2025	12:00PM	9	5	7	15	7	43	4
8/10/2025	5:30PM	11	4	9	7	7	38	5
8/10/2025	7:30 PM	4	6	28	9	3	50	6
Monday								
8/11/2025	12:00PM	2	14	24	16	9	65	7
8/11/2025	5:30PM	6	18	32	14	4	74	5
8/11/2025	7:30 PM	8	6	27	13	3	57	4
Tuesday								
8/12/2025	12:00PM	14	24	8	17	8	71	6
8/12/2025	5:30PM	14	15	25	12	11	77	4
8/12/2025	7:30 PM	21	17	45	22	9	114	2
Wednesday								
8/13/2025	12:00PM	2	23	25	23	10	83	8

Date	Time	Napoleon St.	Indiana Ave.	Franklin House Lot	Lincolnway	257/259 Indiana Ave	Total Cars Parked	253 Parking Lot
8/13/2025	5:30PM	25	12	27	23	10	97	6
8/13/2025	7:30 PM	25	13	29	23	12	102	4
Thursday								
8/14/2025	12:00PM	6	15	15	24	9	69	8
8/14/2025	5:30PM	26	30	29	20	11	116	6
8/14/2025	7:30 PM	31	43	30	34	12	150	10
Friday								
8/15/2025	12:00PM	13	15	6	18		52	
8/15/2025	5:30PM	22	46	8	46	14	136	10
8/15/2025	7:30 PM	26	34	27	30	10	127	8
Saturday								
8/16/2025	12:00PM	23	24	7	12	1	67	5
8/16/2025	5:30PM	24	18	8	14	3	67	10
8/16/2025	7:30 PM	24	32	20	17	5	98	26
Sunday								
8/17/2025	12:00PM	25	11	4	19	3	62	2
8/17/2025	5:30PM	22	20	15	13	4	74	8
8/17/2025	7:30 PM	3	1	28	7	3	42	10
Monday								
8/18/2025	12:00 PM	10	8	4	10	5	37	7
8/18/2025	5:30 PM	22	19	6	12	4	63	5
8/18/2025	7:30 PM	1	3	25	6	7	42	4
Tuesday								
8/19/2025	12:00 PM	4	11	14	9	10	48	7
8/19/2025	5:30 PM	13	8	45	21	11	98	8
8/19/2025	7:30 PM	24	16	38	23	9	110	6
Wednesday								
8/20/2025	12:30 PM	4	18	3	16	14	55	7
8/20/2025	5:30 PM	25	16	24	21	8	94	5
8/20/2025	7:30 PM	25	12	28	19	11	95	6
Thursday								
8/21/25	12:00 PM	10	12	4	12	10	48	7
8/21/25	5:30 PM	26	32	24	28	11	121	6
8/21/25	7:30 PM	26	38	29	31	12	136	4
Friday								
8/22/2025	12:00 PM	8	22	32	22	10	94	8
8/22/2025	5:30 PM	26	48	31	30	11	146	6
8/22/2025	7:30 PM	26	42	39	32	12	151	8
Saturday								
8/23/2025	12:00 PM	21	21	38	24	8	112	4
8/23/2025	5:30 PM	23	30	12	30	13	108	5
8/23/2025	7:30 PM	22	28	19	20	10	99	2
Sunday								
8/24/2025	12:00 PM	26	44	17	26	8	121	3
8/24/2025	5:30 PM	5	12	33	12	12	74	2
8/24/2025	7:30 PM	2	7	28	7	3	47	6
Monday								
8/25/2025	12:00 PM	1	12	22	12	10	57	8
8/25/2025	5:30 PM	3	10	20	17	4	54	4
8/25/2025	7:30 PM	1	8	30	14	1	54	5
Tuesday								
8/26/2025	12:00 PM	5	16	16	6	9	52	4
8/26/2025	5:30 PM	15	12	39	22	10	98	6
8/26/2025	7:30 PM	22	21	41	20	6	110	5
Wednesday								
8/27/2025	12:00 PM	7	16	14	15	11	63	7
8/27/2025	5:30 PM	25	16	27	20	8	96	5
8/27/2025	7:30 PM	25	10	25	18	8	86	3
Thursday								
8/28/2025	12:00 PM	14	21	22	17	9	83	7
8/28/2025	5:30 PM	20	34	10	28	12	104	5
8/28/2025	7:30 PM	21	29	15	26	10	101	2
Friday								
8/29/2025	12:00 PM	12	14	37	12		75	4
8/29/2025	5:30 PM	25	38	31	28		122	5
8/29/2025	7:30 PM	25	27	35	32		119	4
Saturday								
8/30/2025	12:00 PM	21	22	34	17	9	103	2
8/30/2025	5:30 PM	25	29	30	25	12	121	3
8/30/2025	7:30 PM	25	18	41	28	11	123	2
Sunday								
8/31/2025	12:00 PM	14	10	9	11	11	55	5
8/31/2025	5:30 PM	10	8	7	10	12	47	4
8/31/2025	7:30 PM	9	7	5	10	10	41	3
Monday								
9/1/2025	12:00 PM	6	5	1	8	1	21	2
9/1/2025	5:30 PM	0	5	9	7	2	23	2
9/1/2025	7:30 PM	1	7	15	7	1	31	2

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:

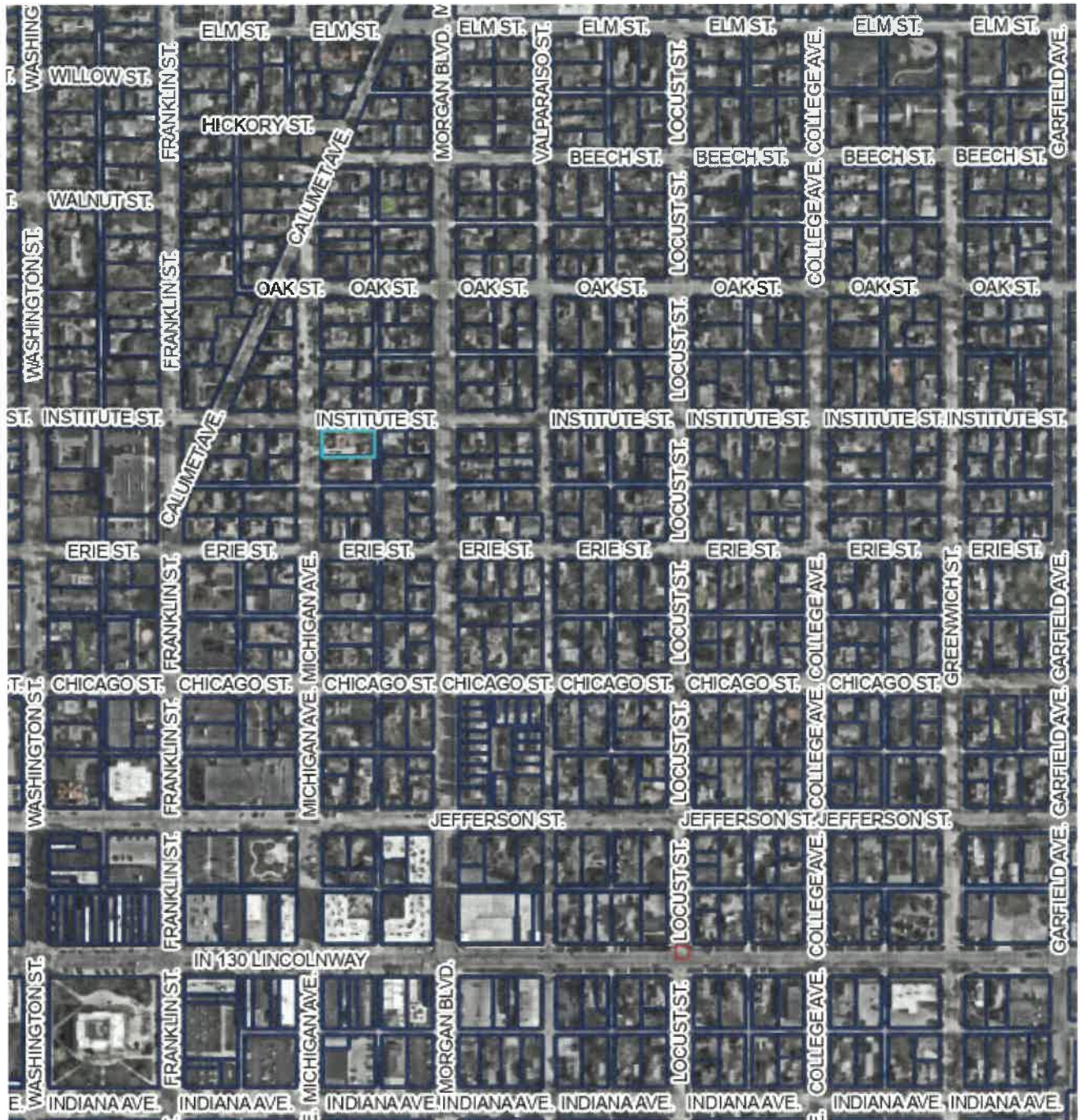
The new fence replaced the existing privacy fence that was present and dilapidated when I first purchased the home, that appeared to be 20 plus years old. Additionally it still maintains sight lines as cars pull up to the intersection as the fence is set back from the intersection approximately 50ft.

- 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
- ☐ 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.

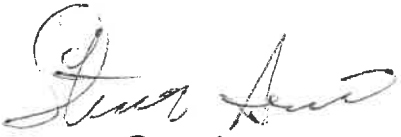
7/9/2025

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.

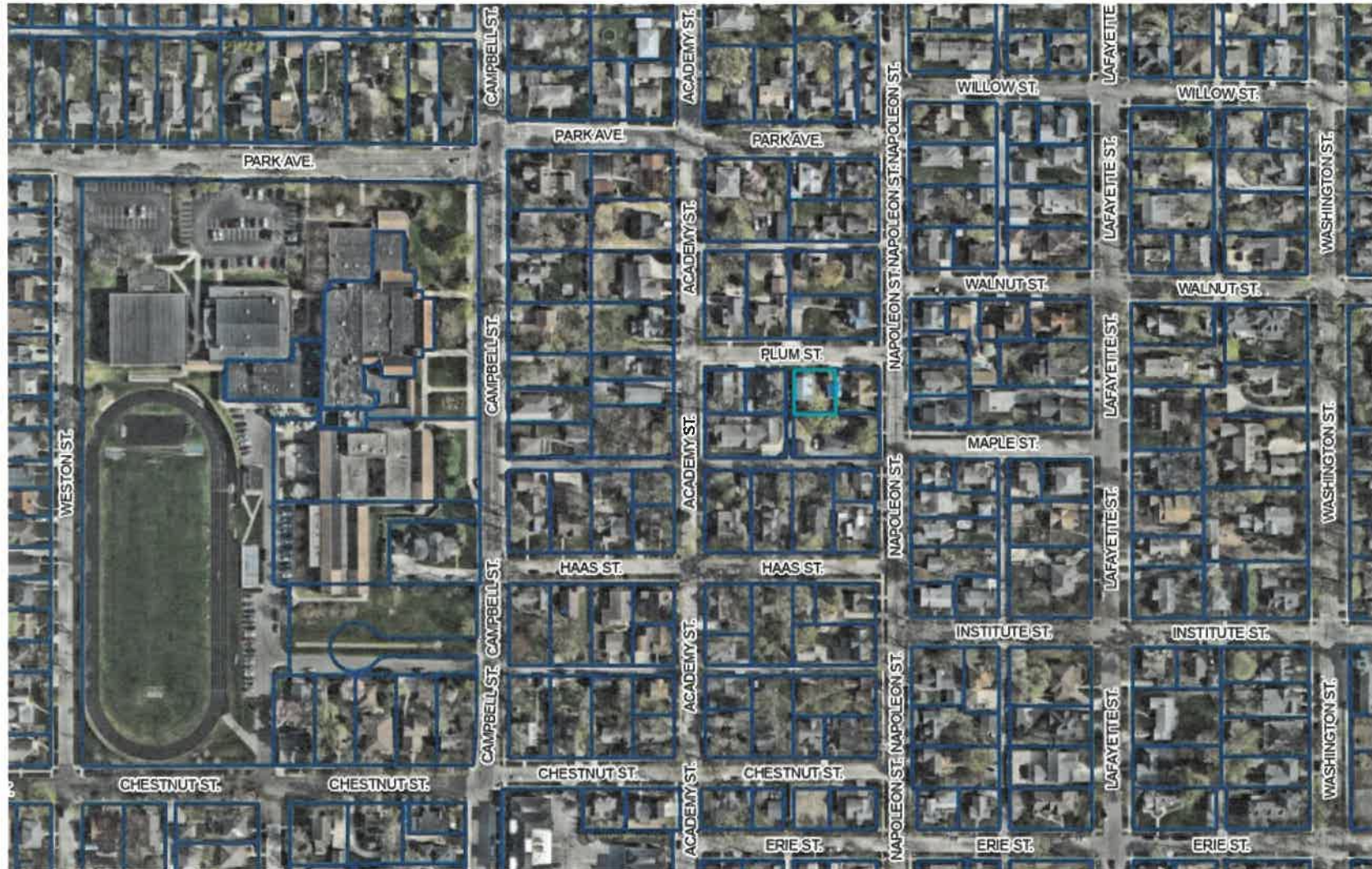
We invite all people to the public meeting to help us rebuild our dream. We want and need our garages back! We love this community and we plan to stay!


Steven Davies 507 Napoleon St


Deborah Davies 507 Napoleon St


Natalie Kijurna 253 Plum St

VICINITY MAP FOR 253 PLUM



Hardesty Surveying Company

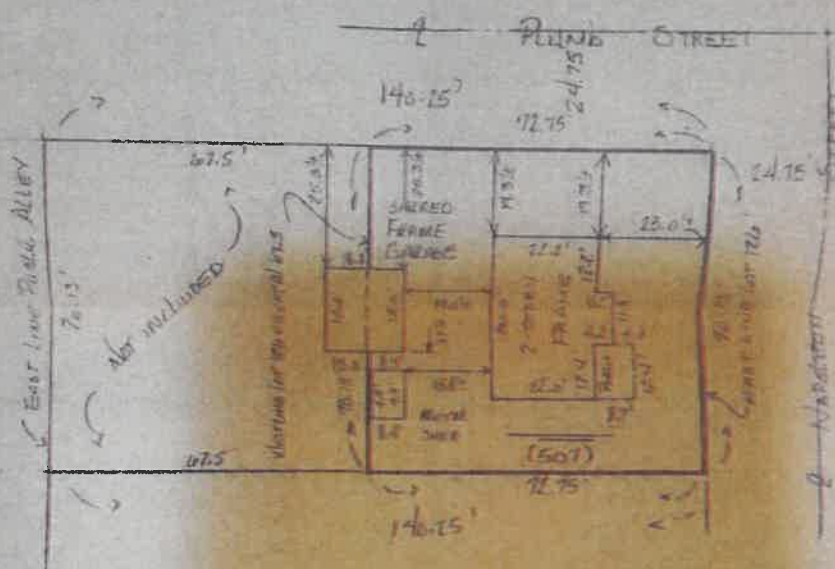
Phone: (219) 322-6212

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

MORTGAGE INSPECTION PLAT

Steven N. & Deborah J.
PREPARED FOR: 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 6-0-2 Butler County, Indiana.



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

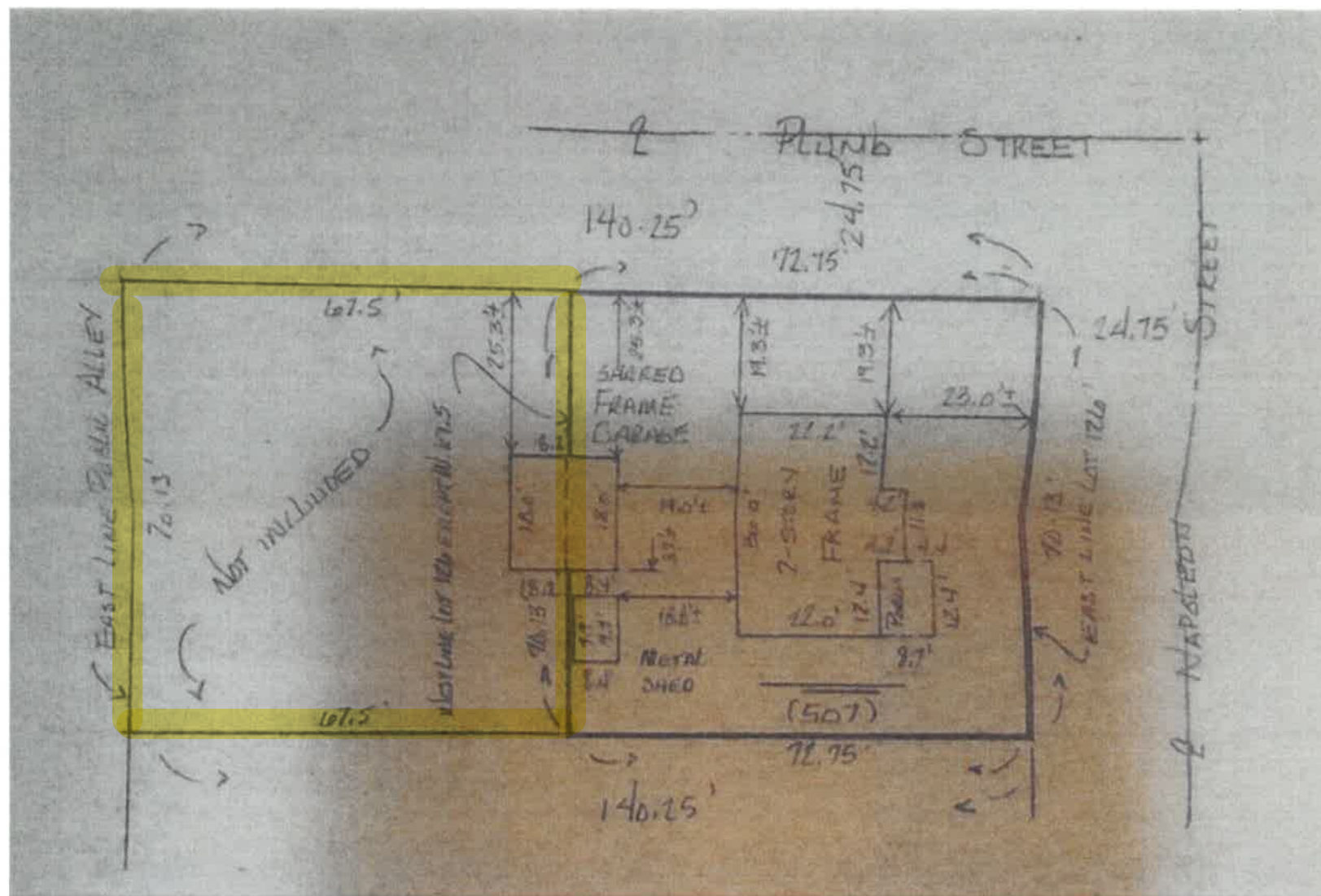
THIS IS TO CERTIFY THAT THIS MORTGAGE INSPECTION PLAT WAS PREPARED FOR PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH THE OFFICIAL RECORDS AND THAT THE PLAT APPEARING HEREON IS FOR MORTGAGE PURPOSES ONLY.

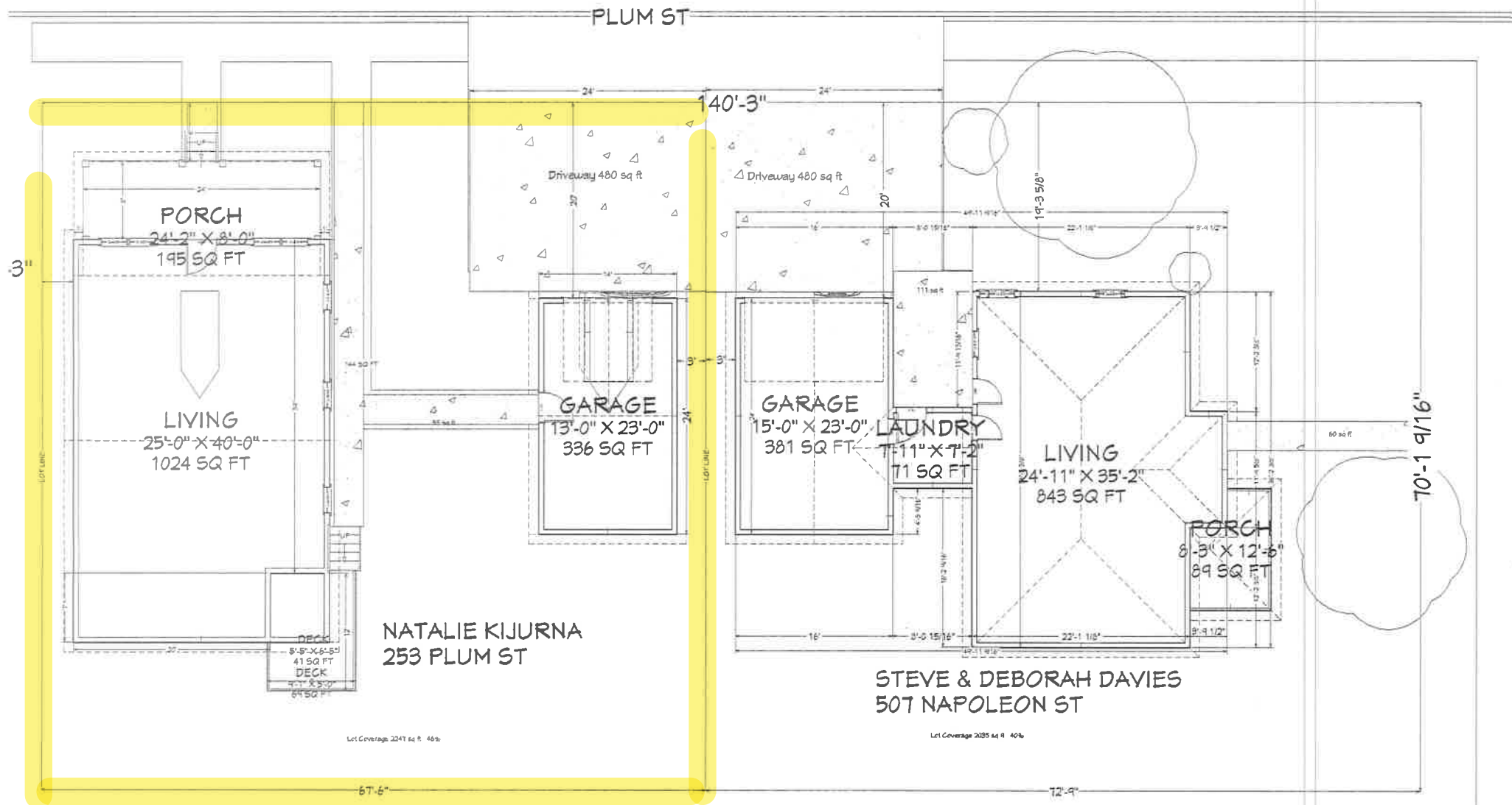
RICHARD K. HARDESTY
Indiana Registered Land Surveyor
Number 38503

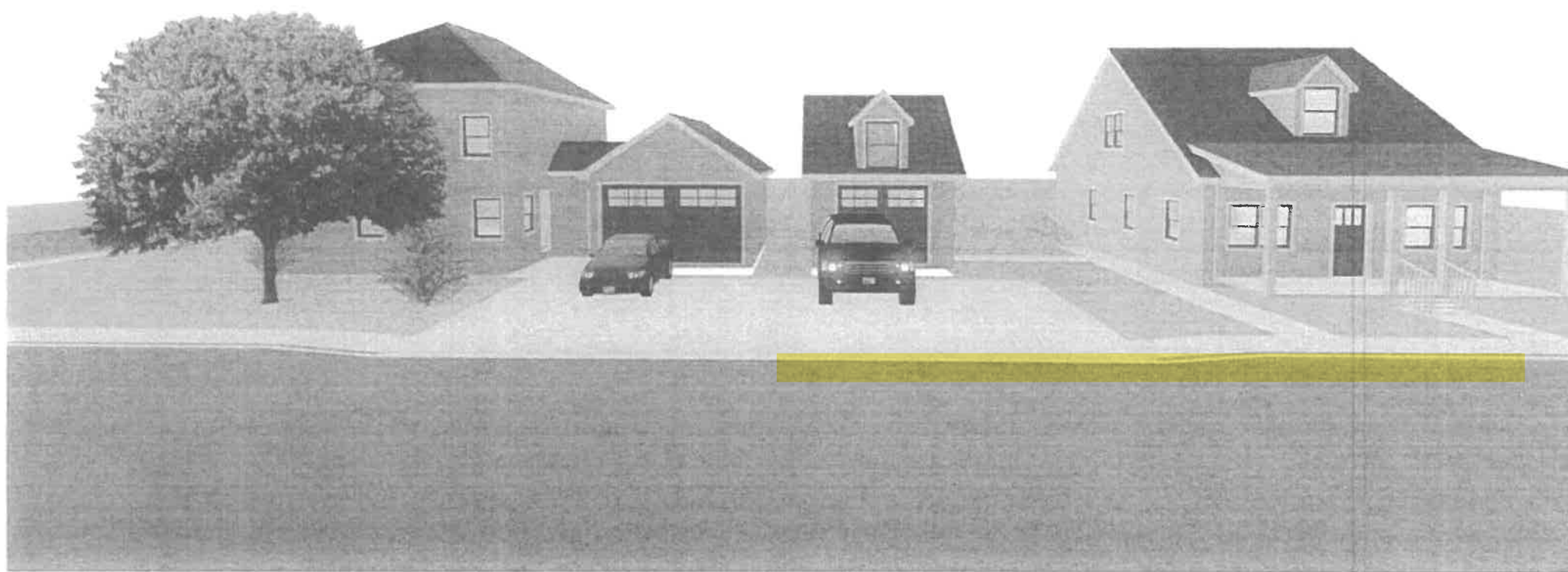


ALL dimensions given to four (4) decimal points, unless noted.
SCALE: 1" = 60'
DATE: August 20, 1987
REVISED: 11
SURVEYED FOR: 765-87
SUBTRACTED: 3639

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







From: [Natalie Kijurna](#)
To: [Jessica Gage](#)
Cc: [Brian Lewandowski](#)
Subject: 253 Plum Street - Additional information
Date: Monday, September 8, 2025 5:49:22 PM
Attachments: [Kijurna_Variance Models.pdf](#)

Hi, Jessica,

I hope you're doing well. I wanted to forward the attached drawing that my builder sent to me with three different garage dimensions in anticipation of the meeting next Tuesday.

- A - Old garage footprint
- B - Garage with request three foot variance
- C - Garage built according to Code

Maybe you can give me a call tomorrow morning so we can discuss? I truly believe moving my garage six feet off the property line would pose a practical difficulty. Please see Section 15.702 Development Standards Variances below, which applies to my requested variance.

Sec. 15.702 Development Standards Variances

- A. **Generally.** The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the UDO.
- B. **Approval Standards.** A variance may be approved under this section only upon a determination in writing that:
 - 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 - 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
 - 3. The strict application of the terms of the UDO will result in **practical difficulties** in the use of the property.

I believe we could agree that moving the garage three feet off the property line instead of six feet will not be injurious to public health, safety, morals and general welfare of the community, nor will the area adjacent to the property included in the variance be affected in a substantially adverse manner. In fact, my neighbor, whose property is adjacent to mine, is in full support of me obtaining the variance. Therefore, only #3 remains - the strict application of the terms of the UDO will result in practical difficulties in the use of the property.

In Indiana, a valid practical difficulty is one that is a unique condition, more than an inconvenience, not self-created, and economic gain is not a factor. Looking at these one by one:

A. Unique condition - My lot is abnormally small at approx. 4,690 square feet. If you refer to Section 3.403 of the Ordinance and specifically at Table 3.501 you'll note that the NC60 zone, which is where my house is located, has a six foot setback for a side yard when there's approximately 7,000 square feet of property. My property is approximately 67 wide x 70 long, or 4,690 square feet, which is well under the minimum lot size for the proposed side yard setback.

B. More than an inconvenience - A tornado/high winds blew through Valpo on March 30 and

toppled two trees; one on my house and the other on my garage. When I bought this house, I did so for several reasons: It was in a perfect location, it had a perfect lot size (not too big, not too small) with mature trees, and developed landscaping, it was full of character, and I could see myself raising my daughter in the Valpo community.

Now that I'm required to build a garage six feet off the property line, the side yard land loss is 6 x 70 or 420 square feet or almost 10 percent of my total property. The land that will be behind my garage, when it's moved six feet over, is no longer part of the side yard and the land on the East side of the garage is no longer part of my side yard. Basically gutting my side yard.

C. Not self-created - I did not build a non-conforming structure and am now asking for a variance.

D. Economic gain - this is obviously not a factor since I'm only trying to build what I had previously for my own personal use and enjoyment - my garage.

Aside from all the reasons just mentioned, complying with the Ordinance would present an additional practical difficulty because it would require additional funds to pour more concrete, complete more gradework, and take away the many beautiful mature, established plants and perennials currently growing in the yard, along with taking away green space.

At last month's meeting, the Board was concerned that if they grant me a variance, then they would have to grant it to everyone and that they couldn't see the hardship. First, a hardship is not what I have to prove, as I mentioned earlier. I need to prove a practical difficulty, which is a lesser burden. Second, I believe I've developed a very specific argument for why this variance would be a practical difficulty in my case and not apply to everyone else in Valpo, most of whom don't live in the NC60 zone and, of those who do, very few who share the unique nature of my property.

Thank you so much for your time,

Sincerely,

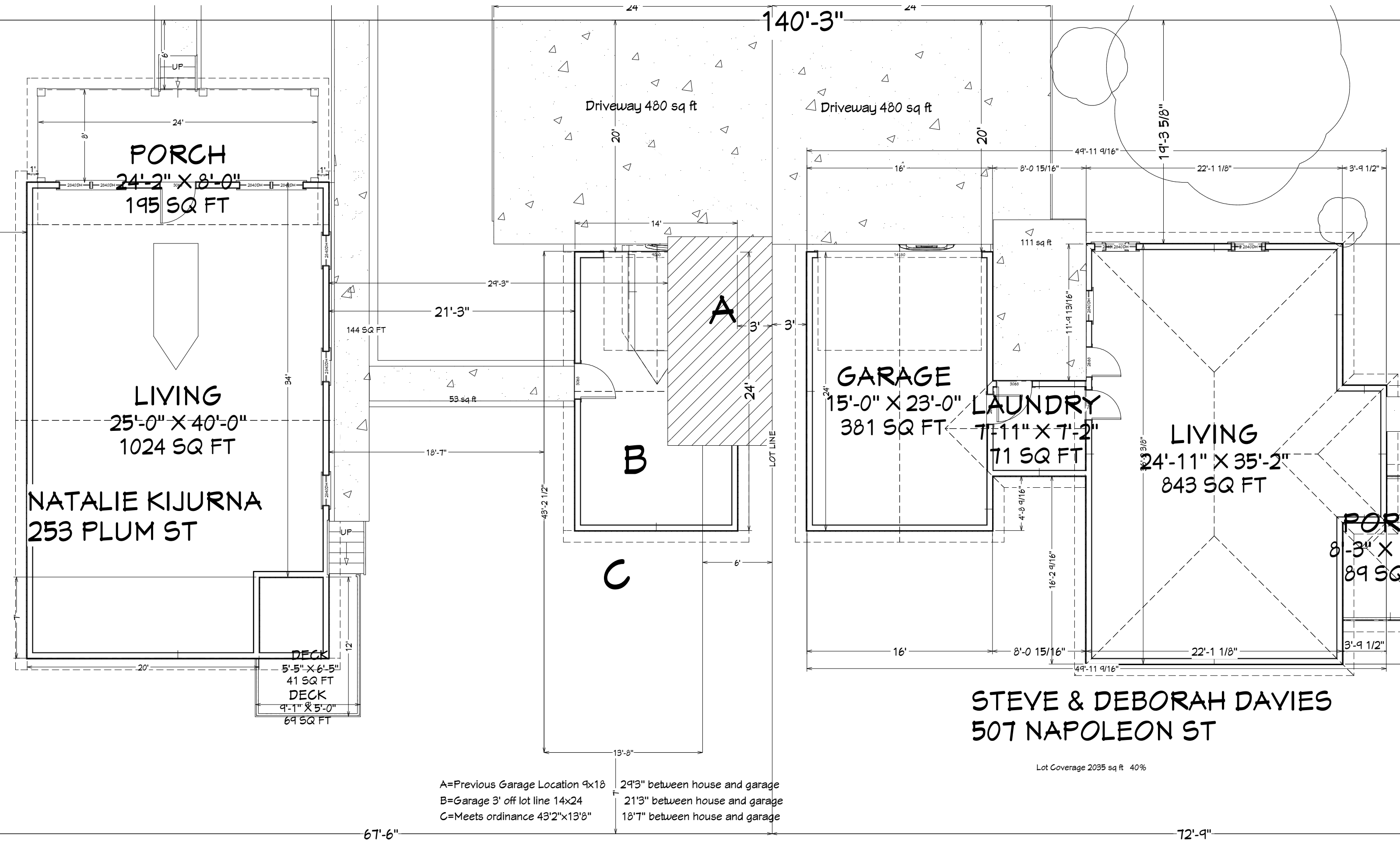
Natalie

Table 3.501: Single-Family Lot and Building Standards								
Zoning District	Minimum					Maximum		
	Minimum Lot Area	Lot Width (feet)	Street Yard ¹ (feet)	Side Yard single / total (feet) ²	Rear Yard (feet)	Height (feet)	Building Coverage	
Estate Residential (ER)	1 acre	150	50	15 / 40	50	35	0.15	0.25
Suburban Residential (SR)	12,000 sf.	90	25	8 / 20	30	28	0.30	0.40
General Residential (GR)	6,000 sf.	60	20	6 / 12	25	28	0.44	0.50
Urban Residential (UR)	5,000 sf.	50	10	5 / 10	25	35	0.49	0.59

Neighborhood Conservation (NC 60)	7,000 sf.	60	20	6 / 12	20	35	0.45	0.50
Neighborhood Conservation (NC 70)	8,700 sf.	70	20	5 / 10	30	35	0.45	0.50
Neighborhood Conservation (NC 80)	10,000 sf.	80	25	5 / 18 ⁴	30	35	0.40	0.50
Neighborhood Conservation (NC 90)	16,000 sf.	90	45	6 / 12	25	35	0.40	0.50
Rural (RU)	20 acres	500	100	25 / 70	75	28	0.02	0.12
Central Place (CP)	4,000 sf.	40	8	5 / 10	30	35	0.49	0.59
Residential Transition (RT)	5,000 sf.	50	10	5 / 10	25	35	0.49	N/A
¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots. ² The first number is the minimum side yard. The second number is the sum of the two side yards. Side yards in the NC district may be modified pursuant to the standards in Division 3.400, Neighborhood Conservation. ³ Minimum lot area also applies to the area of rented lots in a manufactured home park. ⁴ 5 / 12 if lot is served by an alley.								

Natalie Kijurna
Director of Compliance/Title IX Coordinator
College of Court Reporting

455 West Lincolnway, Suite A
Valparaiso, IN 46385
866-294-3974 ext. 229
www.ccr.edu



A=Previous Garage Location 9x18
B=Garage 3' off lot line 14x24
C=Meets ordinance 43'2"x13'8"

STEVE & DEBORAH DAVIES
507 NAPOLEON ST

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 25-020Application Type: DEV. STANDARDS VAR.Application Filing Fee: \$50-Date Filed: 9 / 4 / 2025Meeting: 9 / 16 / 2025**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

3355 Fall Meadows Circle
Valparaiso, IN 46385Subject property fronts on the Eastside between (streets) Pepper Creek Bridge Parkway

& _____

Zoning District: ER Estate Residential**PETITIONER INFORMATION**

Applicant Name:

Mark & Janet Fisher

Phone:

219-916-2835

Email:

mefisher56@protonmail.com

Address:

3355 Fall Meadows Circle
Valparaiso, IN 46385**PROPERTY OWNER INFORMATION**

Applicant Name:

Mark & Janet Fisher

Phone:

219-916-2835

Email:

mefisher56@protonmail.com

Address:

3355 Fall Meadows Circle
Valparaiso, IN 46385

Agent:

Charlson Custom Homes, Inc.
Lindsay Knauff, President
219-405-8010
Lindsay@charlsonhomes.com**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 2 Section: 303 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. _____)

Pepper Creek Lot 37

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

The proposed project includes the construction of a 1112 square foot pool house with full, 8' foundation (accessory structure), a 16'x32' rectangular pool with auto cover, and landscaping with retaining walls and waterfalls. The pool house is designed to be cohesive in style with the existing home on the property.

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:

The proposed accessory structure is designed to be cohesive with the character and scale of the surrounding neighborhood. All local codes will be followed in the construction of the 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:

The proposed project will enhance the property and property value, therefore enhancing the overall neighborhood/adjacent properties.

- 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 height of the proposed accessory structure is designed to be equal in scale to the existing home on the property. The 12/12 pitch of the existing house roof is reflected in the design of the pool house accessory structure. This pitch leads to the excess height of the accessory structure.

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.

From: [Lindsay Charlson Knauff](#)
To: [Jessica Gage](#)
Cc: [Bob Thompson](#); [Renee Demonja-Johnston](#); [Seyi Aletan](#); [Vicki Thrasher](#)
Subject: Re: 3355 Fall Meadows Circle, height clarification
Date: Wednesday, September 3, 2025 6:43:35 PM
Attachments: [image002.png](#)
[image005.png](#)
[Fisher Final Pool House Plan.pdf](#)

Hi Jessica,

Thanks for reaching out to clarify. Following the calculation formula for a gable roof, the height would be 18'9 1/8". This would be the total of the distance from grade to eave (10' 1 1/8") plus 1/2 eave to roof peak (8'8"). $1/2(27'3"-10'1\ 1/8")= 8'8"$.

I have included the following documentation that I used for my calculations...

1. The updated (final) plan that shows elevations with all measurements in 1/4" scale on page 3.
2. A redlined photo showing the measurements that I used from the print to calculate the height.
3. Note: The finished floor level and grade/finished ground level at the center of the front of the building are equal. There are no steps into the pool house, therefore I used the finished floor level as my reference point for grade.

Since the height calculates above the allowable 17' for an accessory structure, we would like to apply for a variance. The pool house is designed to be cohesive in scale and style to the existing house. Hence our decision to include the steep 12/12 roof that pushes the height of the structure. I feel that any modifications to the height of the structure would be detrimental to the overall design and flow of the project.

I appreciate your help in moving forward with the variance process. Please let me know what additional information and steps are needed on my end to get this on the September 16th agenda.

A big thank you to everyone that has helped and answered questions on this project...it is certainly more complex than my typical new construction builds.

Lindsay Charlson Knauff
President, Co-Owner
Designer/Builder

Charlson Custom Homes, Inc.
219-405-8010 cell
219-464-2745 office
lindsay@charlsonhomes.com

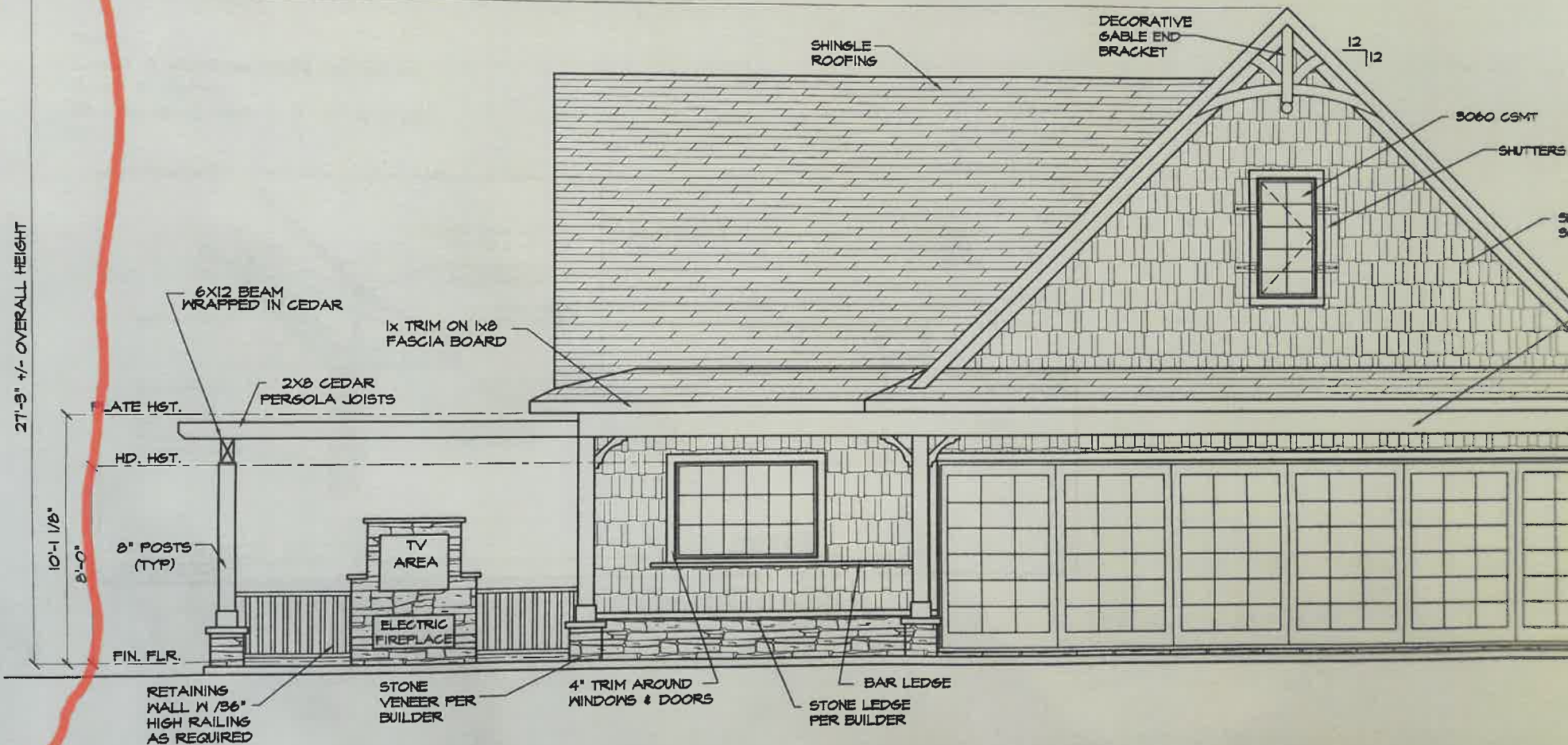
From: Jessica Gage <jgage@valpo.us>
Sent: Wednesday, September 3, 2025 4:36 PM
To: Lindsay Charlson Knauff <lindsay@charlsonhomes.com>
Cc: Bob Thompson <bthompson@valpo.us>; Renee Demonja-Johnston <rjohnston@valpo.us>; Seyi Aletan <saletan@valpo.us>; Vicki Thrasher <VThrasher@valpo.us>
Subject: Re: 3355 Fall Meadows Circle, height clarification

Hi, Lindsay! You have a voicemail from me about this. I know you are working through the placement of the improvements with Engineering. The Planning Department was asked to review the project for potential variances. Planning Director Bob Thompson asked me to reach out to you to get more information regarding the height of the structure as defined by city ordinances. We're looking for your assistance in determining "the vertical distance from the finished ground level at the center of the front of the building, or the average grade at the front building line, whichever is lower to, (depends on the roof style, see this [LINK](#)). Max height allowance of an accessory structure is 17ft. Please provide your assessment with a visual diagram/image. Should the result be greater than 17ft, I'll be your point of contact for the variance process before the Board of Zoning Appeals (BZA) – or potentially the design could be revised to meet ordinance. If the BZA route, if we were to work quickly tomorrow, I could sneak it on the Tuesday, September 16th agenda. The Board meets the third Tuesday of each month, with applications typically due 30 days prior. Please reply with the measurement as described at your earliest convenience. Thank you. JG

Jessica Gage, AICP
Senior Planner

Email: jgage@valpo.us
Phone: (219) 462-1161 x3323

All material quantities and quality contractor. Contractor to verify all dimensions on property and compliance with local codes. Changes to plans may be required by the contractor and should verify that these changes are for the area of construction. These plans are for informational purposes only. Consult local engineer for requirements. If changes are needed, please call 1-888-266-3434 and we will be glad to assist you. Your modified house plans have been prepared for general information only and will exclude specific local code adoption. Mechanical, plumbing, soils and civil, unless otherwise noted, may require additional architecture / engineering or express permission to work with local



FRONT ELEVATION

1/4" = 1'-0"

A

B

- C

Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

1

TYPICAL PORCH FOUNDATION WALL:
8" POURED FDN. ON
16"x8" CONC. FTG.
WITH (2) #4'S CONT.

16"x8" CONC. FTG.
WITH (2) #4'S CONT.

TYPICAL HOUSE/PORCH FOUNDATION
WALL:
8" CONC. CURB ON
12" POURED FDN. ON
24"x12" CONC. FTG.
WITH (2) #4'S CONT.

20"x10" CONC. FTG.
WITH (2) #4'S CONT.

TYPICAL HOUSE/PORCH FOUNDATION
WALL:
6" CONC. CURB ON
10" POURED FDN. ON
20"x10" CONC. FTG.
WITH (2) #4'S CONT.


$$1/4'' = 1'-0''$$

20304 JOVE OAK, SAN ANTONIO, TX 78259 Ph (888) 266-3439 Fx (651) 602-5050

PLAN INFORMATION		SQUARE FOOTAGE CALC.
ISSUED:	2025	LOWER LEVEL:
DRAWN BY:	MMD	MAIN LEVEL:
CHECKED BY:	DNB	TOTAL 50 FT.
REVISIONS:	4/2/25	2225

WALKOUT BASEMENT FOUNDATION PLAN & DETAILS

ATTENTION

All material quantities and quality should be verified prior to construction by owner and contractor. Contractor to verify all dimensions. Contractor shall be responsible for all utility locations on property and compliance with local building codes.

Changes to plans may be required by local building codes; owner and contractor to be responsible and should verify that these plans, details and materials meet minimum requirements for area of construction. These plans have not been reviewed for seismic or high wind areas. Consult local engineer for requirements.

If changes are needed, please feel free to contact LifeStyle Design Service at 1-888-266-5439 and we will be glad to help.

Your modified house plans have been updated to conform to the 2021 IRC code. Your plans will exclude specific local code adoptions as well as any and all engineering; including structural, mechanical, plumbing, soils and civil, unless specifically stated in your contract. Note: Some areas may require additional architecture / engineering. Your provided copyright release gives you express permission to work with local professionals, if required by your planning department.

Note:
Door & window sizes noted in foot & inches.
Example: 3050 = 3'-0" x 5'-0"

NOTES:

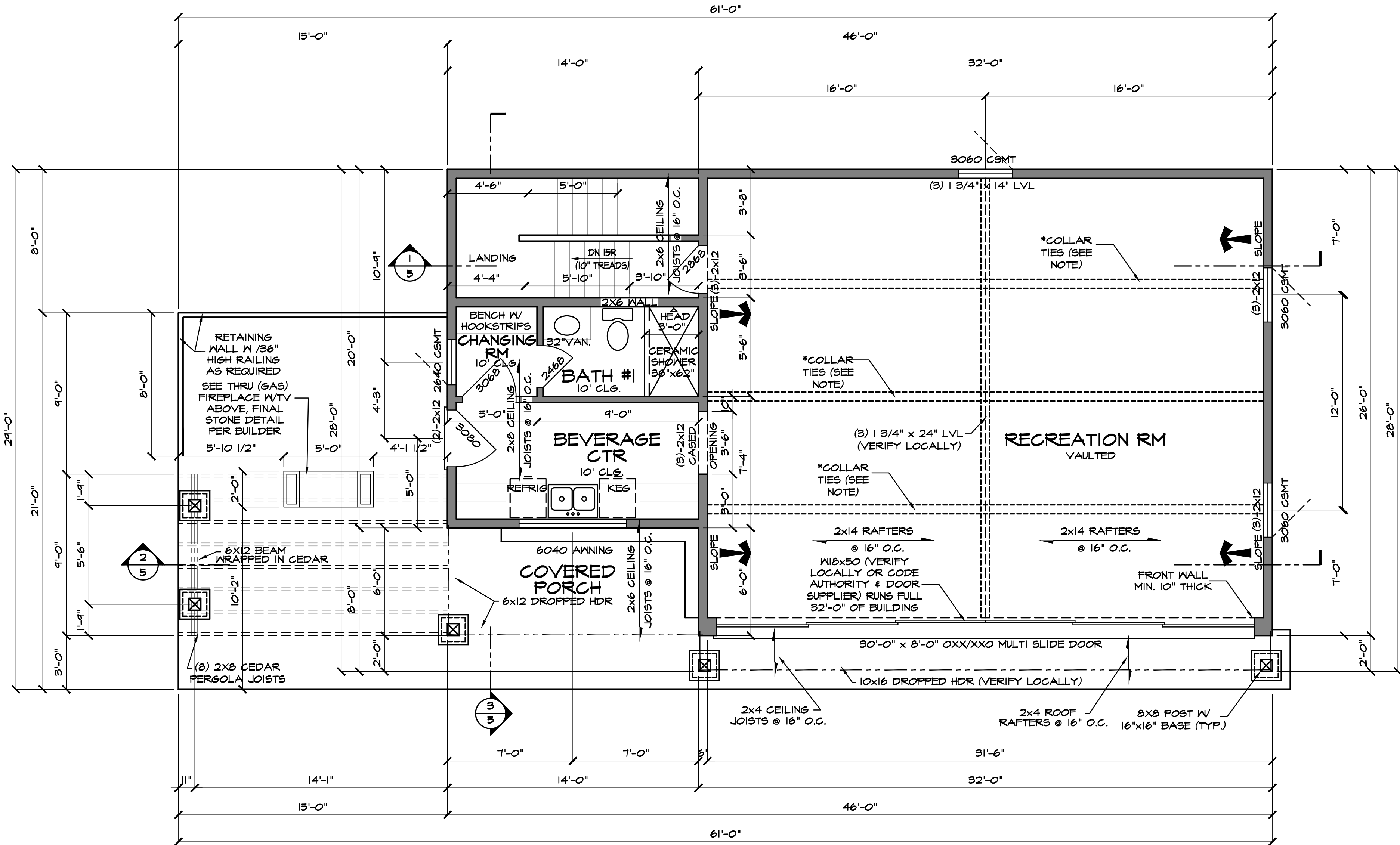
1. TYPICAL WALL CONSTRUCTION:
EXT: MASONRY VENEER, STUCCO OR WOOD/HARDBOARD/VINYL SIDING ON INSULATING SHEATHING (R-5) ON 2x STUDS @ 16" O.C. (SEE PLANS) IV BATT INSULATION (R-21) WITH 6 MIL. VAPOR BARRIER.
INT: 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C. (U.N.O.) SEE GENERAL NOTE VII.
2. TYPICAL FLOOR CONSTRUCTION:
1/2" FINISH FLOOR (OPTIONAL) ON 3/4" TONGUE AND GROOVE SUB-FLOORING ON FLOOR FRAMING.
3. TYPICAL CONCRETE FLOOR:
4" MIN. CONC. SLAB WITH 6x6-W/4xW/4 W/M. ON 10 MIL. POLY VAPOR BARRIER ON 4" MIN. COMPACTED GRANULAR FILL.

4. FRAMING:
USE 2-2x12 HEADERS WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE, AS IN GENERAL NOTES SECTIONS V, C-3. ALL OTHER FRAMING SHALL MEET REQUIREMENTS AS STATED IN GENERAL NOTES SECTION V, CARPENTRY. TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL TRUSSES FOR INDICATED DESIGN LOADS. (MAX. SPACING-24" O.C.)
5. STRUCTURAL:
THESE PLANS TYPICALLY ARE DESIGNED AND STRUCTURED TO MEET 2021 I.R.C. (MIN.) REQUIREMENTS. ALL PLANS SHOULD BE VERIFIED BY A LOCAL REGISTERED ENGINEER TO MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

* FINAL COLLAR TIE BEAMS BY OTHERS PER LOCAL CODE REQUIREMENTS



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

LifeStyle

DESIGN SERVICE

20304 JOVE OAK, SAN ANTONIO, TX 78259 PH: (888) 266-3439 FX: (851) 602-5050

These plans were originally designed by
Garrell and Assoc

PLAN INFORMATION		SQUARE FOOTAGE CALCS	
ISSUED:	2025	LOWER LEVEL:	1112
DRAWN BY:	MWD	MAIN LEVEL:	1112
CHECKED BY:	DNB	TOTAL SQ FT:	2224
REVISIONS:	9/2/25		

FISHER RESIDENCE

MAIN LEVEL FLOOR PLAN

PROJECT NUMBER:
2025-163

ATTENTION

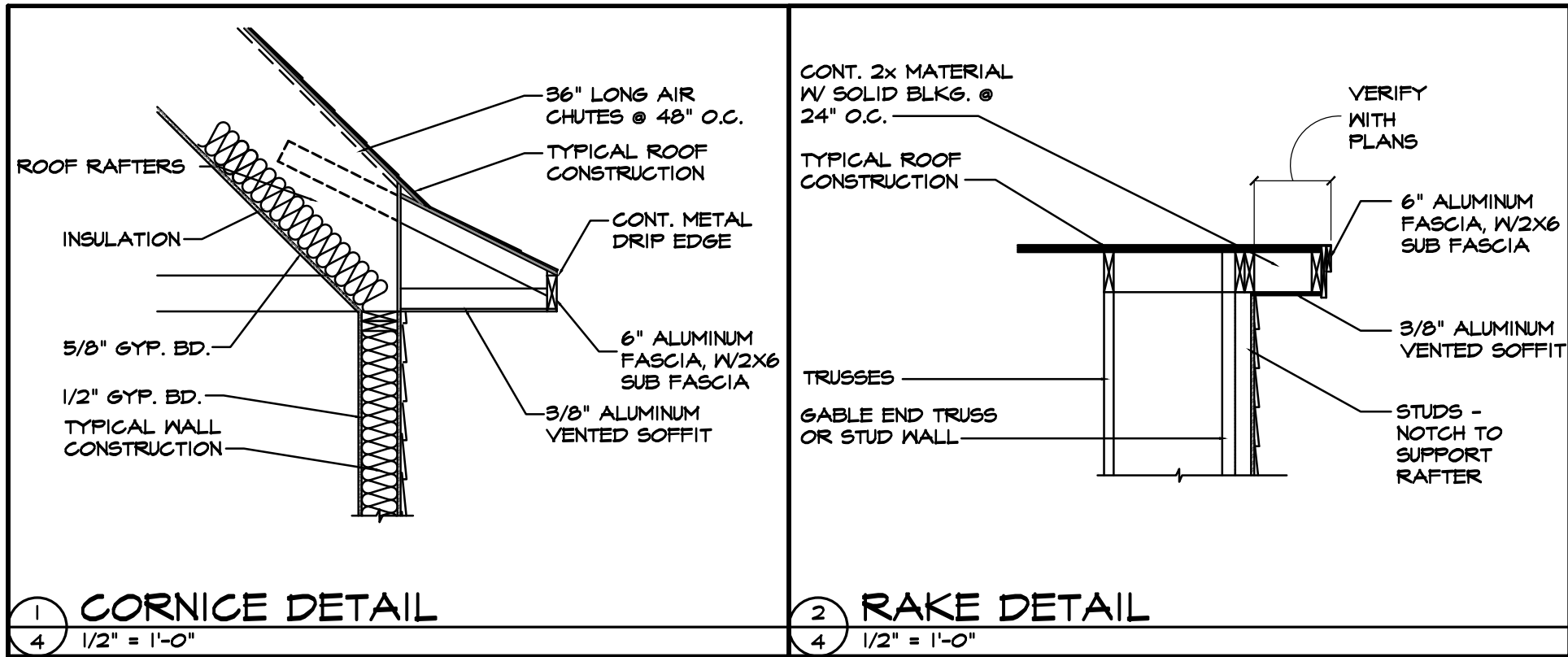
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If changes are needed, please feel free to contact LifeStyle Design Service at 1-888-266-5439 and we will be glad to help.

Your modified house plans have been updated to conform to the 2021 IRC code. Your plans will exclude specific local code adoptions as well as any and all engineering; including structural, mechanical, plumbing, soils and civil, unless specifically stated in your contract. Note: Some areas may require additional architecture / engineering. Your provided copyright release gives you express permission to work with local professionals, if required by your planning department.

Note:
Door & window sizes noted in
foot & inches.
Example: 3050 = 3'-0" x 5'-0"



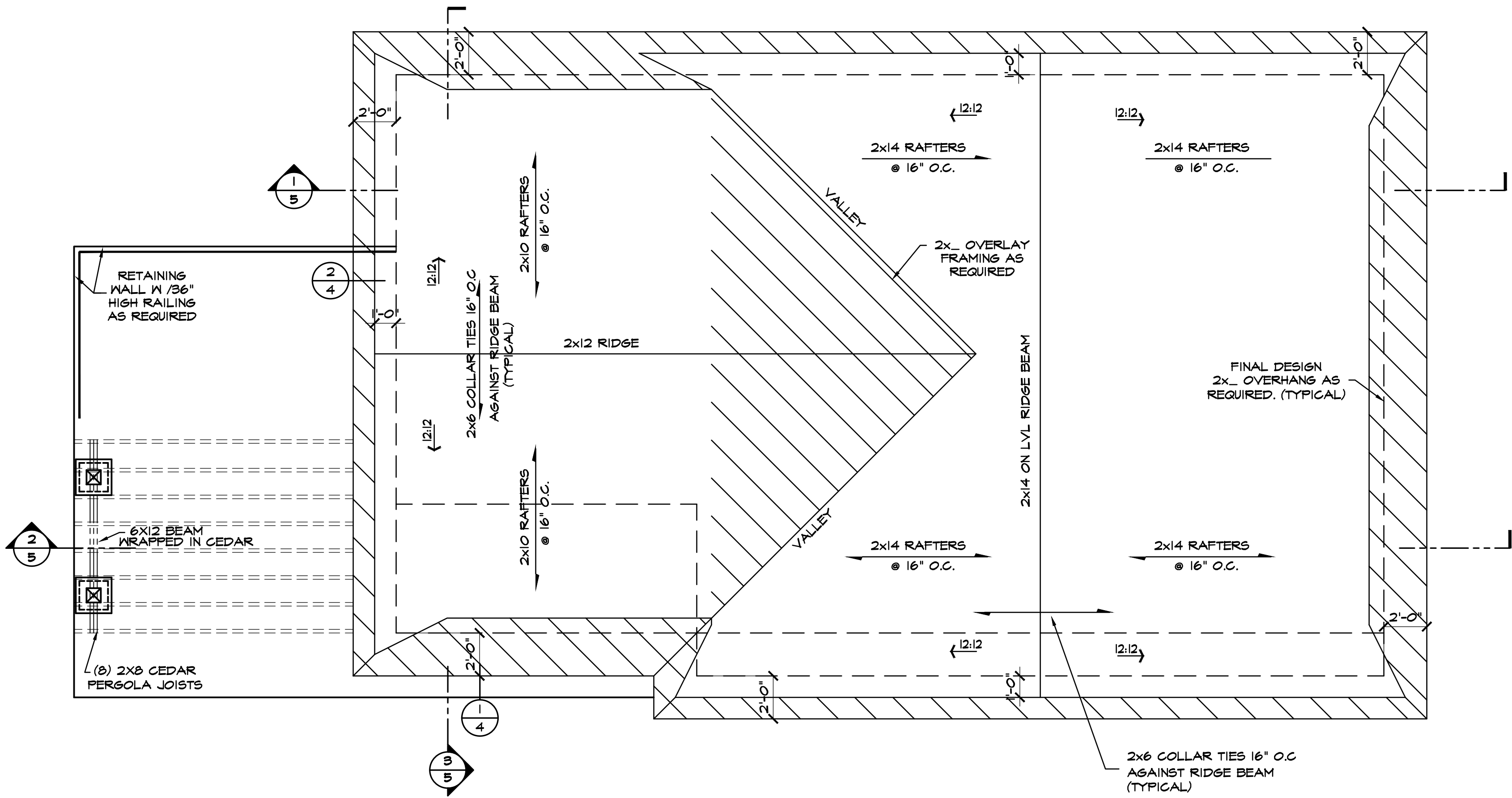
NOTES:

- TYPICAL WALL CONSTRUCTION:**
EXT. MASONRY VENEER, STUCCO OR WOOD/HARDBOARD/VINYL SIDING ON INSULATING SHEATHING (R-5) ON 2x STUDS @ 16" O.C. (SEE PLANS) W/ BATT INSULATION (R-21) WITH 6 MIL. VAPOR BARRIER.
INT. 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C. (U.N.O.) SEE GENERAL NOTE VII.
- TYPICAL FLOOR CONSTRUCTION:**
1/2" FINISH FLOOR (OPTIONAL) ON 3/4" TONGUE AND GROOVE SUB-FLOORING ON FLOOR FRAMING.
- TYPICAL CONCRETE FLOOR:**
4" MIN. CONC. SLAB WITH 6x6-W/4xW/4 W.W.M. ON 10 MIL. POLY VAPOR BARRIER ON 4" MIN. COMPACTED GRANULAR FILL.

- FRAMING:**
USE 2-2x12 HEADERS WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE, AS IN GENERAL NOTES SECTIONS V, C-3, ALL OTHER FRAMING SHALL MEET REQUIREMENTS AS STATED IN GENERAL NOTES SECTION V, CARPENTRY. TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL TRUSSES FOR INDICATED DESIGN LOADS. (MAX. SPACING-24" O.C.)
- STRUCTURAL:**
THESE PLANS TYPICALLY ARE DESIGNED AND STRUCTURED TO MEET 2021 I.R.C. (MIN.) REQUIREMENTS. ALL PLANS SHOULD BE VERIFIED BY A LOCAL REGISTERED ENGINEER TO MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439



FISHER RESIDENCE

ROOF PLAN & DETAILS

PROJECT NUMBER:
2025-163

4

PLAN INFORMATION		SQUARE FOOTAGE CALCS	
ISSUED:	2025	LOWER LEVEL:	1112
DRAWN BY:	MWD	MAIN LEVEL:	1112
CHECKED BY:	DNB	TOTAL SQ FT:	2224
REVISIONS:	9/2/25		

These plans were originally designed by Garrell and Assoc

LifeStyle
DESIGN SERVICE
20304 JOVE OAK, SAN ANTONIO, TX 78259
PH (888) 266-3439 FX (851) 602-5050

NOTES:

- TYPICAL ROOF CONSTRUCTION:**
METAL ROOFING OR MINIMUM 255# COMPOSITION SHINGLES ON 15# FELT ON APA RATED SHEATHING EXPOSURE-1 ON ROOF FRAMING.
FOR ATTIC VENTILATION PROVIDE VENTS IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS. INSTALL ROOF VENTS AND FURNACE FLUE TO REAR OF RIDGE IF POSSIBLE.
- TYPICAL WALL CONSTRUCTION:**
EXT. MASONRY VENEER, STUCCO OR WOOD/HARDBOARD/VINYL SIDING ON INSULATION SHEATHING (R-5) ON 2x STUDS @ 16" O.C. (SEE PLANS) W/ BATT INSULATION (R-21) WITH 6 MIL. VAPOR BARRIER.
INTL: 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C. (U.N.O.) SEE GENERAL NOTE VII.
- TYPICAL FLOOR CONSTRUCTION:**
1/2" FINISH FLOOR (OPTIONAL) ON 3/4" TONGUE AND GROOVE SUB-FLOORING ON FLOOR FRAMING.
- TYPICAL CONCRETE FLOOR:**
4" MIN. CONC. SLAB W/ 6x6xW/4xW/4 W/UM. ON 6 MIL. POLY VAPOR BARRIER ON 4" MIN. COMPACTED GRANULAR FILL.
- FOUNDATION WALLS:**
CONCRETE MASONRY UNITS (C.M.U.)
FILL TOP COURSE OF WALLS CONTINUOUS W/ STIFF 2000 PSI GROUT.
SET ANCHOR BOLTS IN CORES, NOT HEAD JOINTS.
FOR WALLS WITH EARTH ON ONE SIDE:
8'-0" WALL HEIGHT REINF. W/ #5 @ 48" O.C. VERTICAL
REINFORCED CMU PIER W/ (1) #5 DOWNED TO FTS
8'-0" WALL HEIGHT REINF. W/ #1 REBARS @ 48" O.C. (VERT)
8"x8"x16" C.M.U.
9'-0" WALL HEIGHT REINF. W/ #1 REBARS @ 24" O.C. (VERT)
8"x8"x16" C.M.U.
10'-0" WALL HEIGHT REINF. W/ #1 REBARS @ 24" O.C. (VERT)
12"x12"x16" C.M.U.
ALL REQUIRED REINFORCING & CONC. WALL SPECS VERIFIED BY ENGINEER PER SOIL CONDITIONS & LOCAL CODE REQUIREMENTS. VERIFY LOCAL FROST DEPTH REQUIREMENTS.
- POURED CONCRETE WALLS:** (3000 PSI CONC. @ 28 DAYS)
MINIMUM WALL THICKNESS TYPICALLY 0'-8"
8'-0" WALL HEIGHT REINF. W/ (3) #4 BARS HORIZ. (48" MAX); (1) #4 VERTICAL - 48" O.C. 9'-0" WALL - 9'-0" WALL HEIGHT REINF. W/ (4) #4 HORIZ. (EQ. SPACING); (1) #4 VERTICAL - 32" O.C.
10'-0" WALL HEIGHT REINF. W/ (4) #4 HORIZ. (EQ. SPACING); (1) #4 VERTICAL - 24" O.C.
ALL REQUIRED REINFORCING & CONC. WALL SPECS VERIFIED BY ENGINEER PER SOIL CONDITIONS & LOCAL CODE REQUIREMENTS. VERIFY LOCAL FROST DEPTH REQUIREMENTS.
- FRAMING:**
USE 2-2x12 HEADERS WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE, AS IN GENERAL NOTES SECTION V, C-3. ALL OTHER FRAMING SHALL MEET REQUIREMENTS AS STATED IN SECTION V, C-3. ALL OTHER FRAMING SHALL MEET REQUIREMENTS AS STATED IN SECTION V, C-3.
- GENERAL:**
FASTENERS, AND SET SPACING OF ALL TRUSSES FOR INDICATED DESIGN LOADS. (MAX. SPACING-24" O.C.)
- STRUCTURAL:**
THESE PLANS TYPICALLY ARE DESIGNED AND STRUCTURED TO MEET 2021 I.R.C. (MIN) REQUIREMENTS. ALL PLANS SHOULD BE VERIFIED BY A LOCAL REGISTERED ENGINEER TO MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

ATTENTION

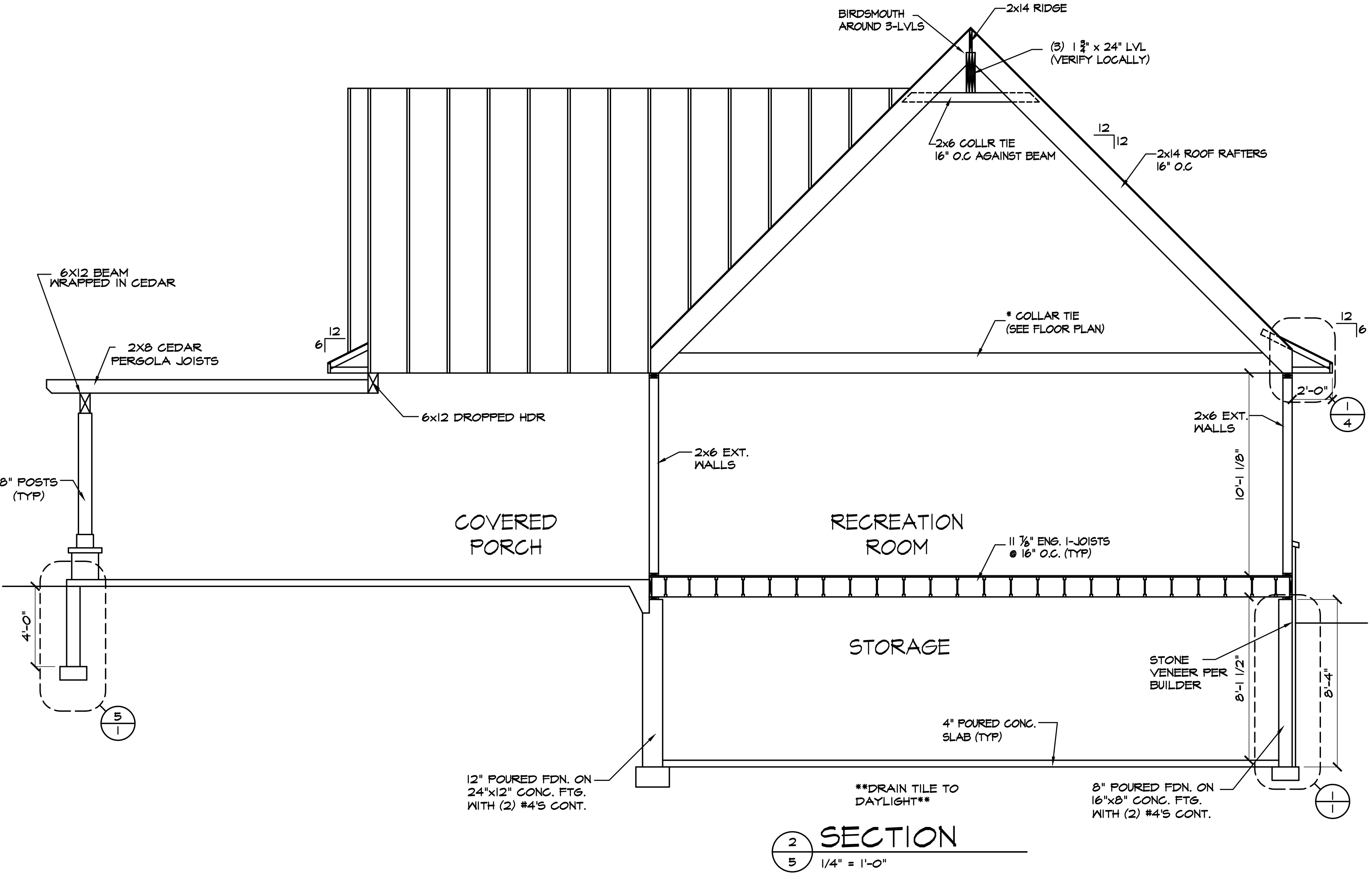
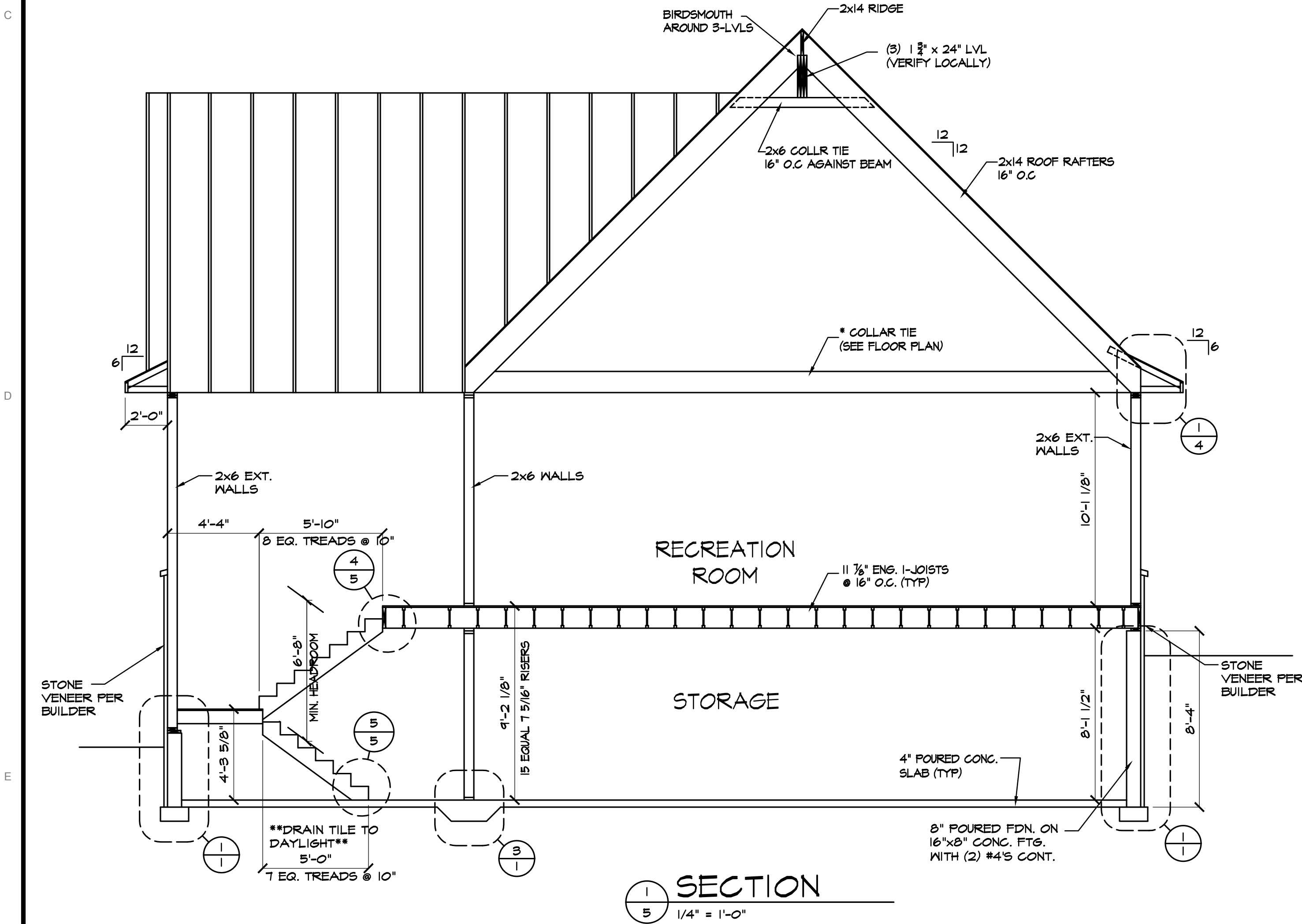
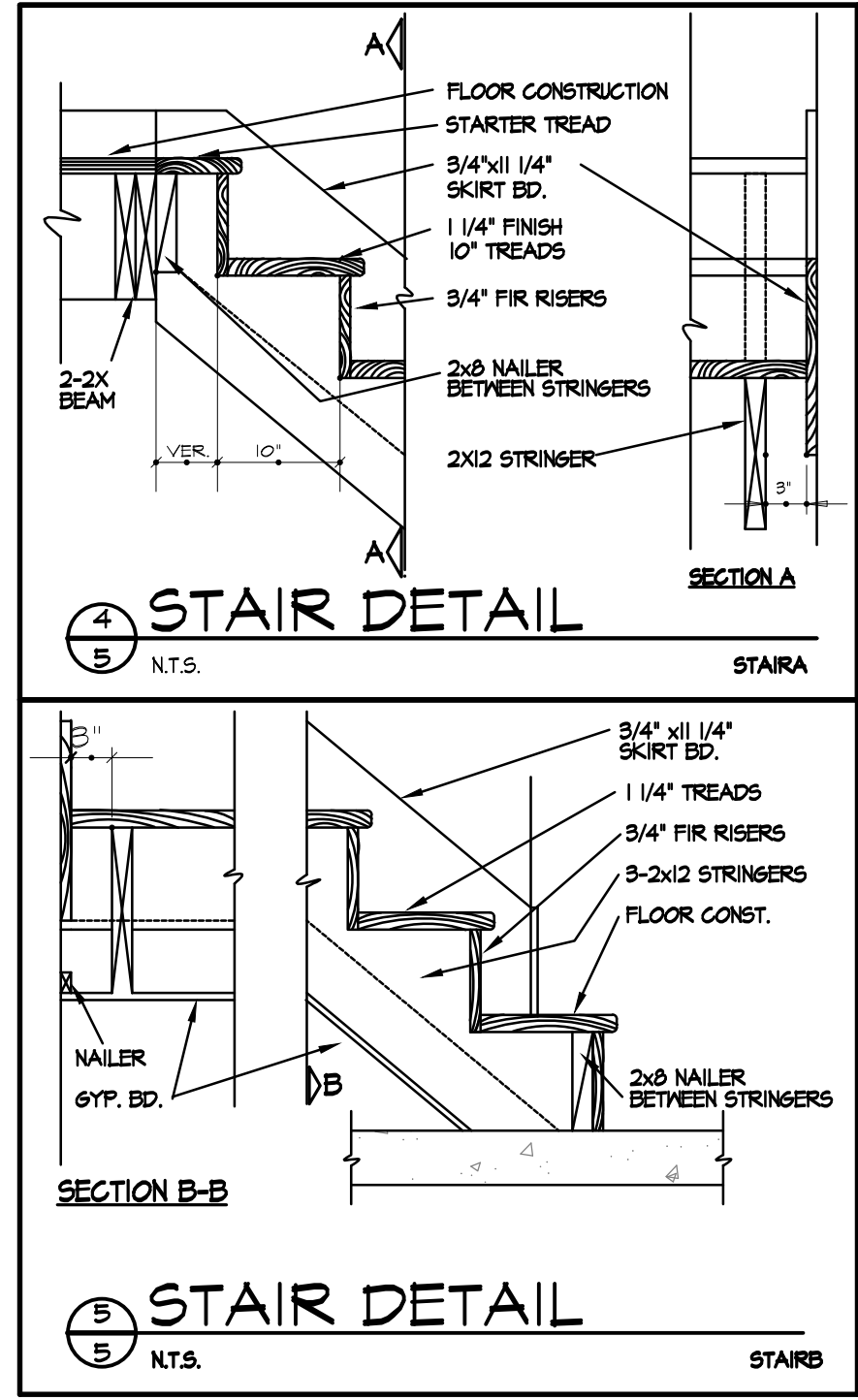
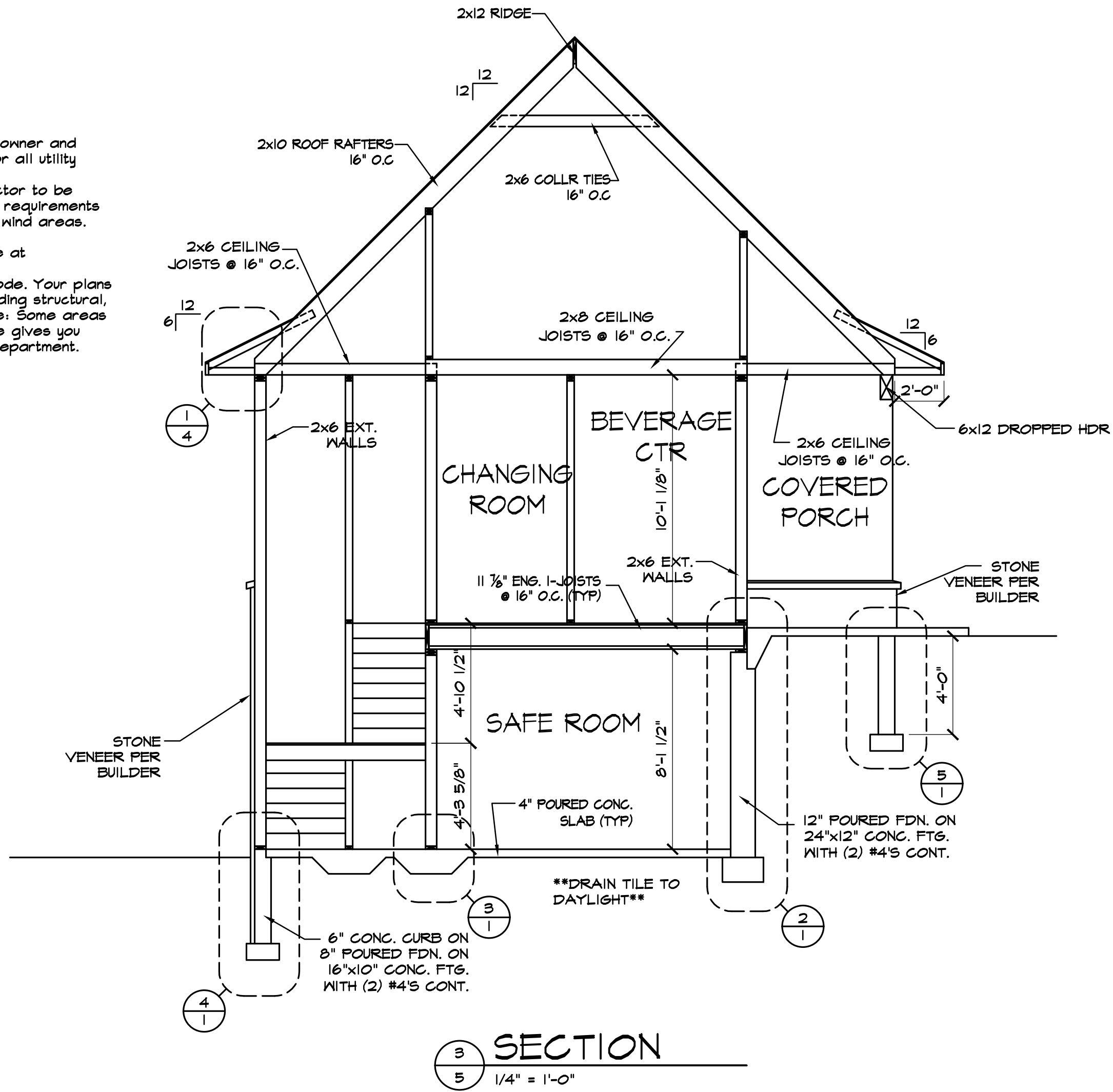
All material quantities and quality should be verified prior to construction by owner and contractor. Contractor to verify all dimensions. Contractor shall be responsible for all utility locations on property and compliance with local building codes.
Changes to plans may be required by local building codes; owner and contractor to be responsible and should verify that these plans, details and materials meet minimum requirements for area of construction. These plans have not been reviewed for seismic or high wind areas. Consult local engineer for requirements.
If changes are needed, please feel free to contact LifeStyle Design Service at 1-888-266-3439 and we will be glad to help.
Your modified house plans have been updated to conform to the 2021 IRC code. Your plans will exclude specific local code adoptions as well as any and all engineering; including structural, mechanical, plumbing, soils and civil, unless specifically stated in your contract. Note: Some areas may require additional architecture / engineering. Your provided copyright release gives you express permission to work with local professionals, if required by your planning department.

Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

* FINAL COLLAR TIE BEAMS BY OTHERS PER LOCAL CODE REQUIREMENTS

NOTE: ALL LATERAL WALL BRACING & RAFTER TO WALL AND COLLAR TIES BY OTHERS PER LOCAL CODE REQUIREMENTS



PLAN INFORMATION		SQUARE FOOTAGE CALCS	
ISSUED:	2025	LOWER LEVEL:	1112
DRAWN BY:	MWD	MAIN LEVEL:	1112
CHECKED BY:	DNB	TOTAL SQ FT:	2224
REVISIONS:	9/2/25		

ATTENTION

All material quantities and quality should be verified prior to construction by owner and contractor. Contractor to verify all dimensions. Contractor shall be responsible for all utility locations on property and compliance with local building codes.

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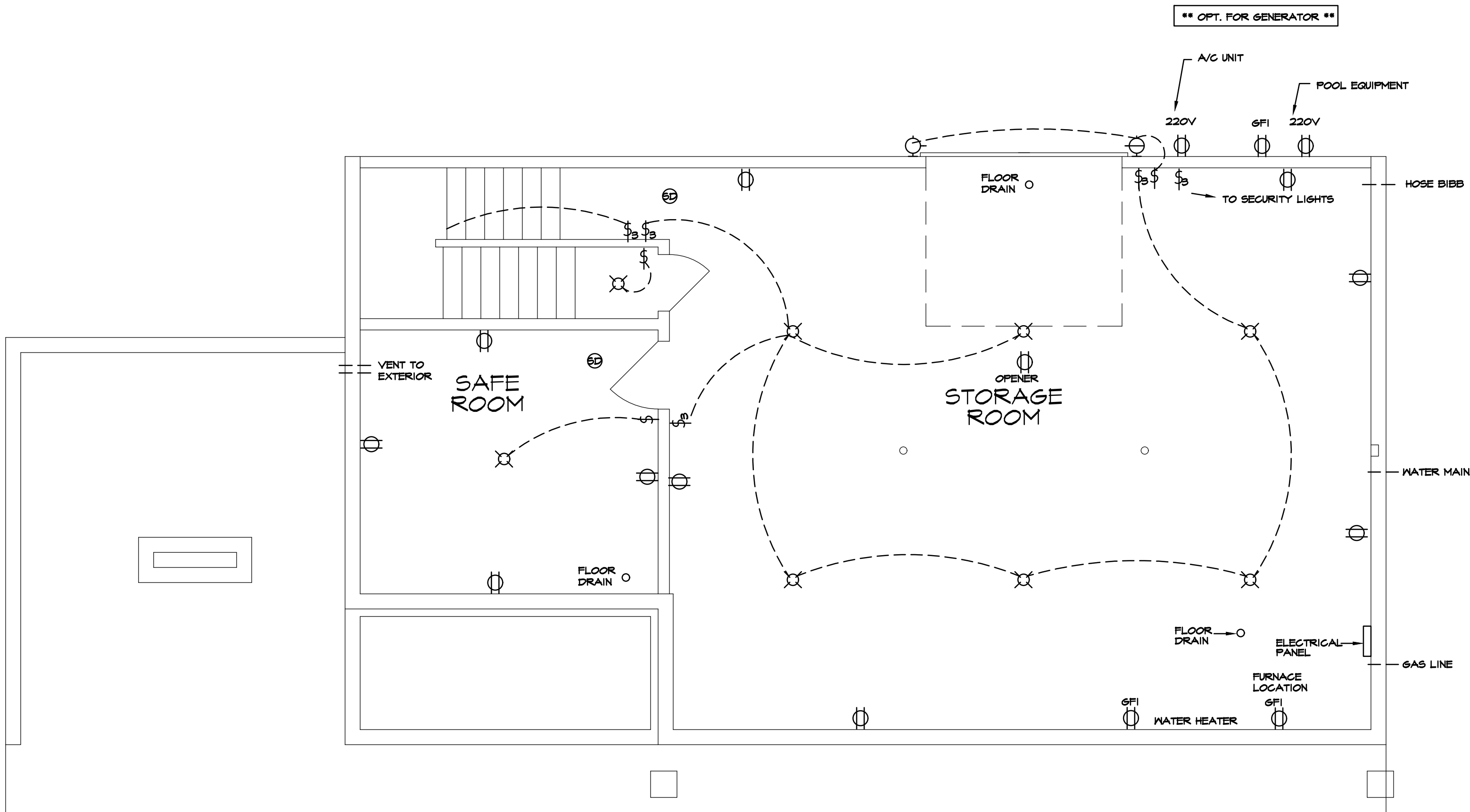
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Important:

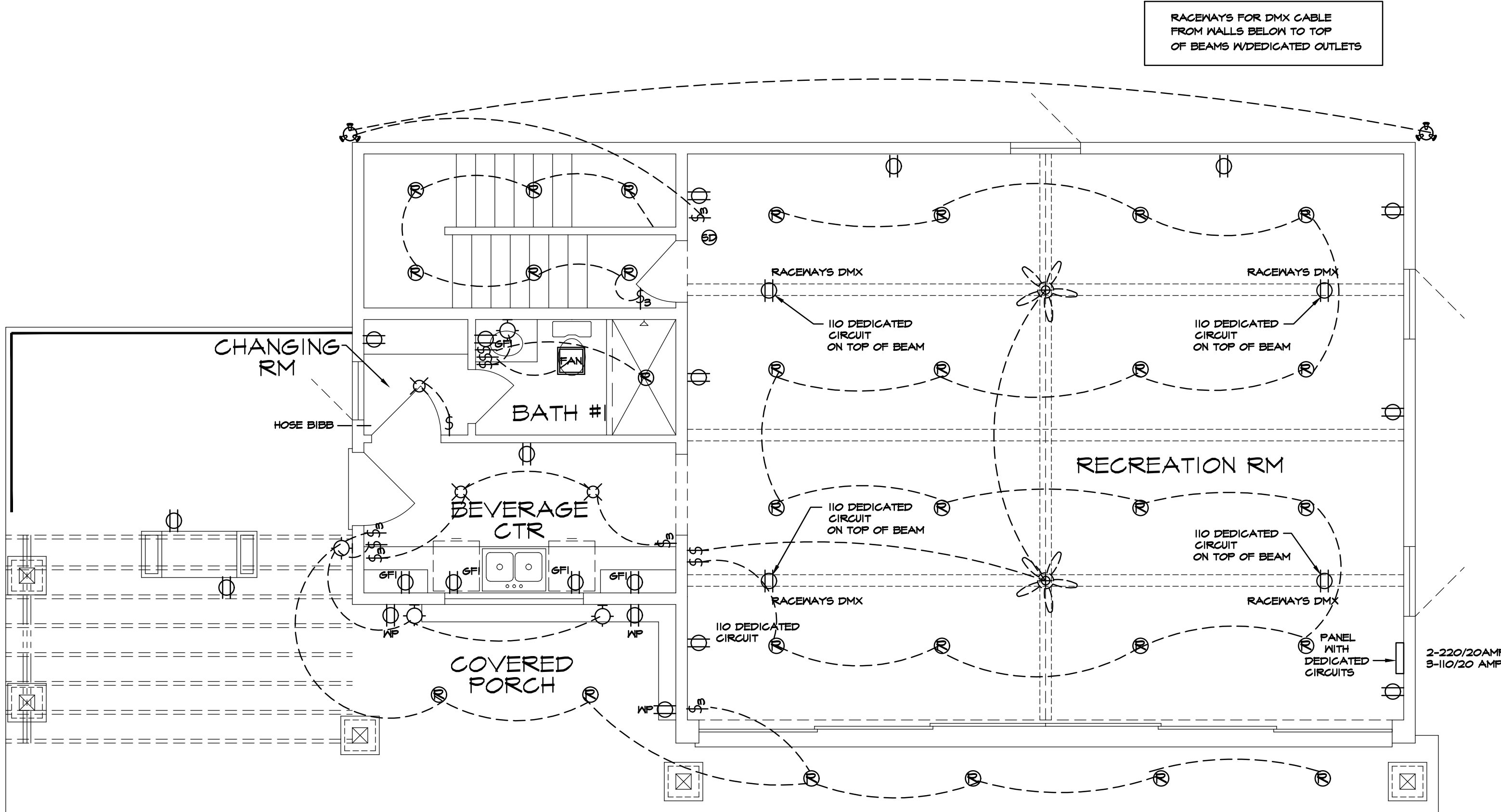
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ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	220 VOLT OUTLET OR CONNECTION
	G.F.I. OUTLET
	SINGLE POLE WALL SWITCH
	3-WAY WALL SWITCH
	4-WAY WALL SWITCH
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN/LIGHT COMBO
	RECESSED CEILING FIXTURE
	CEILING FAN
	DIRECTIONAL RECESSED SPOTLIGHT
	HANGING CHANDELIER FIXTURE
	HANGING PENDANT FIXTURE
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR



LOWER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"



MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

LifeStyle
DESIGN SERVICE

20304 JOVE OAK, SAN ANTONIO, TX 78259 Ph: (888) 266-3439 Fx: (851) 602-5050

These plans were originally designed by Garrell and Assoc

PLAN INFORMATION	SQUARE FOOTAGE CALCS			
	ISSUED:	LOWER LEVEL:	MAIN LEVEL:	TOTAL SQ FT:
2025	2025	1112	1112	2224
DRAWN BY:	MWD			
CHECKED BY:	DNB			
REVISIONS:	9/2/25			

FISHER RESIDENCE

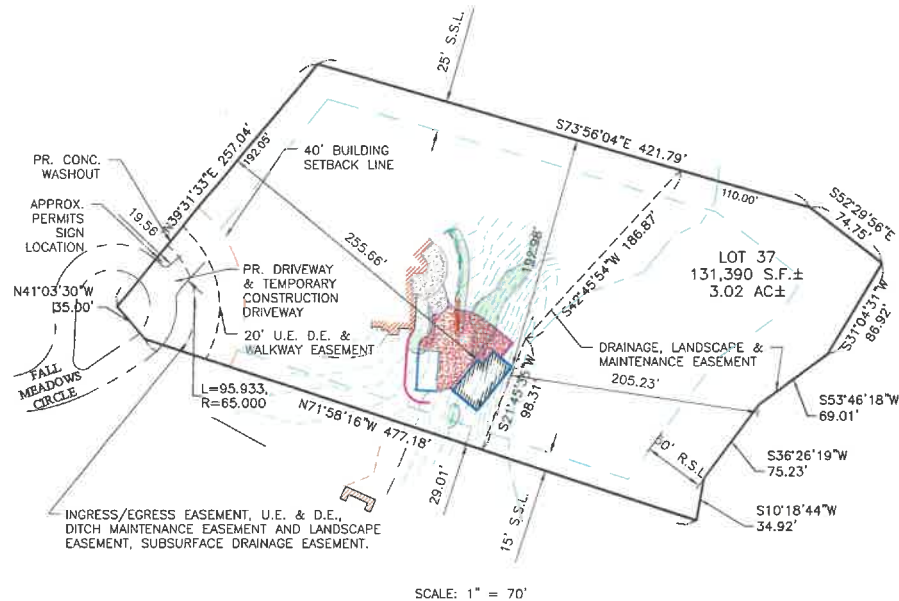
MAIN & LOWER LEVEL ELECTRICAL PLAN

PROJECT NUMBER:
2025-163



B3 PRODUCTIONS

PLG DATE: 8/22/2025 12:46 PM PLUTED BY: Mary Little FILE: Z:\Projects\2025\Schneider\3519935 Site Plan\3519935 Site Plan.dwg



LEGEND	
B.S.L.	BUILDING SETBACK LINE
R.S.L.	REAR YARD SETBACK LINE
S.S.L.	SIDE YARD SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
X 100.00	PROPOSED SPOT GRADE
X EX 100.00	EXISTING SPOT GRADE
---	PROPERTY BOUNDARY
---	LOT & PROPERTY LINE
---	BUILDING SETBACK LINE
---	REAR/SIDE YARD SETBACK LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	SILT FENCE
---	PR. FLOW ARROW
---	PR. CONCRETE SURFACE
---	BUILDING FOOT PRINT

FLOOD ZONE
IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD AREA MAPS, THIS LOT IS IN:
ZONE: X (UNSHADED)
COMMUNITY PANEL NO.: 18127C
MAP PANEL NO.: 201D
MAP DATED: 09/30/2015
THIS IS NOT TO BE INTERPRETED OR MISCONSTRUED THAT ANY LIABILITY IS EXTENDED HEREIN TO THE LAND OWNER, MORTGAGEE'S, TITLE COMPANY, ETC. IN THE EVENT OF A FLOOD.
THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR IN ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

SITE PLAN

LOT 37, PEPPER CREEK,
VALPARAISO, IN

LEGAL DESCRIPTION

LOT 37 IN PEPPER CREEK, RECORDED IN PLAT FILE 49-A-2, DOCUMENT NUMBER 2005-006778, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

ADDRESS: 3355 FALL MEADOWS CIRCLE, VALPARAISO, IN 46385
ZONING: (ER) ESTATE RESIDENTIAL

BUILDER INFORMATION

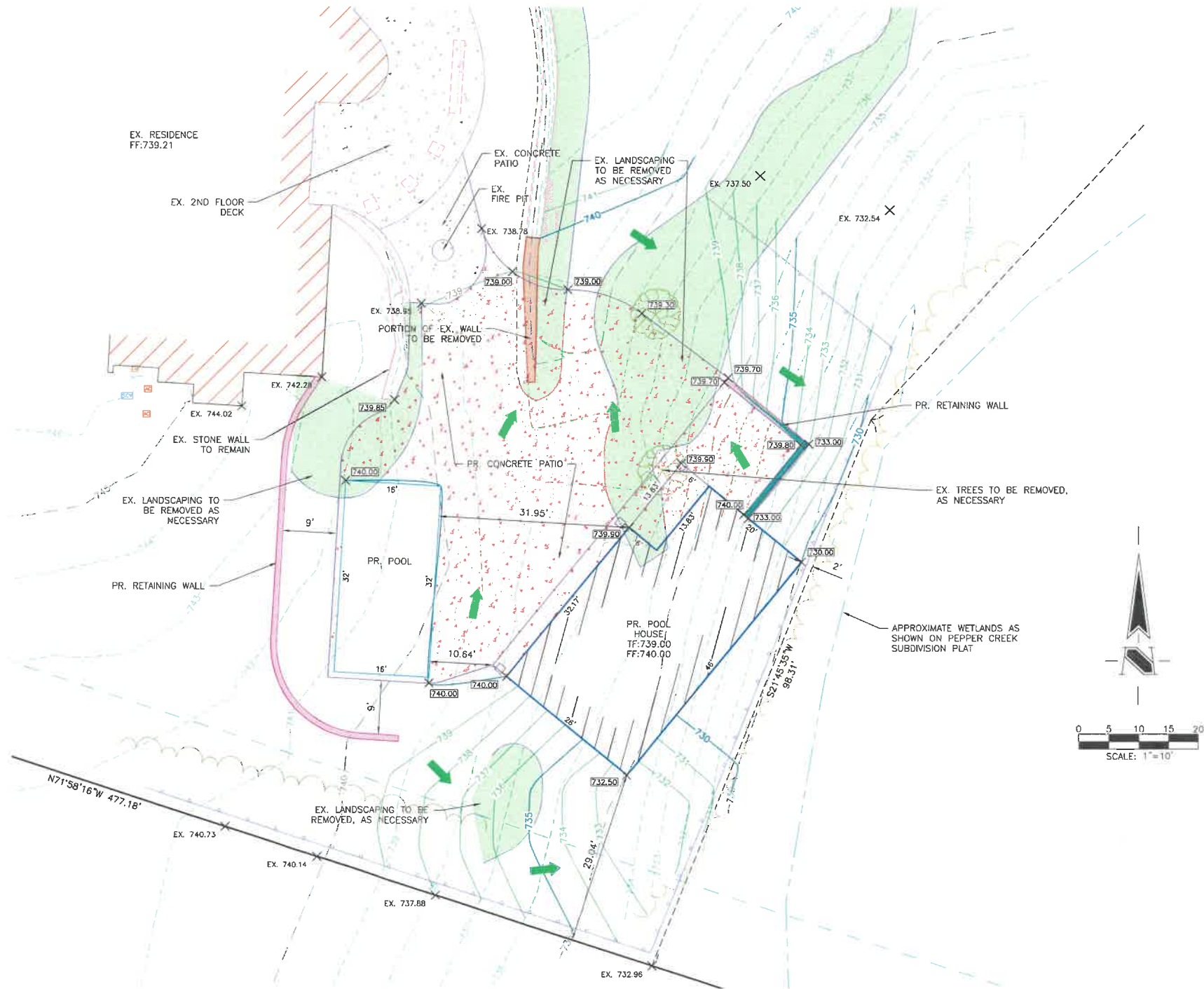
BUILDER: CHARLSON CUSTOM HOMES INC.
ADDRESS: 128 SYLVAN DRIVE, VALPARAISO IN 46385

AREA OF HOUSE, SUNROOM, PORCH,
DRIVEWAY, WALK & PATIOS
= 16,312 S.F. ±

AREA OF LOT = 131,390 S.F. ±
% OF LOT COVERAGE =
16,312/131,390 =
12.41% ±

NOTES:

1. FINISHED GRADING SHALL CONFORM TO APPROVED SUBDIVISION CONSTRUCTION DRAWING.
2. FINISHED GROUND ELEVATION AT STRUCTURE SHALL BE NO LESS THEN 18" ABOVE TOP OF CURB ELEVATION ON STREET SIDE.
3. SEE THE "CITY OF VALPARAISO EROSION AND SEDIMENT CONTROL NOTES" FOR EROSION CONTROL REQUIREMENTS.
4. INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.



Schneider Geomatics
6084 Lute Road
Portage, IN 46368
Ph: 219.762.3559
schneidergeomatics.com



SITE PLAN
3355 FALL MEADOWS CIRCLE
VALPARAISO, IN

REVISIONS

DATE

#

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SEAL:



08/18/25

PROJECT No: 2519935
SCALE: 10'
DRAWN BY: KEK
CHECKED BY: JTH
APPROVED BY: JD
DRAWING DATE: 08/13/2025
SHEET NUMBER
1 of 1

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 #: VAR25-019

Application Type: DEV. STANDARDS VAR

Application Filing Fee: \$150

Date Filed: 8 / 26 / 2025

Meeting: 9 / 16 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

3800 Saint Mary Street Drive
Valparaiso, IN 46383

Subject property fronts on the State Route 49

side between (streets) East 500 North

& East 400 North

Zoning District: CA Campus

PETITIONER INFORMATION

Applicant Name:

AGENT.

Landmark Sign Group (Jason Moorehead)

Phone:

219-762-9577

Email:

jason@landmarksign.com

Address:

7424 Industrial Ave
Chesterton, IN 46304

PETITIONER +

PROPERTY OWNER INFORMATION

Applicant Name:

Powers

~~Power Health~~

Phone:

219-934-8210

Email:

dotte@powershealth.org

Address:

3800 Saint Mary Street Drive
Valparaiso, IN 46304

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

Article: 11 Section: 706 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: _____

+ valparaiso Health Center
Campus Master Plan.
(sign company says location will meet ordinance)

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

S1774.26 N3098.2 E of Hwy49 ex parc in S600 N1983.94 W435.6 E1033.58 W1/2 8-35-5 47.803A

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

Remove existing monument sign with an Electronic Message Center that stand 12' tall. Replace it with a pylon sign that will stand 25' tall and will NOT have an Electronic Message Center. The new sign will be in the same location as the existing sign.

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 going to make the sign more Visible to the public looking for the medical facility. The sign is along State Route 49 where better visibility is necessary for the public to find the only emergency department within the city of Valparaiso. A taller sign is necessary to raise visibility above the rolling hills along this stretch of roadway and ensure that motorists have adequate time to identify our property safely. The existing sign is difficult to see from State Route 49 due to the speed at which vehicles travel, the topography of the land, and the sign's current placement. A taller sign is necessary to raise visibility above the rolling hills along this stretch of roadway and ensure that motorists have adequate time to identify our property safely.

- 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 sign is centrally located along State Route 49 on the nearly 53 acres that this facility is on. There are also 3 other signs within 5 miles of this locations (Lakes of Valparaiso 1 Mile, Porters Vale 2 miles, Welcome to Valparaiso 4 miles) that similar in size to this sign. The proposed taller sign will not adversely affect any neighboring properties. The design does not incorporate flashing lights or an electronic message center. Illumination will be provided by internal LED lighting, with routed faces backed by plex to further minimize brightness and reduce potential impacts on adjacent properties.

- 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 existing sign is difficult to see from State Route 49 due to the speed at which vehicles travel, the topography of the land, and the sign's current placement. A taller sign is necessary to raise visibility above the rolling hills along this stretch of roadway and ensure that motorists have adequate time to identify our property safely.

Additionally, the proposed 25-foot height would be consistent with signage in the surrounding area, including the Lakes of Valparaiso sign, located approximately one mile south of our property as well as Porters Vale about 2 miles, and Welcome to Valparaiso sign 4 miles.

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.

By signing the **Customer Acceptance** on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. I also understand that color reproductions on this print are approximate, and may not match manufacturer's samples exactly.

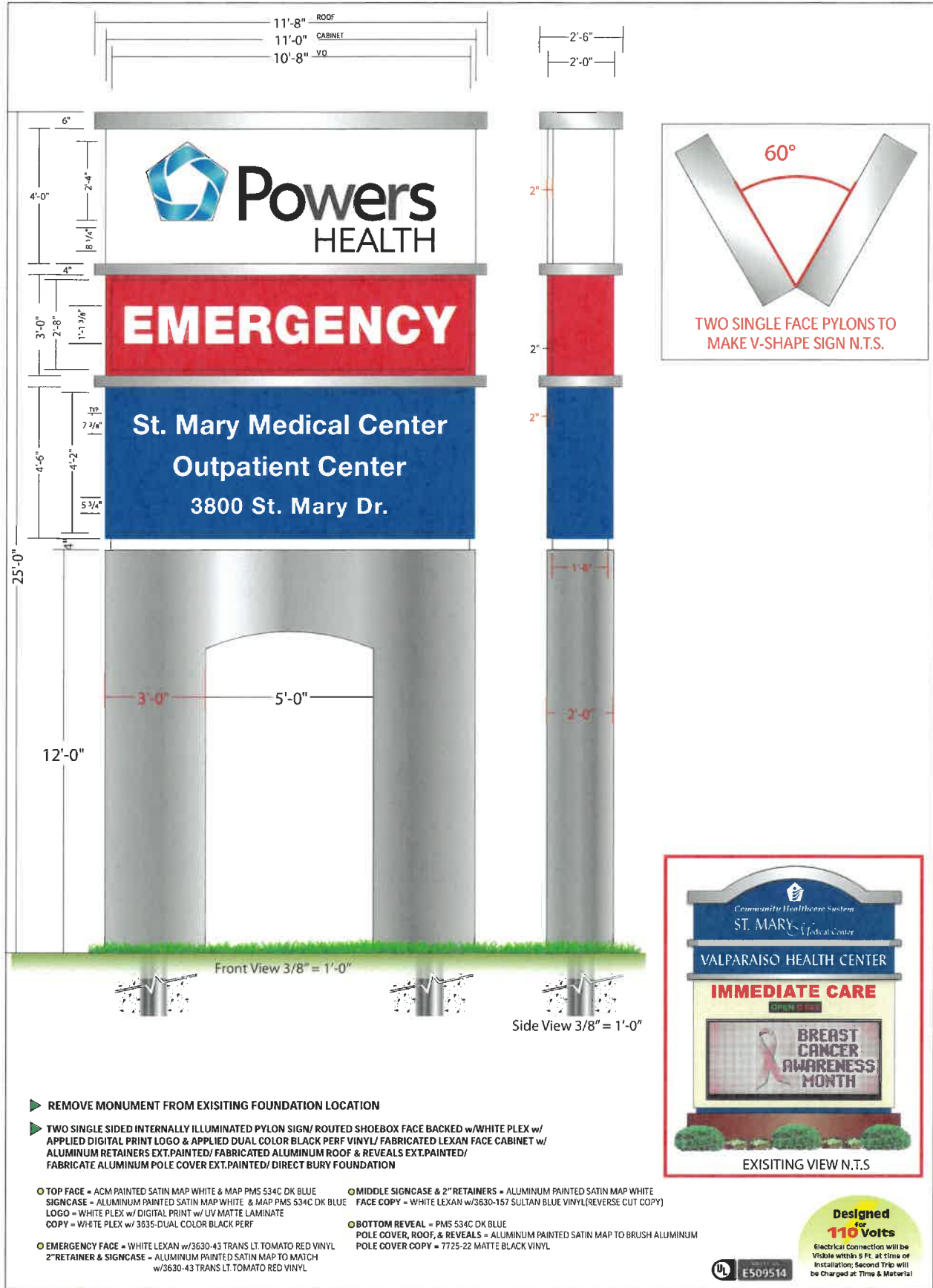
X

Customer Acceptance SIGNATURE DATE

X

IF REQUIRED: Landlord Acceptance SIGNATURE DATE

L.S.G SALES INITIALS DATE



Landmark Sign group

A Sign of Excellence Since 1983

7424 Industrial Avenue | Chesterton, IN 46304

office 219.762-9577 | cell 219.242.4965

www.landmarksign.com

JM-28018-1A

PRINT #

POWERS HEALTH

CLIENT NAME

05.12.25

DATE

JASON MOOREHEAD

LSG SALES REP.

3800 ST. MARY DR.

VALPARAISO, IN

JOB LOCATION

CA

DRAWN BY

AS NOTED

SCALE

REVISIONS:

1.

SO-20880-2/12

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Porter County Data Map 2.0

Private Member
Porter County GIS

View Full Details

Details

Application
Web Experience

April 22, 2025 at 9:18:59 PM CDT
Date Updated

January 10, 2024 at 4:06:34 PM CST
Published Date

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Porter County Data Map

Porter County GIS



Find Address or Parcel...



IN 49

Repeating Sign
New Sign will be in same location

2695.88



St Mary Dr

3645

50
-87.020909 41.503465 D...
50

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Contributors: OpenStreetMap, Microsoft, Esri To...
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Sign In