

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

MEETING AGENDA

Valparaiso Board of Zoning Appeals Tuesday, January 15, 2019, 7:00 PM 653 Hayes Leonard Road

- 1. Roll Call
- 2. Adoption of December 18th, 2018 Meeting Minutes
- 3. Old Business
 None
- 4. New Business

VAR18-027 - The petitioner requests a variance from Article 5, Section 5.302, of the <u>Valparaiso Unified Development Ordinance</u>, to allow for an internally illuminated sign in a residential zoning district. A variance from Article 5, Section 5.302 to vary the required maximum sign area for an institution from the maximum thirty-six (36) square feet, to allow for a total of 128.90 sq ft of on-site signage, 38.16 sq. ft. for monument ground sign and 92.9 sq. ft. for wall sign. The property is located at 1755 W. Harrison Blvd, in the Suburban Residential (SR) Zoning District

5. Adjournment

Michael Micka, President – Board of Zoning Appeals Tyler Kent, Planning Director Next Meeting: February 19th, 2019

VALPARAISO BOARD OF ZONING APPEALS

Regular Meeting Minutes December 18, 2018

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 7:00 p.m. on Tuesday, December 18, 2018 in the temporary Valparaiso City Hall Council Chambers, located at 653 Hayes-Leonard Road, Valparaiso. Mike Micka presided.

Members present were: Diane Worstell, Melanie Trowbridge, and Mike Micka. Also present were Tyler Kent, Attorney Christopher Ripley, citizens, and representatives of the press.

MINUTES:

Melanie Trowbridge made a motion to approve the November 20, 2018 minutes as submitted. Diane Worstell seconded the motion. A voice vote was taken and unanimously carried 3-0.

OLD BUSINESS:

None.

NEW BUISINESS:

<u>VAR18-025</u> – A petition filed by Faryl Smith of Victory Christian Academy, 3805 LaPorte Avenue, Valparaiso, IN. The petitioner requests a variance from Article 2, Section 2.608 of the Valparaiso Unified Development Ordinance, to vary the maximum allowable time period of a temporary classroom building of two (2) years to allow for a maximum period of five (5) years. The property is located at 3805 LaPorte Avenue, in the Commercial General (CG) zoning district. Ms. Faryl Smith presented. Victory Christian Academy has been renting this temporary building space from Washington Township Evangelical Church. A permanent structure was supposed to be placed, but it has not been yet. There was a turn over in administration at the school and this project was lost in the shuffle. We believe that with a five (5) year extension that will allow us enough time to have a viable plan for either a permanent building or to move to a permanent structure. During the five (5) years we will determine the plan to move forward and continue to maintain the temporary structure. We will be making improvements to the temporary structure as well. It is structurally sound, however, needs maintenance such as window sealing, etc.

Public Hearing:

Mike Micka asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Micka also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time. No one spoke, therefore, the public hearing was closed, and questions/comments were heard from the Members.

- Q: You are requesting an additional five (5) years?
- A: Yes.
- Q: How many years have you been in the temporary building?
- A: Eight (8).
- Q: Do you rent the space?
- A: Yes
- Q: How long is your lease?
- A: Three (3) years.
- C: Tyler Kent advised the City supports this request and agrees that a five (5) year extension will allow the school to prepare a plan.

Motion: Diane Worstell made a motion to approve VAR18-025 to vary the maximum allowable time period of a temporary classroom building of two (2) years to allow for a maximum period of five (5) years. Such approval 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; arises from practical difficulties in the use of the property in conformity with the Zoning Ordinance, and the petitioner will comply with all parking requirements. Melanie Trowbridge seconded the motion. A roll call vote was taken and carried 3-0.

STAFF ITEMS:

Tyler Kent thanked everyone for their service in 2018.

Tyler Kent, Executive Secretary

ADJOURNMENT:
There being no further business, the December 18, 2018 Board of Zoning Appeals meeting was
adjourned at 7:10 p.m.
Mike Micka, President

Petition #: VAKIS. 027

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 <u>Variance(s)</u> from the <u>Development Standards</u> , 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 <u>Special Exception</u> , 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:
ICU Outdoor Advertising: 555 Eastport Centre Dr STE Name (Please Print) Address Phone 219 464 0420 (x1
Name (Please Print) Address Phone 219 464 0420 (x)
OWNER OF SUBJECT PROPERTY:
Church Bishon of the Diocese of Game: 1755 W Hammison Blud
Church Bishop of the Diocese of Gary: 1755 W. Harrison Blud Name (Please Print) Address Phone 219 462 3374
•
ADDRESS OF SUBJECT PROPERTY: 1755 W. Harrison Blvd. Subject property fronts on the South side between (streets) OLD OAK Dr. & William Dr. in the SR 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)
•	Installation of (1) one set of NON-illumiated wall letters
_	for Saint Paul Catholic School & Education Center - LY-0492-1
	Installation of Replacement Monument sign with full Color
_	LED Message board - LY-0492-3F
	Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought:
I	Article: Section: Paragraph: Item:
P	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 Rear Setback Side Setbacks/ Lot Coverage Height
T	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
С	ourtroom hearing. Although it is not required that the Petitioner represented by legal counsel,
ii h	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
t.	he Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate
	rariance petition. The Planning Department can be contacted Monday-Friday between 8:30 –

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

14/

Exhibit No. 1

2004-037360

STATE OF INDIANA PORTER COUNTY FILED FOR RECORD

11/19/2004 11:28AM

LINDA D. TRINKLER RECORDER

DEDICATION OF PUBLIC RIGHT-OF-WAY

Church Bishop of the Diocese of Gary, c/o St. Paul (hereinafter "Grantor"), for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby dedicates to the City of Valparaiso (hereinafter "Grantee"), for public right-of-way purposes only, the following described real estate located in Porter County, Indiana:

The North 30 feet of the following described parcels:

<u>Parcel 1</u>: (Warranty Deed-Book 207, Page 8 as Recorded in the Office of the Recorder of Porter County, Indiana)

All that part of the West Half of the Southwest Quarter of Section 14, Township 35 North, Range 6 West of the Second Principal Meridian, lying South of the centerline of Harrison Boulevard and North of the Northerly right-of-way line of the Grant Trunk Railroad excepting therefrom the following described parcel of land, to-wit: Beginning at a point on the West line of the West Half of the Southwest Quarter of Section 14, Township 33 North, Range 6 West, at the center of the public highway commonly known as the Old Chicago road, said Point of Beginning being approximately 40 feet South of the Northwest corner of said West Half of the Southwest Quarter Section; thence running South along the West line of said Southwest Quarter Section 502.9 feet; thence by a deflection angle of 90° to the left 319.3 feet; thence by a deflection angle of 21°22' to the left 239.3 feet; thence by a deflection angle of 37°10' to the right 116.09 feet; thence by a deflection angle of 87°20' to the right 398 feet; thence by a deflection angle of 61°20' to the left 87.8 feet; thence by a deflection angle of 27°00' to the left 301.9 feet; thence by a deflection angle of 90°00' to the left 103.4 feet; thence by a deflection angle of 85°00' to the left 85.9 feet; thence by a deflection angle of 60°50' to the right 257.5 feet; thence by a deflection angle of 22°48' to the right 174.7 feet to the center line of aforesaid Old Chicago Road; thence by a deflection angle of 79°50' to the left along the center line of said road 1004.25 feet to the Point of Beginning; and exception containing 8.70

Page 1 of 3

Valpo V

acres, more or less, and above parcel containing less said exception 36.59 acres more or less and subject to all legal highways and easements.

<u>Parcel 2</u>: (Quit-Claim Deed - Book 207 Page 9 as Recorded in the Office of the Recorder of Porter County, Indiana)

All that part of the West Half of the Southwest Quarter of Section 14, Township 35 North, Range 6 West of the Second Principal Meridian, lying South of the centerline of Harrison Boulevard and North of the Northerly right-of-way line of the Grand Trunk Railroad.

The Grantor specifically reserves for itself and its successors, assigns, and grantees (i) the right of access to, over and across said dedicated right-of-way, and (ii) the right to improve and maintain the parking lot and related facilities and appurtenances located within said dedicated right-of-way, but not expand said parking lot and related facilities and appurtenances within said dedicated right-of-way. The Grantee specifically accepts this Dedication subject to such reserved right of access and ability to improve and maintain as provided herein. This Dedication of Public Right-Of-Way is made subject to all existing easements and right-of-ways.

In Witness whereof, the Grantor has executed this Dedication of Public Right-Of-Way as of the May of World 1, 2004.

Grantor:

Church Bishop of the Diocese of Gary, c/o St. Paul

By:

Reverend Joseph M. Pawlowski Pastor of Saint Paul Church STATE OF <u>Indiana</u>) SS: COUNTY OF <u>Juliu</u>)

Before me, the undersigned, a Notary Public for said county and state, personally appeared Reverend Joseph M. Pawlowski, Pastor of Saint Paul Church, on behalf of Church Bishop of the Diocese of Gary, c/o St. Paul, and being first duly sworn by me upon oath, acknowledged the execution of the foregoing Dedication of Public Right-Of-Way this good day of Translation.

My Commission Expires:

2 - 16 - 05

Notary Public

County of Residence:

Frances Hyancer Notary Public State of Indiana Porter County My Commission Exp. Feb. 10,2008

This Instrument Prepared By: William A. Ferngren Hoeppner Wagner & Evans LLP 103 E. Lincolnway Valparaiso, Indiana 46384-2357 Telephone (219) 464-4961 Fax (219) 465-0603

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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
	J

Affidavit of Consent of Property Owner

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

Λ	of Zoming Appears)
legal age deposes and state	being dully sworn upon his/her oath, being of sound mind and s:
	Fisher of hiorage ("Owner") (is/are) the legal owner(s) of the subject of a Petition before the BZA.
That Owner authoriseek the relief sought in authorized to commit to by the Petitioner.	zes ICU Outdoor Advertising ("Petitioner") to the Petition filed before the BZA. Petitioner is further any reasonable restriction requested by the BZA or proposed
Property Owner	Date 19, 2018
Property Owner	Date
Subscribed and sworn to before	ore me this 19 day of becember, 20 18.
Audia White Notary Public	
My Commission:	
Date	
	OFFICIAL SEAL LYDIA J. WHITE NOTARY PUBLIC - INDIANA Y Comm. Expires Nov. 11, 2022

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.

Signature	of Petition	er

LAWVENCE M. YURK

Printed Name

Signature of Property Owner

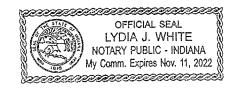
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: \(\lambda \lambda

NOTAR VPUBLIC

My Commission Expires: 11.11.22
Resident of Dorte County

Type or Print name of Notary



NOTICE OF PUBLIC HEARING CITY OF VALPARAISO BOARD OF ZONING APPEALS

Dear Property Owner:		
public hearing on Petition N, 20 at	Number 7:00 p.m. at Valparais ider a request for Board	Board of Zoning Appeals will conduct a on the day of so City Hall, 166 Lincolnway, City and of Zoning Appeals action (insert
The petitioner for the reque	sted action is	of
the (address here)		
The property is located in the	ne	Zoning District. The subject
parcel is located at (Address includes the following tract	s or Location) ———— of land:	Zoning District. The subject and
(Please type the street	Legal Descript address and legal descr	otion cription here or attaché to the letter)
this petition may be submitt opportunity to be heard at the interested parties are invited	ted in writing to the Plane above-mentioned tind I to attend. To review	in 300 feet of the parcel. Your view on anning Director, or you will be given an me of the Public Hearing. All the petition and detailed site plans, 8:30 a.m. and 4:30 p.m. Monday
Correspondence to: Tyler Kent, Planning Direct City of Valparaiso 166 Lincolnway Valparaiso, IN 46383	or	
Phone: (219) 462-1161 Fax	:: (219) 464-4273	
Email: tkent@valpo.us	(,	
(all electronic mail must inc	lude name, address, an	nd 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)

mind and	legal age deposes and states	dully sworn upon his/her oath, being of sound:
	property described in the a has been filed before the B Indiana	(agent, attorney, owner) of the ttached notice which an application for a variance oard of Zoning Appeals of the City of Valparaiso
2.	mail, return receipt request date and place of hearing a	duled Public Hearing postage paid, by certified ed, a letter explaining the proposed change, time, and attached hereto, to all of the property owners feet from the lot lines of described real estate, as
	(Please at	tach legal description)
10.	me the address of all proper	ty owners who have received notification on page /2-/9-/8 Date
Petitioner	/	Date
Subscribed	d and sworn to before me the	s 19th day of December, 2019
Notary Pu	a quelle	
My Comm	nission Expires	OFFICIAL SEAL
$\frac{\sum \cdot}{\text{Date}}$	11.99	LYDIA J. WHITE NOTARY PUBLIC - INDIANA My Comm. Expires Nov. 11, 2022

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				
P	<u>/ease</u> (28)	see Twant	attach y - Figl	ned 1	ist	o F

			170 AVA (2017 AVA) (100 AVA)			

300' Surrounding Property Owner List from 1755 W. Harrison Blvd (St. Paul Catholic Church)

- Hreha Michael V & Mary A 11203 N 200 W. Wheatfield, IN 46392
- Church Bishop of the Diocese of Gary 452 Chicago Street Valparaiso, IN 46385
- Brandewie Helen J. 1802 Old Oak Drive Valparaiso, IN 46385
- 4. Wilcox Eric L & Mary 1900 Hendon Way Valparaiso, IN 46385
- Manchester Meadows Property Owners PO Box 8 Valparaiso, IN 46384
- Manchester Meadows Property Owners PO Box 8 Valparaiso, IN 46384
- 7. Soliday Edmond & Mary K 1904 William Drive Valparaiso, IN 46385
- Bihlman William Edward
 1515 Central Street
 Lafayette, IN 47905
- Kahrs Jerry R & Joseph Katherine 1804 Old Oak Drive Valparaiso, IN 46385
- 10. Bihlman William E 1515 Central Street Lafayette, IN 47905

Cont'd Page 2 300' Surrounding Property Owners from 1755 W. Harrison BLVD Saint Paul Catholic Church

- 11. Tunstall Daniel R & Vicky G 1952 Harrison Blvd. Valparaiso, IN 46385
- 12. Cochran Tatiana 1751 Sherwood Ct. Valparaiso, IN 46385
- Burke Colleen M & Cosgrove Dr. Patri 2159 Harrison Blvd. Valparaiso, IN 46385
- 14. Manchester Property OwnersPO Box 8Valparaiso, IN 46384
- 15. Sorice David P 1904 Emmett Ct. Valparaiso, IN 46385
- 16. Burke Colleen M & Musgrove Dr. Patri 2159 Harrison Blvd. Valparaiso, IN 46385
- 17. O'Conner Kelly M. Gould Aaron 1753 Sherwood Court Valparaiso, IN 46385
- 18. Rankin Wesley & Paula 1803 Old Oak Drive Valparaiso, IN 46385
- 19. Smith Ronald E & Tricia 1652 Harrison Blvd. Valparaiso, IN 46385

Cont'd Page 3 300' Surrounding Property Owner's from 1755 W. Harrison Blvd. Saint Paul Catholic School Church

- 20. Church Bishop of The Diocese of Gary 452 Chicago Street Valparaiso, IN46385
- 21. Schwartz David L & Elizabeth A 1905 Emmett Court Valparaiso, IN 46385
- 22. Schenck Ronald E & Melissa 1801 Old Oak Drive Valparaiso, IN 46385
- 23. Rickard Kathleen M 1754 Harrison Blvd Valparaiso, IN 46385
- 24. Young Richard G & Carolina A 1756 Harrison Blvd. Valparaiso, IN 46385
- 25. Kusbel Francis Joseph & Lisa M 1902 William Drive Valparaiso, IN 46385
- 26. Sorice David P 1904 Emmett Ct. Valparaiso, IN 46385
- 27. Ohler Personal Trust 1758 Harrison Blvd. Valparaiso, IN 46385
- 28. Cambell Christopher 1903 Emmett Ct. Valparaiso, IN 46385

Use Variance Findings of Fact (Please Print)

Petitioner	Suhm	ite	that:
1 CHHOHOL	DUDII.	1115	ulat.

A. The proposed use variance will not be injurious to the public health, safety, morals, and general welfare of the community because:
Proposed signage will be fabricated & installed
Proposed signage will be fubricated & installed with quality materials & installed by skilled installers.
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 monument sign will replace the existing monument that is very old & unsightly. The proposed bldg. letters for the school & Education Center are
that is very old & unsightly. The proposed
bldg. letters for the school & Education Center are
non-illuminated
C. The need for the use variance arises from the following condition peculiar to the property involved: Our client needs to identify the school effectively k replace the old unsightly nownest sign.
& replace the old unsightly nonument sign.
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: The Current signage allowance of 32 sq. ft for this pavel is not adaquate for proper visibility
700 100.5 pauce 15 1101 daaquate 100 proper V15,51161
E. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because:
The proposed type & appearance of Reguested
signage for this site is comparable to other signage
The proposed type & Appearance of Reguested signage for this site is comparable to other signage. The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.

Variance from Development Standards Findings of Fact

(Please Print)

Petitioner submits that:

A.	The pub	e pro dic l	poseo nealth	d vari , safe	ance f	from tl orals, a	ne De and g	velo ener	pmer al we	nt St lfare	andar e of th	ds w e cor	ill no nmur	t be in	ijurio ecaus	us to e:
	Pro	pos	red	Sie	JUAG	e i	5 E	F	high	h q	oali	ty,	Fal	orice	rted	nce.
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В.	The vari	use	and v will	value not b	of the	e area a	adjac n a su	ent t ıbsta	o the	prop y ad	perty i	inclu man	ded in	n the	propo e:	sed
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	000	<u>, </u>	cli	ents		gnag 15ti	+++	วัดม	县	и	fill	RO	p (az o	æ	to	old
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C.	The	stri	et app	licati	on of	the ter										
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											J	-				

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.

Re: Saint Paul Catholic Church
Saint Paul Catholic School & Education Center

Sign Variance Request / Project Overview

I C U Outdoor Advertising is requesting BZA approval for the installation of (1) one set of non-illuminated wall letters for Saint Paul Catholic School & Education Center. Currently the school has no signage identifying on the building and has a deep need to professionally advertise the school & education center. We are proposing to install the letters on the north elevation per I C U Outdoor Advertising design LY $-\,0492\text{-}1A$

I C U Outdoor Advertising is also requesting to remove and replace the existing internally illuminated monument sign with a new state of the art internally LED illuminated monument sign with a full color LED message board per I C U Outdoor Advertising design LY - 0492-3F

Kindest Regards,

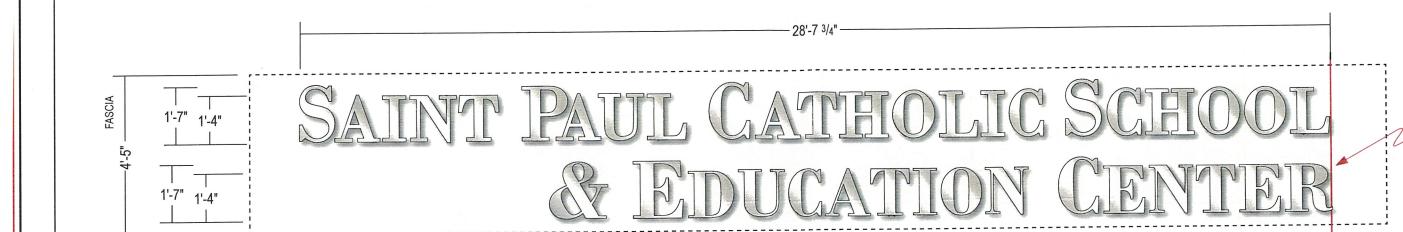
ICU Outdoor Advertising/LLC

Lawrence M. Yurko

President

Non-Illuminated Exterior Letters

Scale: 3/8" = 1'-0"

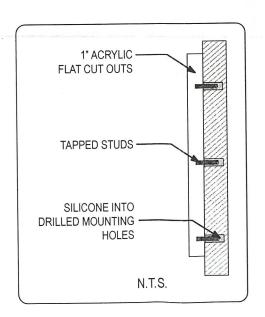


RIGHT JUSTIFY WITH WINDOW

SIGN SPECIFICATIONS:

ONE SET OF NON-ILLUMINATED 1" ACRYLIC FLAT CUT OUT LETTERS - PAINTED MAP BRUSHED ALUMINUM STUD MOUNTED FLUSH TO BRICK FASCIA









OFFICE: 219.464.0420

Suite D
Valparaiso, IN 46383

DRAWING NUMBER:

LY-0492-1A

This original and unpublished design is the exclusive property of ICU Outdoor Advertising and is not to be exhibited, copied or reproduced in whole or in part without the express written permission from ICU Outdoor Advertising. All dimensions are shown for clients conception of a current project and are not to be understood as being exact size or exact scale. SAINT PAUL CATHOLIC SCHOOL

1755 HARRISON ST.

VALPARAISO, IN

CLIENT APPROVAL:

LANDLORD APPROVAL:

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 manufacturers samples exactly.

ICU SALES REP.: LARRY YURKO

DESIGNER:

JILL MARRS

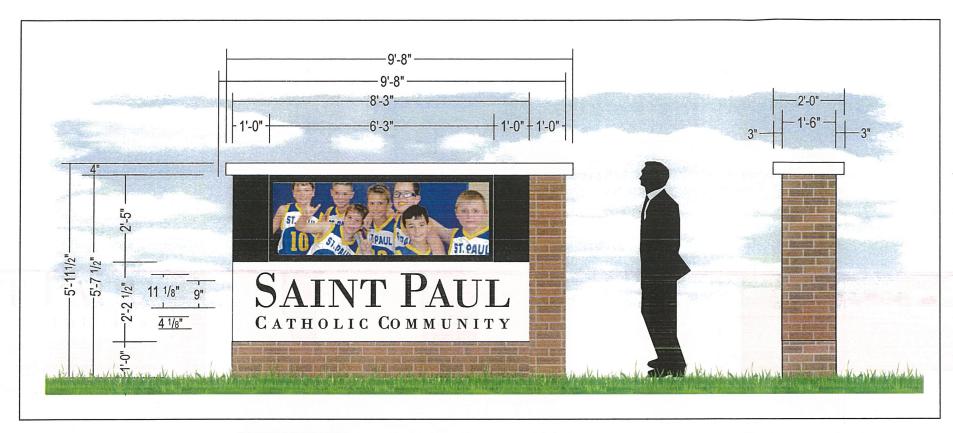
1.CHGD TO ALL 16" - ON BRICK 09.13.18 JM 2. ADDED CAPS 09.14.18 JM

3/8" = 1'-0"

DATE: 08.16.18

Double Face Internally Illuminated Sign

Scale: 3/8" = 1'-0"





ONE DOUBLE FACE LED INTERNALLY ILLUMINATED SIGN DISPLAY:

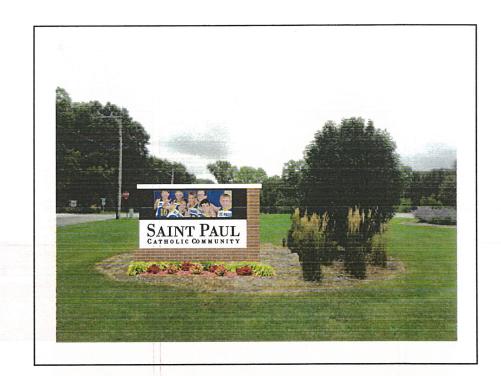
TWO (2) SINGLE FACE ELECTRONIC DISPLAY UNITS - FRONT VENTS FABRICATED ALUMINUM SIGNCASE - PAINTED MAP WHITE ROUTED FACES

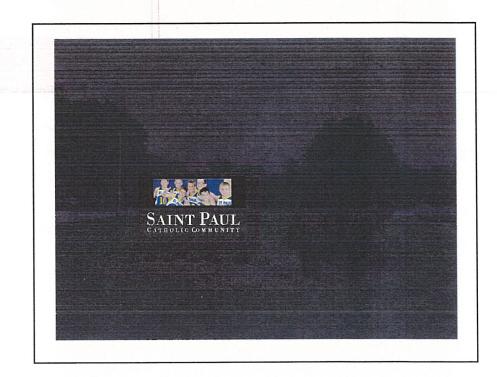
ROUTED FACE BACKED WITH #2447 WHITE ACRYLIC WITH 3M BLACK PERFORATED VINYL COPY FABRICATED ALUMINUM TOP CAP PAINTED MAP WHITE VENEER MASONRY BY ICU

TO REPLACE EXISTING SIGN

LED Electronic Display Units

16mm 4"+ Character FULL Color 36 x 108 Matrix Cabinet Ht: 2'-5" Cabinet Length: 6'-3" Viewing Area: 2'-0" x 6'-0"







OFFICE: 219.464.0420

DRAWING NUMBER: LY-0492-3F

SAINT PAUL CATHOLIC SCHOOL

LANDLORD APPROVAL:

and may not match manufacturers samples exactly.

CLIENT APPROVAL:

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,

ICU SALES REP.:

LARRY YURKO

DESIGNER:

JEFF FOGG

REVISIONS:

1. NO PUSH THRU -BRCK VENEER - 11-14-18 3/8" = 1'-0"

DATE: 11.07.18

555 Eastport Centre Drive
Suite D
Valparaiso, IN 46383
This original and is not to 1 written permits of a current p

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1755 HARRISON ST. VALPARAISO, IN





- SAINT PAUL CATHOLIC Church - Sign Locations