

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, February 20th, 2018 7:00 PM
City Hall, 166 W. Lincolnway

1. Roll Call
2. Old Business

NONE

3. New Business

VAR18-001 A petition filed by Paul Schreiner, Project Neighbors, 454 S. College Avenue, Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501, of the Valparaiso Unified Development Ordinance, to vary the required minimum lot area of five thousand (5,000) square feet, to allow for two lots with an area of three thousand eight hundred eleven and on-half (3,811.5) square feet. The property is located at 853 Axe Avenue, In the UR, Urban Residential Zoning District.

VAR18-002/UV18-001 A petition filed by Kyle Schmoltzer, 7505 W. Sand Lake Road, Orland, FL 32819. The petitioner requests a use variance from Article 2, Section 2.527, of the Valparaiso Unified Development Ordinance, to allow for the use of a self-storage facility with outdoor storage to be permitted within the INH Heavy Industrial Zoning District. A variance from Article 9, Section 9.201, to vary the required 50 parking spaces, to allow for 32 parking spaces. A variance from Article 10, Section 10.401, to vary the required Class B bufferyard, to allow for the existing landscaping to count toward the required bufferyard. A variance from Article 11, Section 11.502, to vary the required offset of 50 feet on the façade of the building. A variance from Article 11, Section 11.507, to allow for pre-fabricated metal siding be the predominate exterior building material. The property is located at 900 Locust Street, in the INH, Heavy Industrial Zoning District.

4. Adjournment
Michael Micka, President - Board of Zoning Appeals
Tyler Kent, Planning Director
Next Meeting: March 20th, 2018

Petition #: VAR18-001

**PETITION TO
VALPARAISO BOARD OF ZONING APPEALS**

The Petition shall be filed in duplicate with the City Clerk-Treasurer a minimum of 25 days prior to the date of the next Board of Zoning Appeals ("BZA") meeting. The BZA meets every third Tuesday of the month at 7:00 PM in City Hall, 166 Lincolnway, Valparaiso. The Petitioner and/or his/her representative must be present at the public hearing. The filing fee must be paid to the City Clerk-Treasurer upon filing a complete Petition. Please submit nine (9) copies of this petition.

PLEASE COMPLETE THE FOLLOWING:

The undersigned Petitioner and owner(s) of real estate, identified within this application as property within the jurisdiction of the City, respectfully petition the Board of Zoning Appeals to consider;

- ☐ 1. Relief to an Administrative decision. (Exhibit No. ☐)
- ☒ 2. Variance(s) from the development standards.
- ☐ 3. Variance of the use from the terms of the Zoning Ordinances.
- ☐ 4. Petition for Special Exception.
- ☐ 5. Special Exception from Home Occupation.
- ☐ 6. Conditional Use.

In support of an application for **Variance(s) from the Development Standards**, the Petitioner states that the granting of such request:

- ☒ Will not be injurious to the health, safety, morals, and general welfare of the community;
- ☒ Will not affect the use and value of the area adjacent to the property included in the variance in a substantially adverse manner; and arise from practical difficulties in the use of the property in conformity with the Zoning Ordinance.
- ☒ Petitioner will comply with all ordinance parking requirements.

In support of an application for a **Use Variance**, the Petitioner states that the granting of such request:

- ☐ Will not be injurious to the health, safety, morals, and general welfare of the community;
- ☐ Will not affect the use and value of the area adjacent to the property included in the variance in a substantially adverse manner; and arise from practical difficulties in the use of the property in conformity with the Zoning Ordinance.
- ☐ Arise from a condition peculiar to the property;

- ☐ Arises from unnecessary hardships if the Zoning Ordinance is strictly applied; and
- ☐ Does not interfere substantially with the Comprehensive Plan adopted.
- ☐ Petitioner will comply with all ordinance parking requirements.

In Support of an application for **Special Exception**, the Petitioner states that the granting of such request:

- ☐ Will not generate excessive vehicular traffic on minor residential streets;
- ☐ Will not create vehicular parking or traffic problems;
- ☐ Appropriate access roads, drives, utilities, drainage, facilities, and other necessary facilities have been or will be installed;
- ☐ Will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use;
- ☐ Will comply with the requirements of the district in which proposed use is to be located.
- ☐ Petitioner will comply with all ordinance parking requirements.

In support of such application for **Special Exception for Home Occupation**, Petitioner states:

- ☐ That no person other than members of the family residing on the premises will be engaged in the home occupation.
- ☐ That the use of the dwelling unit for home occupation will be clearly incidental and subordinate to its use for residential purposes and not more than 25% of the floor area of the dwelling will be used in the conduct of the home occupation.
- ☐ That there will be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign-such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of the business.
- ☐ That no home occupation will be conducted in any accessory building.
- ☐ That there will be no sales area unless specifically permitted by the BZA.
- ☐ That no traffic will be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation will be met by required or permitted parking spaces, and will not be in the front yard.
- ☐ That no equipment or process will be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses which can be detected off premises.

PETITIONER:

Project Neighbors 454 S. College 405-3070
 Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

STANLEY V Giesler 178 Juliet Rd Vapo 219 628-2622
 Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY:

853 AXE AVE.
 Subject property fronts on the E side between (streets) COURTNEY & DON HOVEY
 in the _____ Zoning District.

Legal Description of Subject Property: (Exhibit No. __)

AXE Sub Lot 5 BLK 3

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. __)

Build Single Family House on North Half.

Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought:

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

Attach a Site Plot Plan drawn to scale showing:

- scale
- lot: shape, location, dimension, and area
- existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot
- distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards

Please fill in:

Front Setback 25' Rear Setback 6' Side Setbacks 6' / _____ Lot Coverage 37%
Height 16'

The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq.. The public hearing procedures are similar to a courtroom hearing. Although it is not required that the Petitioner represented by legal counsel, information and documentation pertaining to the petitioner should be prepared as if it were to become part of a court hearing. **Although the office of the City Planner is available to assist the Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate variance petition.** The Planning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.

Petitions will not be scheduled for public hearing unless all legal and procedural requirements have been met.

STAFF USE ONLY

Date Received _____

- ____ Names and Addresses of property owners within 300 feet provided
- ____ Signature notarized
- ____ Site Plan attached
- ____ Legal Description (Not Abbreviated) Provided
- ____ Petition Filed Complete
- ____ Written Description of Project
- ____ Petitioners Affidavit of Notice
- ____ Findings of Fact
- ____ Photo's of Property (Staff Request)
- ____ Landscape Plan (Staff Request)

Date approved for Public Hearing _____, _____

BZA Application Fees

____ Use Variance	\$200	
____ Single Family Development Standards Variance	\$50	Ad ck # 384 \$50.00
____ Commercial Development Standards Variance	\$150	1-19-18
____ Special Exception/Special Use	\$200	R# 43891
____ Relief to an Administrative Decision	\$200	
____ Special Meeting	\$1000	
____ Conditional Use	\$100	
____ Wireless Communications Facility Special Use – Major	\$500	
____ Wireless Communications Facility RF Tech Study Fee	\$ Actual cost of study	

TOTAL FEE _____

Certificate of Petitioner

Please read and sign the following statement:

I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of this Petition, the signature of the Property Owner(s) constitutes authorization for the Petitioner to speak and act on behalf of the Property Owner(s). The Petitioner certifies that neither the Petitioner nor any attachments or exhibits submitted contains any known intentional misrepresentations or intentionally misleading statements. All information submitted is accurate, true and correct to the best of the Petitioner's knowledge. The providing of false and/or inaccurate information on this Petition or during any proceedings before the BZA may result in the denial of the request or the revocation of the request, should a Petition be granted. Similarly, if as part of any granted Petition, the BZA places any restrictions and/or limitations, I acknowledge that my failure to comply with such restrictions/limitations shall be grounds to revoke any granted Petition. The Petitioner acknowledges that it bears the obligation to mail notice of any Public Hearing to all property owners within 300 feet of the property that is the subject of this Petition. Any errors by the Petitioner may result in the Petition being delayed, denied or revoked.

Paul D. Schreiner

Signature of Petitioner

Paul D. Schreiner
Printed Name

Stanley W. Giesler
Signature of Property Owner

STANLEY W. GIESLER
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: Stanley W. Giesler, and acknowledge the execution of the foregoing document, this 18 day of January, 2018.

Kelly Daly
NOTARY PUBLIC

My Commission Expires: 8/31/19
Resident of Puerto Rico County

Kelly Daly
Type or Print name of Notary

Affidavit of Consent of Property Owner

(To be presented with application for Board of Zoning Appeals)

Stanley W Giesler, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Stanley W Giesler ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes Paul Schreiner ^(Project Neighbors) ("Petitioner") to seek the relief sought in the Petition filed before the BZA. Petitioner is further authorized to commit to any reasonable restriction requested by the BZA or proposed by the Petitioner.

Stanley W Giesler
Property Owner

01/15/2018
Date

Property Owner

Date

Subscribed and sworn to before me this 19th day of JANUARY, 20 18.

Kelly T. [Signature]
Notary Public

My Commission: 8/31/19

1/18/18
Date

**NOTICE OF PUBLIC HEARING
CITY OF VALPARAISO BOARD OF ZONING APPEALS**

Dear Property Owner:

This letter is to notify that the City of Valparaiso Board of Zoning Appeals will conduct a public hearing on Petition Number _____ on the _____ day of _____, 20____ at 7:00 p.m. at Valparaiso City Hall, 166 Lincolnway, City Council Chambers, to consider a request for Board of Zoning Appeals action (insert action here)_____.

The petitioner for the requested action is _____ of the (address here) _____.

The property is located in the _____ Zoning District. The subject parcel is located at (Address or Location) _____ and includes the following tract of land:

Legal Description

(Please type the street address and legal description here or attaché to the letter)

You are sent this notice as a property owner within 300 feet of the parcel. Your view on this petition may be submitted in writing to the Planning Director, or you will be given an opportunity to be heard at the above-mentioned time of the Public Hearing. All interested parties are invited to attend. To review the petition and detailed site plans, please contact the Planning Department between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Correspondence to:

Tyler Kent, Planning Director

City of Valparaiso

166 Lincolnway

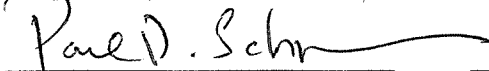
Valparaiso, IN 46383

Phone: (219) 462-1161 Fax: (219) 464-4273

Email: tkent@valpo.us

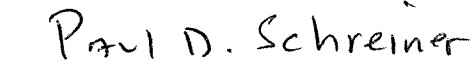
(all electronic mail must include name, address, and telephone number)

Respectfully,



Petitioner

Petitioner



Petitioner

Petitioner

Affidavit of Proper Public Notice for Public Hearing

(To be presented to Board of Zoning Appeals staff or attorney at Public Hearing)

_____, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the _____ (agent, attorney, owner) of the property described in the attached notice which an application for a variance has been filed before the Board of Zoning Appeals of the City of Valparaiso, Indiana
2. That on the _____ day of _____, _____, did mail at least ten 10 (10) days prior to the scheduled Public Hearing postage paid, by certified mail, return receipt requested, a letter explaining the proposed change, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.

(Please attach legal description)

List the name the address of all property owners who have received notification on page 10.

Petitioner

Date

Subscribed and sworn to before me this _____ day of _____, _____.

Notary Public

My Commission Expires

Date

SURROUNDING PROPERTY OWNER LIST

List the name and address of all property owners who have received notification below
(Use Additional Sheets if Necessary):

(Please Print)

Name	Address
ELLIOT, Todd & LARA	1691 E. Porter Ave, Chesterton, IN 463
Bowman, Leroy F. Personal Trust	3255 Thornhill Dr, Valpo 46385
Kelly, MATT	PO BOX 1460, Valpo, 46384
Boender, Rheanna	753 CYRUS ST, Valpo 46383
Wolfe, Lambert E. ETAL	756 CYRUS ST " "
Ralston Paving Corp	209 Nickelplate Ave., Valpo 4638
Wilmington Savings Fund Society	8180 E. KAISER BLVD. ANAHEIM, CA 92808
Holman, Derrick R.	753 CYRUS ST #B, Valpo, IN 46385
Hartman, Robin L.	632 Oswego Rd., Valpo 46383
ADAMSON, THOMAS & ELIZ H/W	137 ALSTON LN., SEWANEE, TN 37375
MONCADA, IRENE	PO BOX 257, Valpo 46384
CLEVERINGA, RYAN	401 B Courtney St.
MARTIN, Michael & BERTHA H/W	204 Sunflower Dr., Valpo 4638
HOUSELIFT, INC	652 GAINSWAY CR., Valpo 46385
STEEL, William R	756 CYRUS ST., Valpo 46383
KOTYNSKI, Robert	753 AXE AVE., Valpo 46383
ARNOLD, Robert & Bernice	158 High St., Valpo 46383
CITY OF Valpo	166 LINCOLNWAY, Valpo 46383
GUTIERREZ, ZARAGOZA	855 CYRUS ST., Valpo 46383

Variance from Development Standards
Findings of Fact
(Please Print)

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: _____

ALL NEW CONSTRUCTION WILL BE HIGH QUALITY &
CODE COMPLIANT

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: _____

THIS NEW CONSTRUCTION WILL IMPROVE
APPEARANCE OF THE NEIGHBORHOOD.

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

WE COULD NOT BUILD WITHOUT THE VARIANCE.

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.

**Use Variance
Findings of Fact
(Please Print)**

Petitioner Submits that:

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

B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because: _____

C. The need for the use variance arises from the following condition peculiar to the property involved: _____

D. 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: _____

E. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because: _____

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

**Special Exception/Special Use
Findings of Fact
(Please Print)**

Petitioner Submits that:

The variance will not generate excessive vehicular traffic on minor residential streets and will not create vehicular parking and traffic problems to the community because: _____

The appropriate access roads, drives, walks, utilities, drainage facilities, and other necessary facilities have been or will be installed explain: _____

The special exception/special use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use because: _____

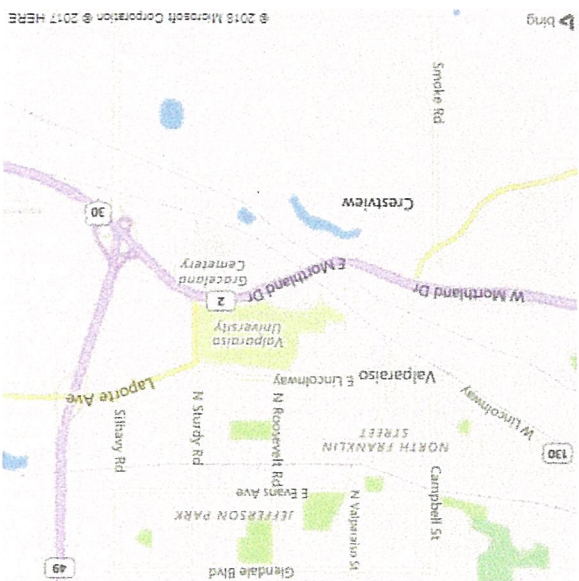
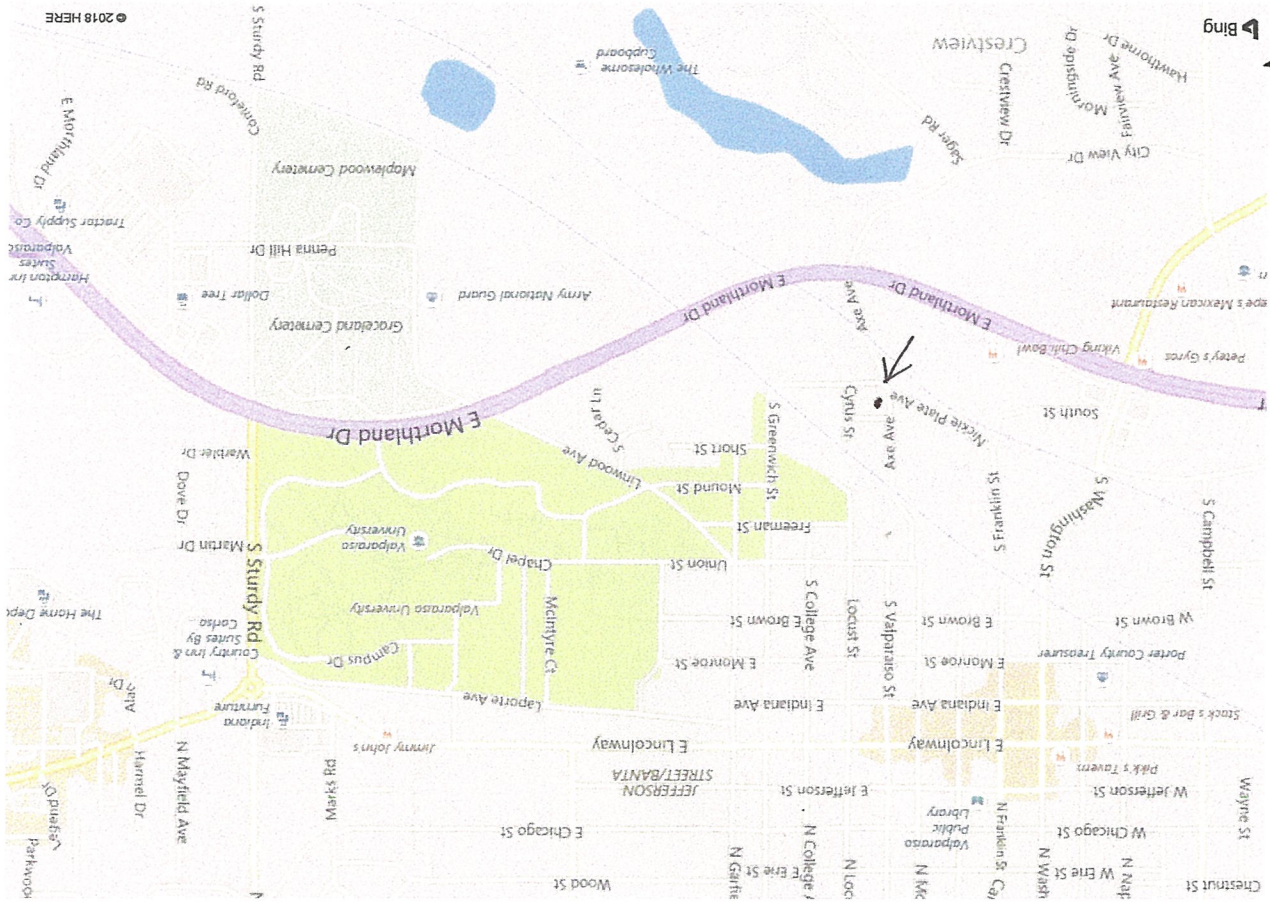
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Please submit in writing why staff has error on a decision.

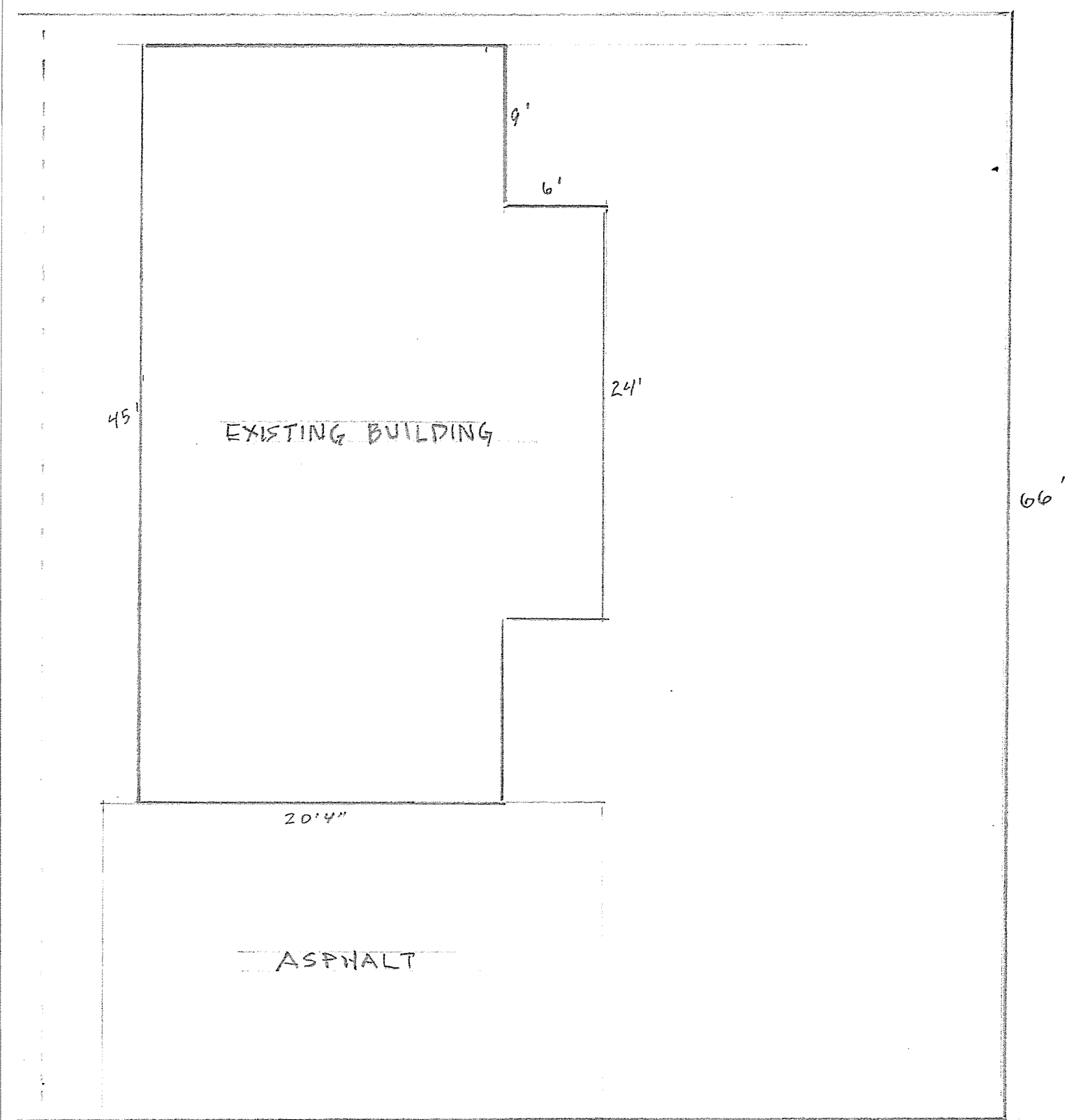
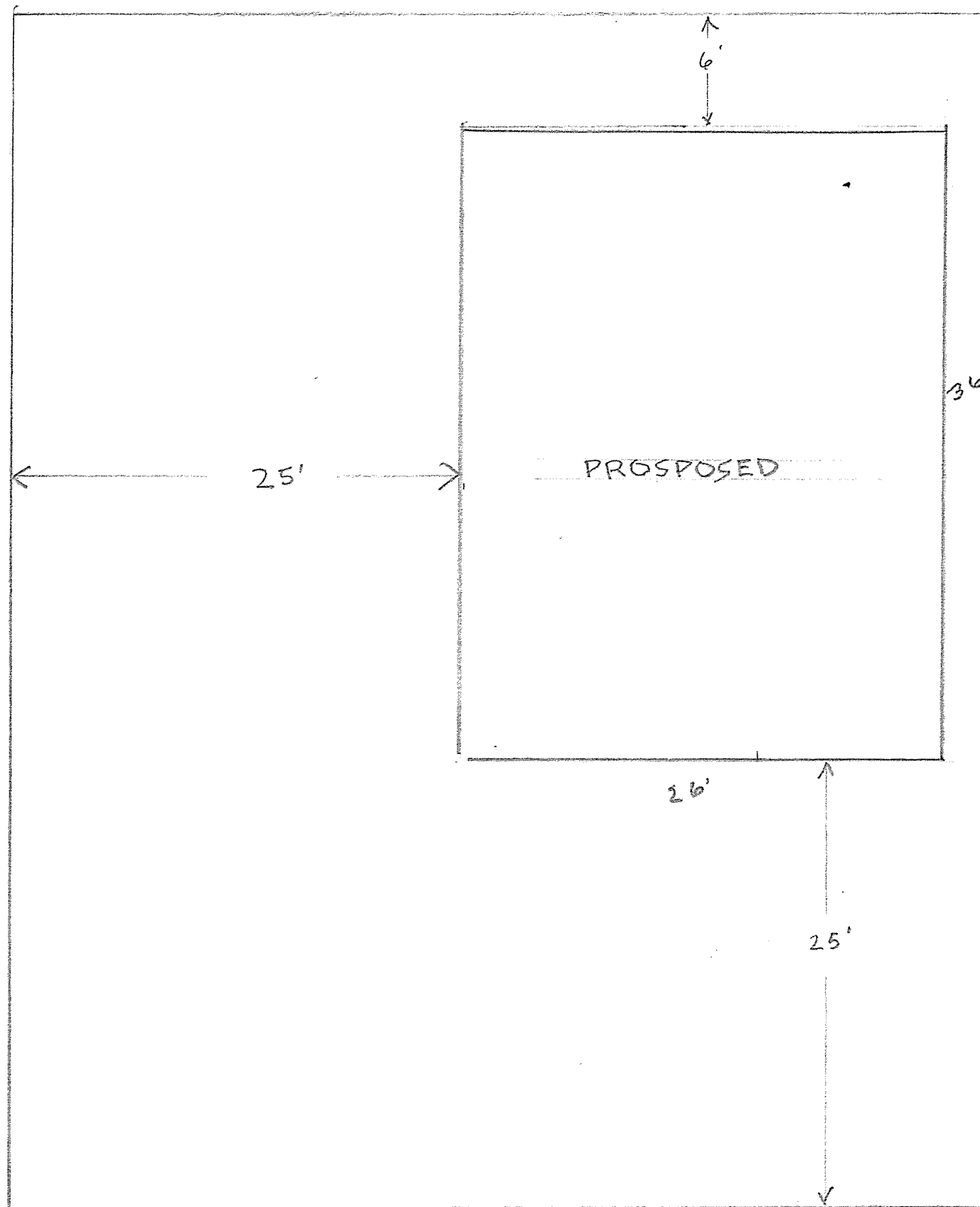
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Date _____

B53 AXE AVE



COURTNEY



115'5'

AXE AVE.

Petition #: VAR18-002 / 0018-001

**PETITION TO
VALPARAISO BOARD OF ZONING APPEALS**

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- ☒ Petitioner will comply with all ordinance parking requirements.

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- ☒ Arise from a condition peculiar to the property;

☒ Arises from unnecessary hardships if the Zoning Ordinance is strictly applied; and
☒ Does not interfere substantially with the Comprehensive Plan adopted.
☒ Petitioner will comply with all ordinance parking requirements.
In Support of an application for **Special Exception**, the Petitioner states that the granting of such request:

☒ Will not generate excessive vehicular traffic on minor residential streets;
☒ Will not create vehicular parking or traffic problems;
☒ Appropriate access roads, drives, utilities, drainage, facilities, and other necessary facilities have been or will be installed;
☒ Will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use;
☒ Will comply with the requirements of the district in which proposed use is to be located.
☒ Petitioner will comply with all ordinance parking requirements.

In support of such application for **Special Exception for Home Occupation**, Petitioner states:

____ That no person other than members of the family residing on the premises will be engaged in the home occupation.

____ That the use of the dwelling unit for home occupation will be clearly incidental and subordinate to its use for residential purposes and not more than 25% of the floor area of the dwelling will be used in the conduct of the home occupation.

____ That there will be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign-such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of the business.

____ That no home occupation will be conducted in any accessory building.

____ That there will be no sales area unless specifically permitted by the BZA.

____ That no traffic will be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation will be met by required or permitted parking spaces, and will not be in the front yard.

____ That no equipment or process will be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses which can be detected off premises.

PETITIONER:

Kyle Schmutzler	7505 W Sand Lake Rd.	Orlando, FL 32819	407.248.9048
Name (Please Print)	Address	Phone	

OWNER OF SUBJECT PROPERTY:

Same		
Name (Please Print)	Address	Phone

ADDRESS OF SUBJECT PROPERTY: 900 Locust St.

Subject property fronts on the E side between (streets) Billings St and Sycamore St.
in the 11H Zoning District.

Legal Description of Subject Property: (Exhibit No. __)

See attached

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. __)

New 20,000 Sq. Ft. one story interior climate controlled self storage building.

Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: See attached

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

: _____ : _____ : _____ : _____
: _____ : _____ : _____ : _____

Attach a Site Plot Plan drawn to scale showing:

- a. scale
- b. lot: shape, location, dimension, and area
- c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot
- d. distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards

Please fill in:

Front Setback 848' Rear Setback 30' Side Setbacks 27' / 27' Lot Coverage 36%
Height 12'

The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq.. The public hearing procedures are similar to a courtroom hearing. Although it is not required that the Petitioner represented by legal counsel, information and documentation pertaining to the petitioner should be prepared as if it were to become part of a court hearing. **Although the office of the City Planner is available to assist the Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate variance petition.** The Planning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.

Petitions will not be scheduled for public hearing unless all legal and procedural requirements have been met.

Last updated 1/16/18

STAFF USE ONLY

Date Received _____

- ____ Names and Addresses of property owners within 300 feet provided
- ____ Signature notarized
- ____ Site Plan attached
- ____ Legal Description (Not Abbreviated) Provided
- ____ Petition Filed Complete
- ____ Written Description of Project
- ____ Petitioners Affidavit of Notice
- ____ Findings of Fact
- ____ Photo's of Property (Staff Request)
- ____ Landscape Plan (Staff Request)

Date approved for Public Hearing _____, _____

BZA Application Fees

☒ Use Variance	\$200
☐ Single Family Development Standards Variance	\$50
☒ Commercial Development Standards Variance	\$150
☐ Special Exception/Special Use	\$200
☐ Relief to an Administrative Decision	\$200
☐ Special Meeting	\$1000
☐ Conditional Use	\$100
☐ Wireless Communications Facility Special Use – Major	\$500
☐ Wireless Communications Facility RF Tech Study Fee	\$ Actual cost of study

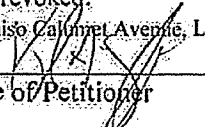
TOTAL FEE \$ 350.00

Certificate of Petitioner

Please read and sign the following statement:

I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of this Petition, the signature of the Property Owner(s) constitutes authorization for the Petitioner to speak and act on behalf of the Property Owner(s). The Petitioner certifies that neither the Petitioner nor any attachments or exhibits submitted contains any known intentional misrepresentations or intentionally misleading statements. All information submitted is accurate, true and correct to the best of the Petitioner's knowledge. The providing of false and/or inaccurate information on this Petition or during any proceedings before the BZA may result in the denial of the request or the revocation of the request, should a Petition be granted. Similarly, if as part of any granted Petition, the BZA places any restrictions and/or limitations, I acknowledge that my failure to comply with such restrictions/limitations shall be grounds to revoke any granted Petition. The Petitioner acknowledges that it bears the obligation to mail notice of any Public Hearing to all property owners within 300 feet of the property that is the subject of this Petition. Any errors by the Petitioner may result in the Petition being delayed, denied or revoked.

SS Valparaiso Calumet Avenue, LLC

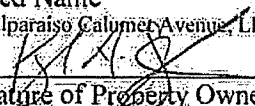
By: 

Signature of Petitioner

Kyle Schmutzler, EVP

Printed Name

SS Valparaiso Calumet Avenue, LLC

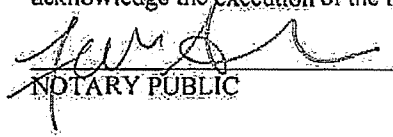
By: 

Signature of Property Owner

Kyle Schmutzler, EVP

Signature of Property Owner

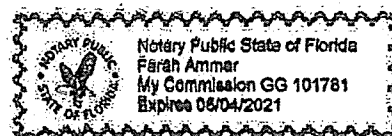
Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: Kyle Schmutzler as EVP of SS Valparaiso Calumet Avenue, LLC, Owner and Petitioner and acknowledge the execution of the foregoing document, this 19 day of January, 2018.


NOTARY PUBLIC

Farah Ammar

Type or Print name of Notary

My Commission Expires: 5-4-2021
Resident of Orange County



Affidavit of Consent of Property Owner

(To be presented with application for Board of Zoning Appeals)

Kyle Schmutzler, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That SS Valparaiso Calumet Avenue, LLC ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes SS Valparaiso Calumet Avenue, LLC ("Petitioner") to seek the relief sought in the Petition filed before the BZA. Petitioner is further authorized to commit to any reasonable restriction requested by the BZA or proposed by the Petitioner.

SS Valparaiso Calumet Avenue, LLC

By: [Signature]
Property Owner
Kyle Schmutzler, EVP

January 19, 2018

Date

Property Owner

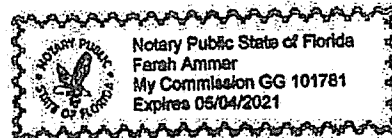
Date

Subscribed and sworn to before me this 19 day of January, 20 18, by Kyle Schmutzler as EVP of SS Valparaiso Calumet Avenue, LLC, on behalf of said limited liability company, and who is personally known to me.

[Signature]
Notary Public

My Commission:

5-4-2021
Date



SURROUNDING PROPERTY OWNER LIST

List the name and address of all property owners who have received notification below
(Use Additional Sheets if Necessary):

(Please Print)

Name

Address

Trust # 6130 ID#64-09-24-203-006.000-004

Douglas and Donna Flanagin ID# 64-09-24-226-001.000-004

Grand Trunk and Western Depot Grounds ID # n/a

Pete and Susan Dres ID# 64-09-24-203-005.000-004

Variance from Development Standards
Findings of Fact
(Please Print)

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 building will conform to all applicable building codes and _____
will be located within an existing industrial district where this use type is typically
located. It is an addition to an existing use and similar in use.

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 and value of the adjacent property will not be affected in any adverse manner.
The addition will conform to all setback requirements, and be located within a
industrial district. The height will be 12' and be located in a heavily screened
landscape area. Additional landscaping will also be provided.

C. The strict application of the terms of the zoning ordinance will result in particular difficulties in the use of the property included in the proposed variance because: _____
The facility is an existing use that now no longer permitted within the district.
The addition is the minimum amount requested. After local market studies were
explored, it has been found that there is a demand for interior climate controlled
self storage, however the current zoning prevents the facility to expand.

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.

**Use Variance
Findings of Fact
(Please Print)**

Petitioner Submits that:

A. The proposed use variance will not be injurious to the public health, safety, morals, and general welfare of the community because: The facility is an existing business operating where such use is typically found. The owner is simply requesting to increase building area to satisfy a demand for such use. The public will in fact benefit from the building addition. It is meant to serve the public in general.

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 addition is the minimal amount requested and will cause no increased demand of public utilities. Customer trips in and out are very low for such a use. It is anticipated that with the addition, there will be 7-15 trips per day. This will not affect the surrounding property owners.

C. The need for the use variance arises from the following condition peculiar to the property involved: It is an existing use that is now not allowed within the zoning district.

D. 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: This use is typically found in industrial areas and the facility blends well with the surrounding industrial district. No materials will be produced and personal items will be stored on site. It is a very low impact use.

E. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because: the use is within a rather intense industrial area and follows the Cities master plan.

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



DATE 10/17/17

Designhaus Architecture
301 Walnut Blvd. Rochester, MI 48307

Re: Letter of Authorization
Property Owner: SS Valparaiso Calumet Avenue, LLC
Property Address: 900 Locust Street Valparaiso, IN 46383

Dear Sir or Madam:

I, Wylie Klyce, as Vice President of Development of SS Valparaiso Calumet Avenue, LLC owner/agent of the above described property, hereby authorizes Designhaus Architecture, to act on its behalf for the purposes of obtaining all necessary permits associated with the addition of a 20,000 GSF building and associated site work.

Sincerely,

SS Valparaiso Calumet Avenue, LLC

By: 
NAME Wylie Klyce
TITLE Vice President of Development



DESIGNHAUS ARCHITECTURE

January 22, 2018

City of Valparaiso
Planning Department
166 Lincoln Way
Valparaiso, IN 46383
Attn. Board of Zoning Appeals

Re: 900 Locust St.
Proposed Simply Self-Storage Building Addition

Parcel I.D. #: 64-09-24-203-009.000-004

Legal Description: See attached Warranty Deed.

Zoning: INH – Heavy Industrial District

Lot Area: 292,112 Sq. Ft. (6.71 Acres)

Dear Board Members

Please review the attached regarding a one story building addition to 900 Locust St. This addition will be made to the self-storage facility currently owned by Simply Self Storage, whose corporate address is 7505 W Sand Lake Rd., Orlando, FL 32819. Simply Self Storage is nationwide owner of self-storage facilities. Recently, they added 900 Locust St. to their business portfolio. After doing local market studies, it was determined that there is a demand for interior climate controlled self-storage. Upon a site study, it has been determined that there was room on site to construct a one story, 12' tall, 20,000 sq. ft. interior climate controlled self-storage building. This is being requested in a rather industrial area where these types of facilities are typically being located. The building will be constructed of exterior metal panels and metal roof. Elevations have been provided as is a floor plan.

The new addition will be very low in use intensity. Existing customers will enter the gated site and drive to the rear and park under a canopy area in order to access the building. There will also be room for 32 exterior parking spaces for vehicle storage. It is estimated that if the addition is built, there will be 7-15 customer trips per day. No hazardous materials will be permitted to be stored. No unreasonable increase in public utilities is anticipated.



DESIGNHAUS ARCHITECTURE

Due to the zoning district of INH, this use is not permitted. We request a use variance in order to construct the new building. Since the area is industrial in nature and the adjacent uses are as such, we are also requesting several development standard variances as well. These have been listed in the attached application and are a deviation of the required 20' building offset or 20% of the building façade, metal exterior as the primary building material, required parking, and buffer yard landscaping. We have reviewed the ordinance and propose to add a significant amount of landscaping at the front of the facility and throughout the site. We fall short in some areas and feel that the with the existing use and surrounding context that we have satisfied the spirit of the ordinance. We feel that this additional is the minimal amount being requested and that it will fit well into the existing site. It will actually be obscured from the public view by existing buildings. We also feel that it will be a benefit to the community and offer a desired service to be used by those within the community who desire a place to store their goods in a controlled environment.

Please review the attached materials and we will be happy to discuss the project further at the next available BZA meeting.

Sincerely

Mike Pizzola
Landscape Architect

Designhaus Architecture



DESIGNHAUS ARCHITECTURE

The Following is a list of requested variances for the building addition located at 900 Locust St.

USE VARIANCE:

1. Article 2, Section 2.527 – To allow for a self-storage facility within the INH Heavy Industrial District.

DEVELOPMENT STANDARD VARIANCE:

2. Article 11, Section 11.502 – Required offset of 20' or 20% of the building façade.
3. Article 11, Section 11.507 – Pre-fabricated metal siding to be predominate building exterior.
4. Article 7, section 720 – Required 50 parking spaces to allow for 32 Spaces.
5. Article 10, Section 10.400 – To allow for existing trees to count towards required bufferyard landscaping.

Legal Description

BLOCK 3, IN COUNCIL'S ADDITION OF 1883 THE TOWN, NOW CITY, OF VALPARAISO, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LOCUST STREET WITH THE SOUTH LINE OF BILLINGS STREET, IN THE CITY OF VALPARAISO, AND RUNNING THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH TO THE DEPOT GROUNDS OF THE GRAND TRUNK WESTERN RAILWAY; THENCE WEST, ALONG THE NORTH BOUNDARY OF THE GRAND TRUNK WESTERN RAILWAY DEPOT GROUNDS, TO THE EAST LINE OF LOCUST STREET; THENCE NORTH, ALONG THE EAST LINE OF LOCUST STREET, TO THE PLACE OF BEGINNING.

The above description describes the same property as that found in First American Title Insurance Company Commitment No. NCS-860318-2-INDY, dated July 7, 2017.

Preliminary Design Investigation Package

Simply Self Storage Valparaiso, IN

at 900 Locust Street, Valparaiso, IN



January 22nd, 2018

301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | www.designhaus.com

Survey

Simply Self Storage Valparaiso, IN

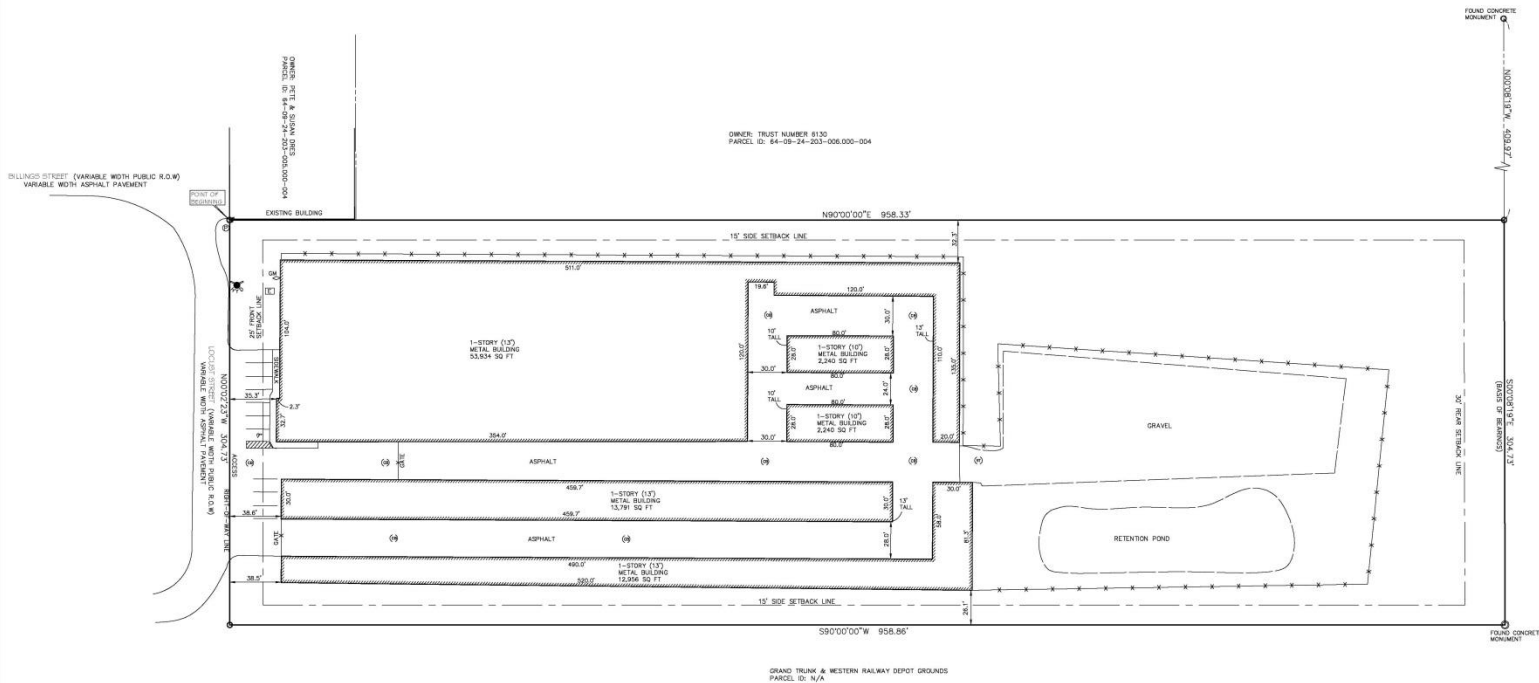


Commercial Real Estate
Duke Dignese Management
3485 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

Legend of Symbols & Abbreviations

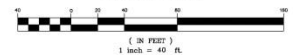
PROPERTY CORNER (as noted)	○	WATER VALVE	⊕
POWER POLE	⊙	FIRE HYDRANT	⊗
FLAG POLE	⊕	SANITARY MANHOLE	⊙
LIGHT POLE	⊕	STORM CATCH BASIN (SQUARE)	⊕
ELECTRIC TRANSFORMER BOX	⊕	STORM CATCH BASIN (ROUND)	⊕
GAS METER	⊕	STORM SEWER MANHOLE	⊕
TELEPHONE PEDESTAL	⊕	OVERHEAD ELECTRIC	—
ELECTRIC METER	⊕	GRAVEL	⊕
		CONCRETE	⊕

OWNER: TRUST NUMBER 8130
PARCEL ID: 84-09-24-203-006.000-004



TOTAL AREA: 1.5 AC. (104,735 SQ. FT.)
PARCEL ID: 84-09-24-203-006.000-004

GRAPHIC SCALE



Simply Self Storage Valparaiso, IN



Materials & Signs

Simply Self Storage Valparaiso, IN

CORRUGATED STEEL - DARK BEIGE TO
MATCH EXISTING EARTH TONES

METAL OVERHANG – DARK GRAY W/
EARTH TONE BRICK COLUMNS

METAL DOWNSPOUTS – DARK GRAY



Exterior Illustration

Simply Self Storage Valparaiso, IN



Elevations

Simply Self Storage Valparaiso, IN



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Aerial Illustration

Simply Self Storage Valparaiso, IN



Simply Self Storage - Valparaiso

900 Locust St.
Valparaiso, Indiana

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

PROJECT TEAM

OWNER
TBD
ADDRESS
T:
F:
C:
CONTACT:

ARCHITECT
DESIGNHAUS ARCHITECTURE
301 WALNUT BLVD.
ROCHESTER, MI 48307
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

INDEX OF DRAWINGS

- ☐ SHEET ISSUED
☒ REVISED
☐ SHEET REISSUED

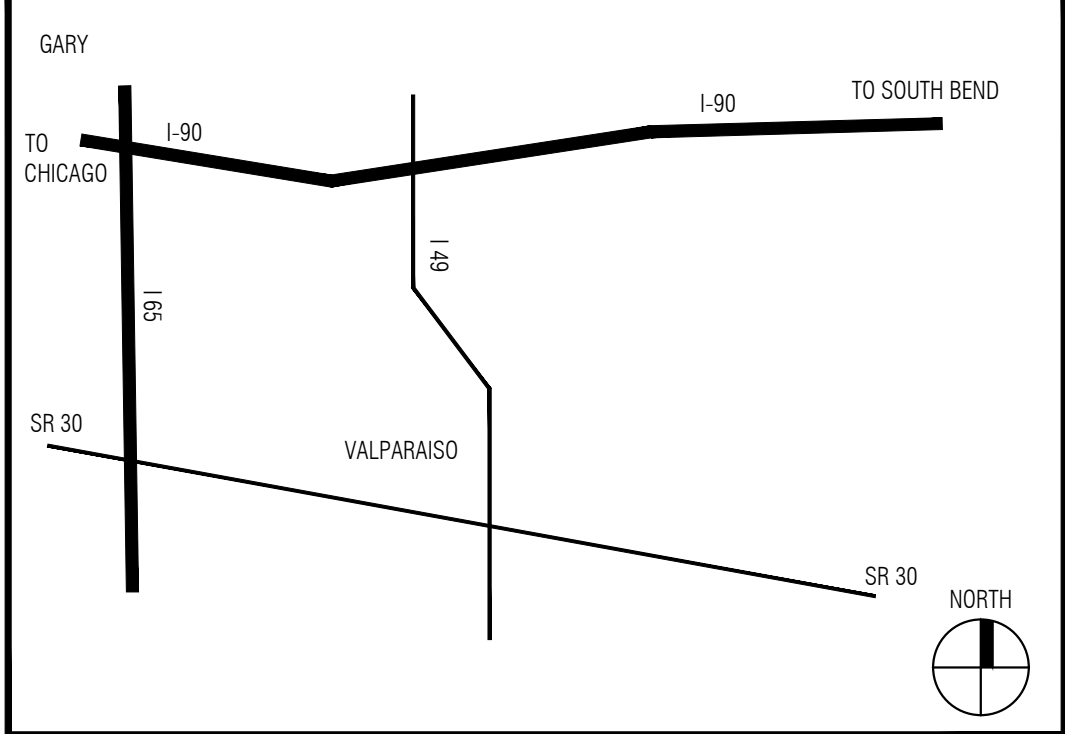
SHEET NO: DRAWING NAME
GENERAL
G001 Title Sheet and Index
G002 Reference & Code Information

LANDSCAPE
S100 Site Plan
L100 Landscape Plan

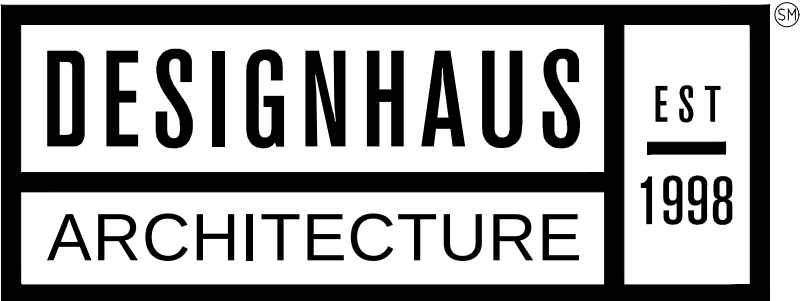
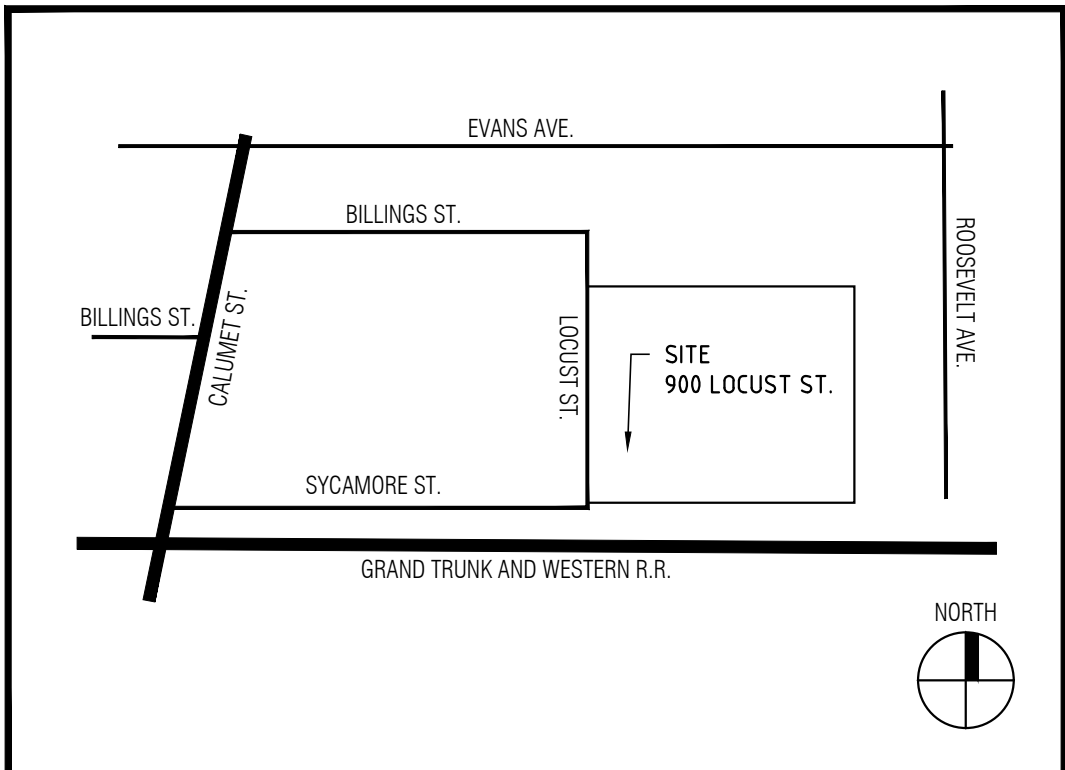
ARCHITECTURAL
A100 Floor Plan
A101 Roof Plan
A200 Elevations
A201 Elevations
A300 Building Sections
A301 Wall Sections
A400 Not Used
A500 Details
A600 Partition Details
A601 Door Schedule & Details
A602 Interior Finish Schedule

Plan Review/ 10.25.2017
Plan Review/ 12.19.2017
BZA Submittal 01.22.2018

VICINITY MAP



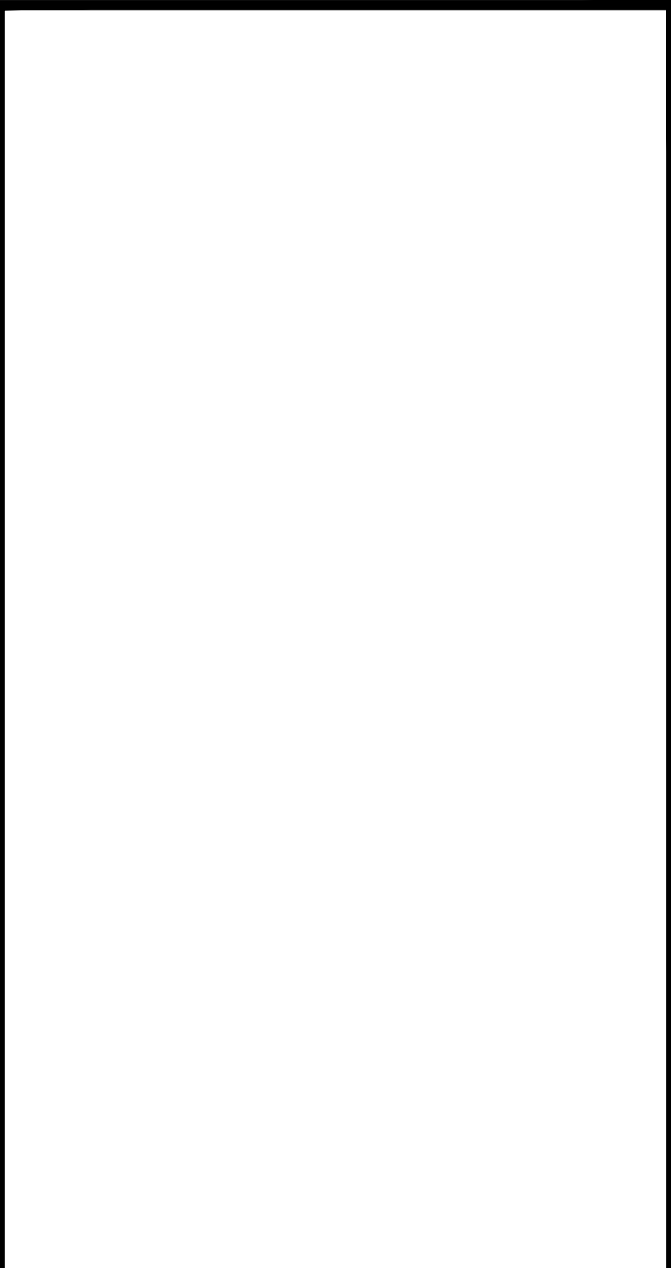
LOCATION MAP



301 WALNUT BOULEVARD
ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



	----	----
	BZA Submittal	01.22.2018
	Plan Review	12.19.2017
	Plan Review	10.25.2017
No.	Revision/Issue	Date

Simply Self Storage - Valparaiso
900 Locust St.
Valparaiso, Indiana

Title Sheet and Index

G001 017163



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

SSS MUNSTER IN VALPARAISO IN

900 Locust Street
Valparaiso, IN 46383
County of Porter

SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company and American National, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on July 25, 2017.

Jay M. Schwandt, PS, JD
Registered Surveyor No. 20400050
In the State of Indiana
Date of Survey: July 25, 2017
Date of last revision: August 18, 2017
Network reference #20170812-2

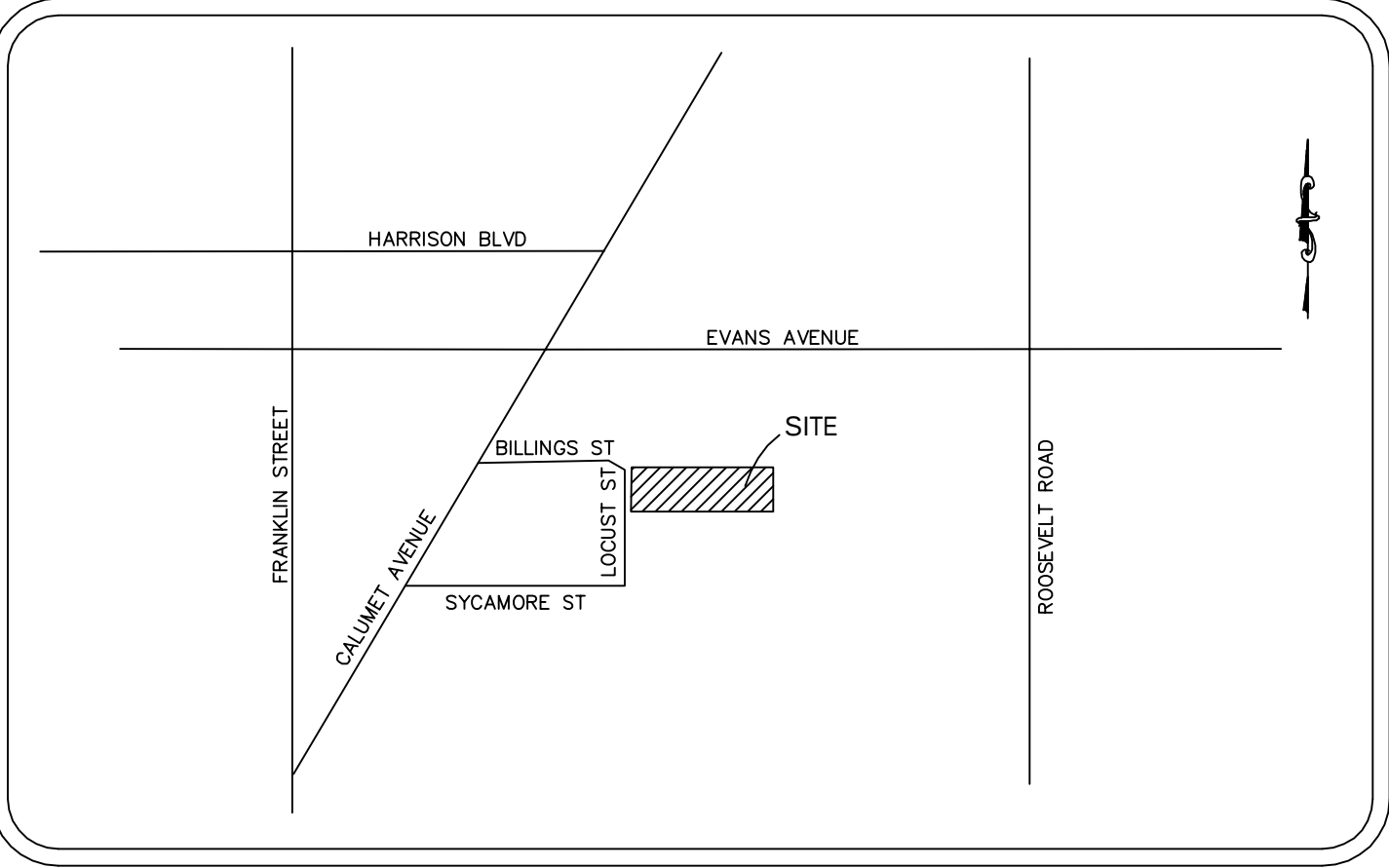
Legal Description

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The above description describes the same property as that found in First American Title Insurance Company Commitment No. NCS-860318-2-INDY, dated July 7, 2017.



Vicinity Map
(Not to Scale)

ZONING INFORMATION

ZONING DESIGNATION: "INH" HEAVY INDUSTRIAL DISTRICT WITHIN THE SIGNATURE CORRIDOR OVERLAY DISTRICT

MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT WIDTH/FRONTAGE: 125'
MAXIMUM DENSITY: 0.30 LANDSCAPED SURFACE RATIO; 0.431 GROSS FLOOR AREA RATIO: 0.615 NET FLOOR AREA RATIO
MAXIMUM BUILDING HEIGHT: 50' or 4 STORIES, WHICHEVER IS LESS

BUILDING SETBACK REQUIREMENTS:
FRONT: 25' SIDE: 15' REAR: 30'

PARKING REQUIREMENTS: 1 PARKING SPACE PER 1,000 SQUARE FEET

MUNICIPAL CONTACT: CITY OF VALPARAISO (219) 462-1161

ZONING INFORMATION PROVIDED IN ZONING REPORT PREPARED BY GLOBAL ZONING, JOB No. GZ3502, DATED AUGUST 16, 2017.

Encroachment Statement

THERE WERE NO VISIBLE ENCROACHMENTS AT TIME OF FIELD SURVEY

PARKING NOTE

THERE ARE 9 STANDARD STRIPED PARKING SPACES AND 1 DISABLES PARKING SPACE ON SUBJECT PROPERTY. (10 TOTAL)

Utility Notes

ALL UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND VISIBLE EVIDENCE AT TIME OF FIELD SURVEY. UNDERGROUND UTILITIES WERE NOT MARKED.

FLOOD NOTE:

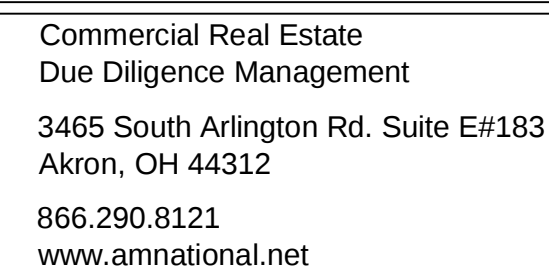
Said described property is located within an area having a Zone Designation "X" by the secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 26125C0386F, dated 9/29/2006, for Community Number 26125, in Porter County, State of Indiana, which is the current Flood Insurance Rate Map for the community in which said property is situated.

Miscellaneous Notes

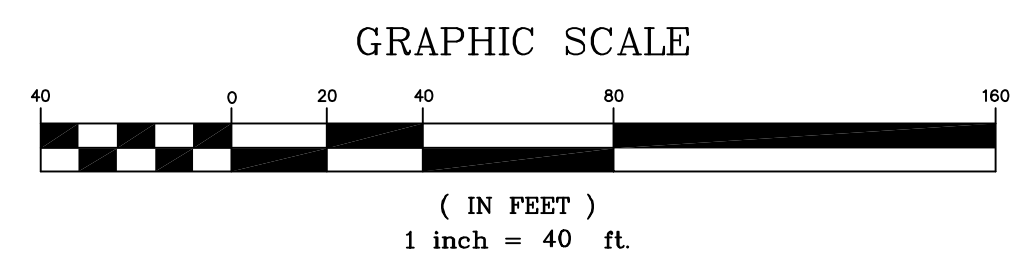
- (MN1) Some features shown on this plat may be shown out of scale for clarity.
- (MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- (MN3) The basis of bearings for this survey is S00°08'19"E, as the East line of the West 1/2 of the NE 1/4 of Section 24.
- (MN4) All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- (MN5) At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- (MN6) At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- (MN7) At the time of survey, there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- (MNB) At the time of survey, there was no observable evidence of site use as a cemetery or burial ground.
- (MN9) All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- (MN10) Subject parcel contains 6.71 Acres (292,112 square feet), more or less.
- (MN11) All utilities shown hereon are from above ground visible evidence only. No utilities were marked prior to field survey.
- (MN12) No evidence of potential wetlands were observed on the Subject Property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the Subject Property.
- (MN13) The Property has direct physical access to Locust Street, a dedicated public right of way.
- (MN14) Address: 900 Locust Street (per record documents)

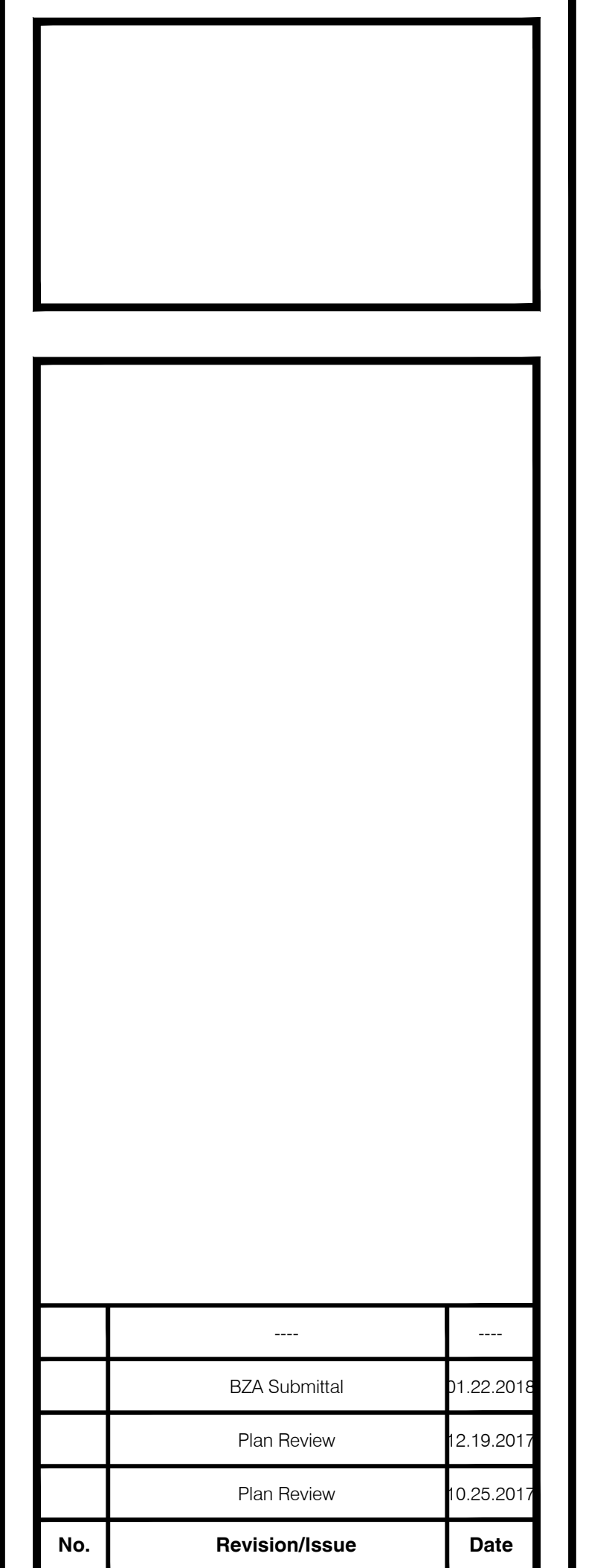
Notes Corresponding to Schedule B

- (4) Easement in favor of the City of Valparaiso, Indiana recorded October 8, 2009 as Instrument No. 2009-027092, and the terms and conditions therein. APPLIES AND AFFECTS. EASEMENT IS BLANKET IN NATURE FOR ACCESS TO THE DRAINAGE DITH ALONG THE NORTH PROPERTY LINE.
- (5) Easement Deed by Court Order in Settlement of Landowner Action recorded April 26, 2013 as Instrument No. 2013-010849, and the terms and conditions therein. APPLIES AND AFFECTS. BLANKET IN NATURE.



PROPERTY CORNER (as noted)		WATER VALVE	
POWER POLE		FIRE HYDRANT	
FLAG POLE		SANITARY MANHOLE	
LIGHT POLE		STORM CATCH BASIN (SQUARE)	
ELECTRIC TRANSFORMER BOX		STORM CATCH BASIN (ROUND)	
GAS METER		STORM SEWER MANHOLE	
TELEPHONE PEDESTAL		OVERHEAD ELECTRIC	
ELECTRIC METER		GRAVEL	
		CONCRETE	





Proposed Increase:
Building: 20,000 Sq.Ft.
Pavement: 11,659 Sq. Ft.
Total Impervious Surface Increase - 31,659 Sq. Ft.

Preliminary Grading and Drainage Plan

S101	017163
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A100 Overall Construction Plan.dwg

12/19/2017

Dell User

DESIGNHAUS

ARCHITECTURE

EST

1998

301 WALNUT BOULEVARD
ROCHESTER, MI 48307

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	Plan Review	12.19.2017
	Plan Review	10.25.2017
No.	Revision/Issue	Date

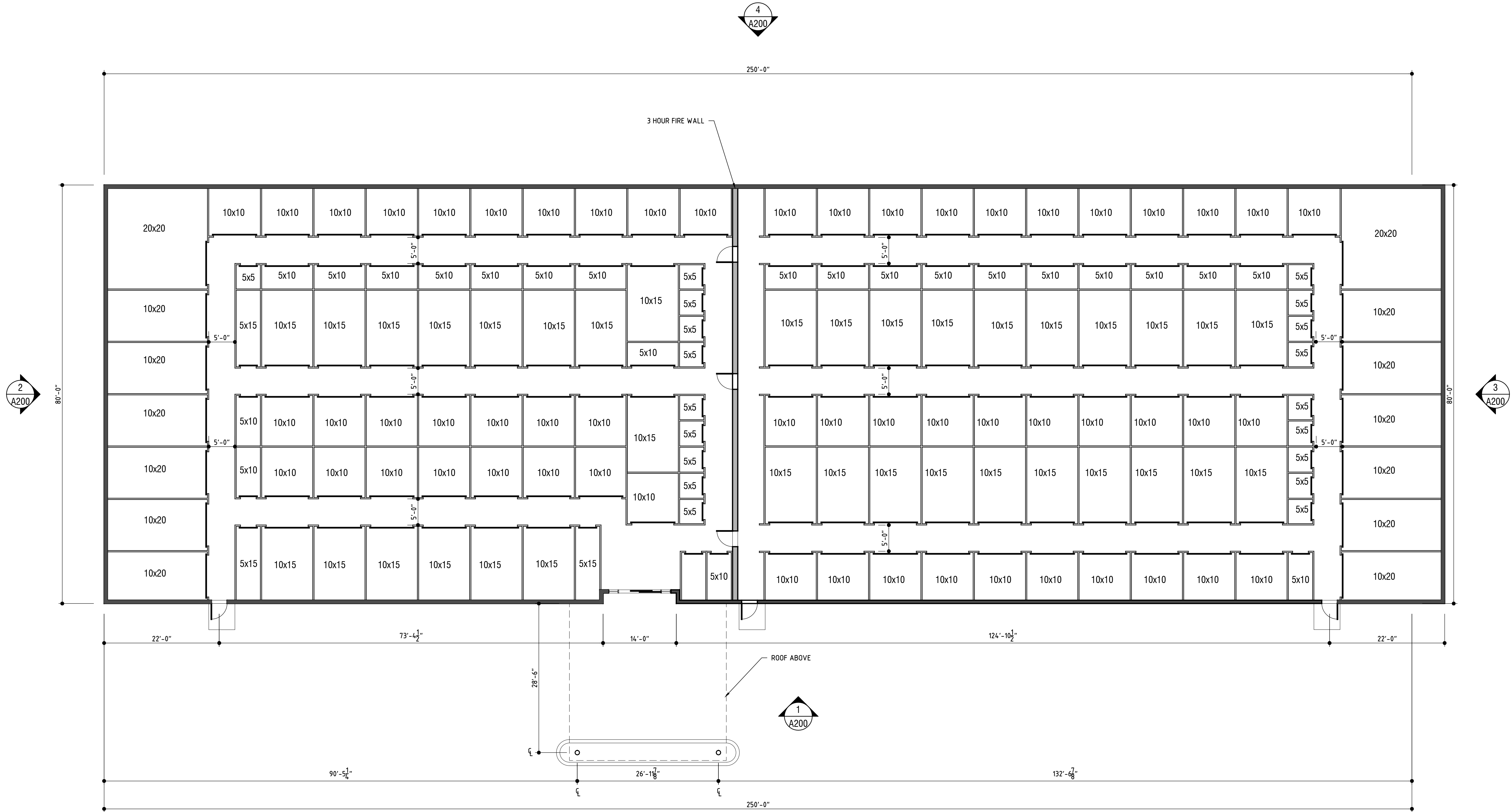
Simply Self Storage - Valparaiso
900 Locust St.
Valparaiso, Indiana

Floor Plan

A100

017163

Unit Matrix		
SYMBOL	SIZE	QUANTITY
(A)	5' X 5'	19
(B)	5' X 10'	21
(C)	5' X 15'	3
(D)	10' X 10'	56
(E)	10' X 15'	35
(F)	10' X 20'	12
(G)	20' X 20'	2
TOTAL		142



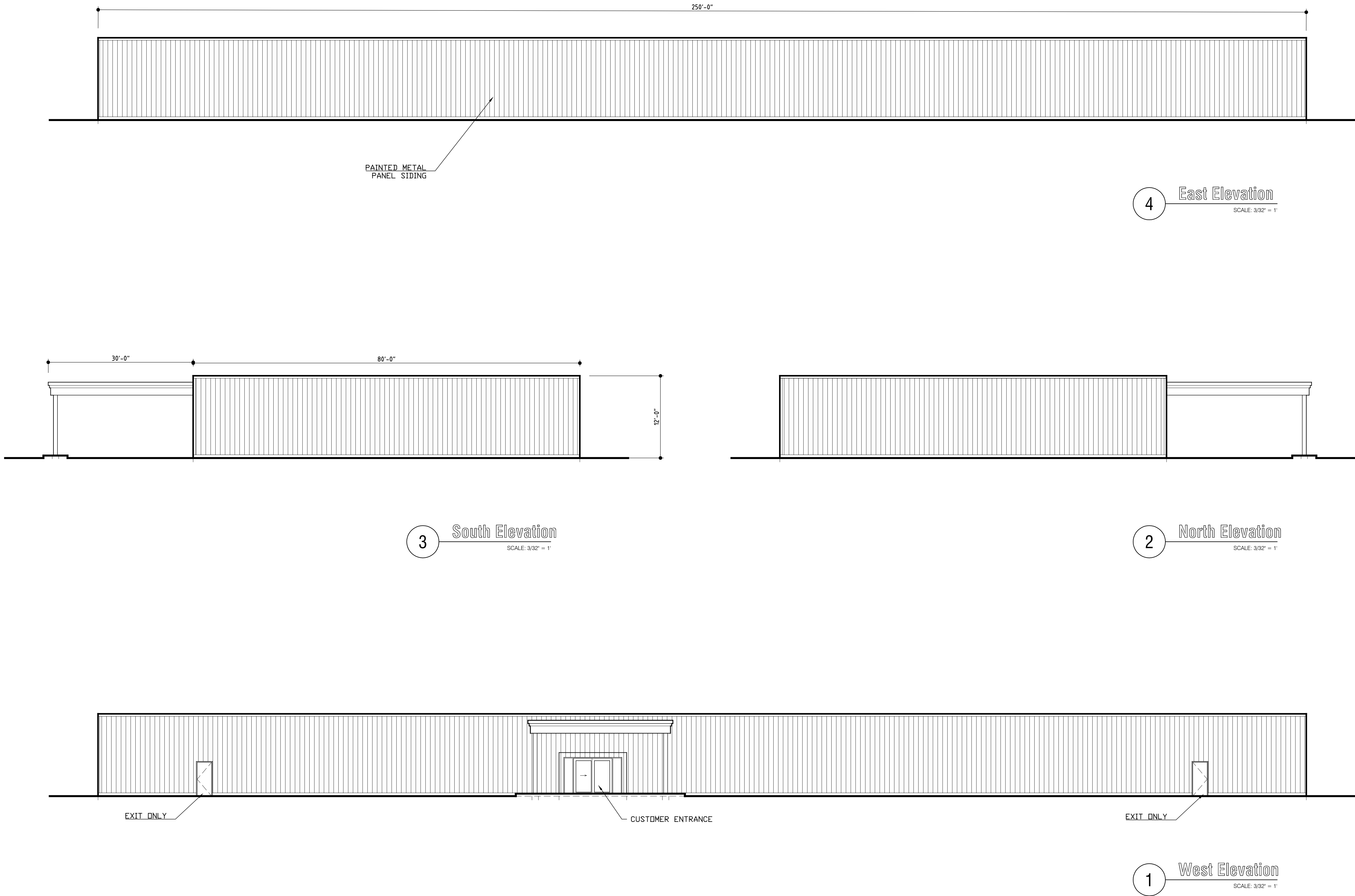
1 Floor Plan
SCALE: 3/32" = 1'



A200 Elevations.dwg

12/19/2017

Del User



DESIGNHAUS

ARCHITECTURE

EST

1998

301 WALNUT BOULEVARD
ROCHESTER, MI 48307

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Simply Self Storage - Valparaiso

900 Locust St.

Valparaiso, Indiana

Elevations

A200

017163