

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, November 19th, 2019, 7:00 PM
City Hall, 166 Lincolnway

1. Roll Call
2. Adoption of October 15th, 2019 Meeting Minutes
3. Old Business

VAR19-013 - A petition filed by Frederick Frey, 407 Washington St., Valparaiso IN, 46383. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501, of the Valparaiso Unified Development Ordinance, to vary the required twenty-five (25) feet rear yard setback to allow for a twelve (12) feet rear yard setback for the construction of a single-family home. A variance to vary the required twenty (20) feet street yard setback to allow for a sixteen (16) feet street yard setback for the construction of a single-family home. The Property is located at 3107 Churchview Dr, in the General Residential (GR) Zoning District.

4. New Business

VAR19-020 – A petition filed by IRC Retail Centers, Valparaiso Walk LLC, c/o Pam Sullins 814 Commerce Drive, Suite 300, Oak Brook, IL 60523. The petitioner requests a variance from Article 9, Section 9.303(B)(3) of the Valparaiso Unified Development Ordinance, to vary the requirement that vehicle stacking area shall not be located between the façade of the building and the public street upon which the building fronts. The property is located at 61 Silhavy Road in the Commercial General (CG) Zoning District.

VAR19-021 - A petition filed by Olthof Homes c/o Todd A. Leeth, Hoepfner Wagner & Evans, LLP, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests a variance from Article 5, Section 2.302 (A)(8), of the Valparaiso Unified Development Ordinance, to vary the required that an off-premise shall not be located within the State Road 49 Overlay District. A variance from Article 5, Section 5.302(B)(2), to vary the required maximum area size of (8) eight square feet, to allow for a sign area of thirty-two (32) square feet. A variance from Article 5, Section 5.301(A), to vary the maximum sign height of three (3) feet, to allow for a sign height of nine and one half feet (9 ½). The Property is located at 2901 Burlington Beach Road, in the General Residential (GR) Zoning District.

VAR19-022 - A petition filed by Amy Miller, 209 Wayne Street, Valparaiso IN, 46383. The petitioner requests a variance from Article 2, Section 2.303 (D)(E), of the Valparaiso Unified Development Ordinance, to vary the required twenty (20) foot setback for a garage with doors

facing an alleyway to allow for a five (5) feet for the construction of a Garage. The Property is located at 209 Wayne Street, in the Neighborhood Conservation 60 (NC-60) Zoning District.

5. Adjournment

Michael Micka, President – Board of Zoning Appeals

Tyler Kent, Planning Director

Next Meeting: **December 17th, 2019**

Sandy Biggs

From: Tyler Kent
Sent: Wednesday, November 13, 2019 12:00 PM
To: Sandy Biggs
Subject: FW: Drop request for variance at 3107 Churchview and apply for new

Sandy,

Please include this email in the BZA packet.

Thank you,

Tyler Kent
Planning Director/Transit Director
219-462-1161 x 3331 Office
219-464-4273 Fax
166 Lincolnway Valparaiso, IN 46383
tkent@valpo.us
www.valpo.us

-----Original Message-----

From: Frederick Frey <frederick.frey@valpo.edu>
Sent: Tuesday, November 12, 2019 3:18 PM
To: Tyler Kent <TKent@valpo.us>
Subject: Drop request for variance at 3107 Churchview and apply for new

Dear Tyler,

I have decided to drop my present request for a variance to avoid any future setback issues at 3107 Churchview, if it should be passed. I would like to apply for a new request for a variance where the setbacks conform to the original and "Final Covenants and Restrictions for the Bulls Eye Manor Subdivision, Sec. A." It now seems clear that I should have done that in the first place! I'll be by to pick up new application forms.

Thank you,

Fred Frey

FILED

JUL 30 2019

36 P# 48420
CL# 7589
\$50.00
8:34AM

Sharon Emerson Schubert

Clerk-Treasurer

Petition #: VAL19-013

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:

Frederick L. Frey 407 Washington St. 219-242-3800
Name (Please Print) Address Phone

frederick.frey@va.kpa.edu

OWNER OF SUBJECT PROPERTY:

Frederick L. Frey 407 Washington St. 219-242-3800
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 3107 Churchview Dr.
Subject property fronts on the EAST side between (streets) of Churchview
in the BR Zoning District.

Legal Description of Subject Property: (Exhibit No.)

LOT 48 IN BULLS EYE MANOR SUBDIVISION SECTION A,
IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF,
IN PLAT FILE 15-G-6, IN THE OFFICE OF THE
RECORDER OF PORTER COUNTY, INDIANA

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

New construction of a single family 1 1/2 story
home with an attached 2 car garage and
an open patch.

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 20' Rear Setback 12' Side Setbacks 12/20' Lot Coverage 2,500 sq. ft.
Height

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. seq.. 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
<u>/</u>	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 _____

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.

Frederick L. Frey
Signature of Petitioner

Frederick L. Frey
Printed Name

Frederick L. Frey
Signature of Property Owner

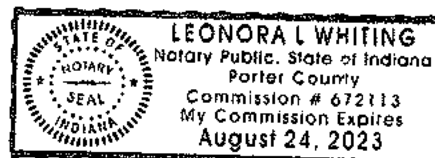
Frederick L. Frey
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: Frederick L. Frey, and acknowledge the execution of the foregoing document, this 29 day of July, 2019.

Leonora Whiting
NOTARY PUBLIC

My Commission Expires: August 24, 2023
Resident of Porter County

Leonora Whiting
Type or Print name of Notary



Affidavit of Consent of Property Owner

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

Frederick L. Frey, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Frederick L. Frey ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes Frederick L. Frey ("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.

Frederick L. Frey
Property Owner

Date July 29, 2019

Frederick L. Frey
Property Owner

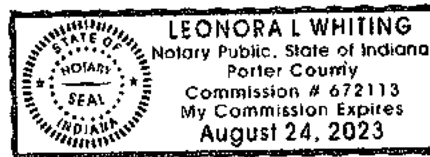
Date July 29, 2019

Subscribed and sworn to before me this 29 day of July, 2019.

Leonora L. Whiting
Notary Public

My Commission: 08/24/23

Date July 29, 2019



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 intended placement of new construction seeks to maintain the current streetscape by preserving green space and a mature oak tree as prominent features of the corner lot.

- 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 reduced rear lot setback will not adversely affect the adjacent property to the west (301 Sunflower) because the area will be treated as a side lot with a 12' setback and appropriate landscaping in keeping with other side lots in the neighborhood. The proposed construction will not have any doors, projections or outbuildings on the west side, which the ordinance defines as the "rear" lot.

- 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:

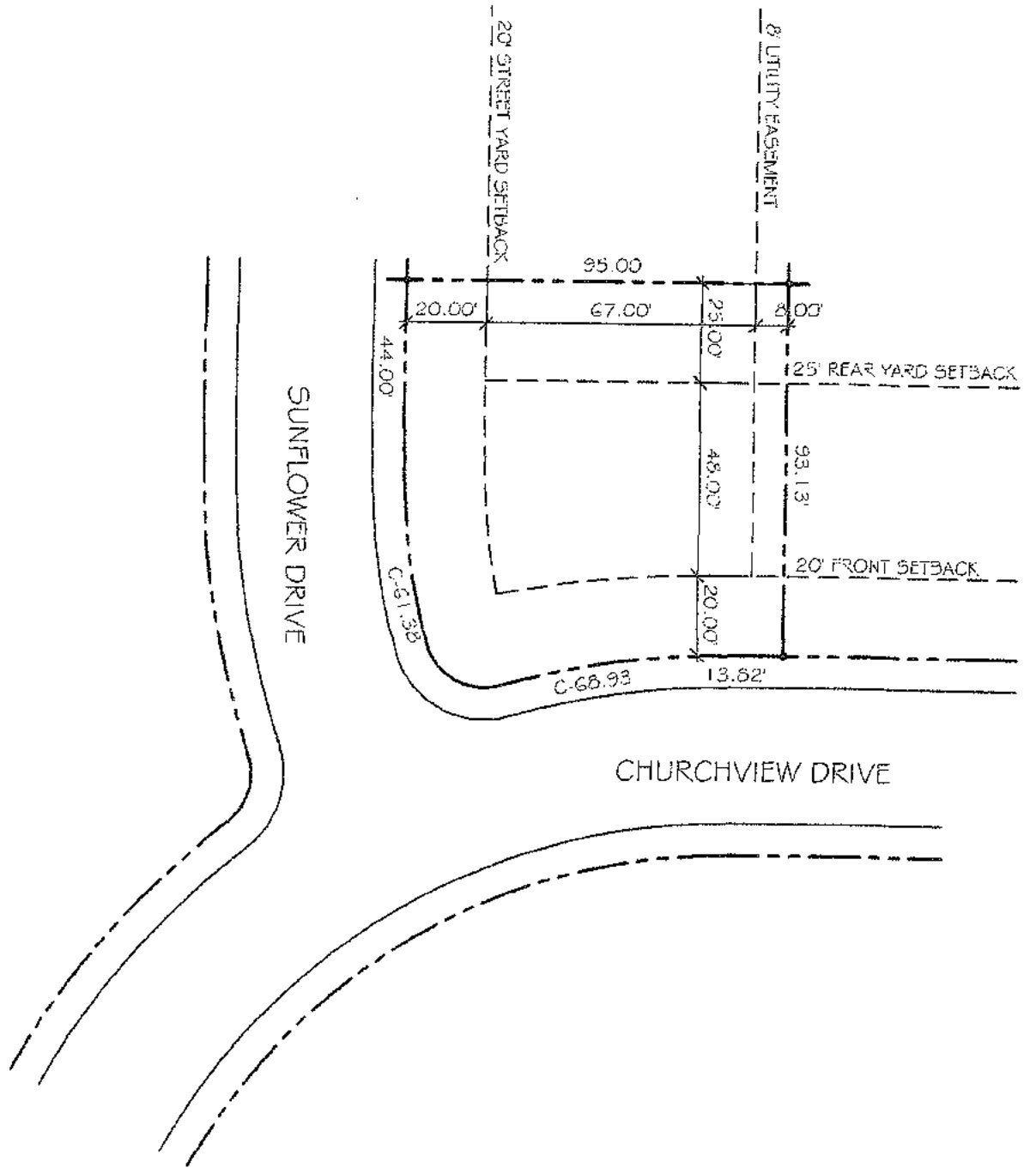
If a strict application of the setback for rear yards were applied, construction would necessitate the removal of a prominent feature: an attractive, healthy, established oak. I have carefully considered both the south and east street sides (Sunflower and Churchview respectively) to maintain the required setback for front yards. The north and west lot lines which abut neighboring side lots will maintain the required setback for side lots.

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.

SURROUNDING PROPERTY OWNER LIST

Owner	Owner Address
Spitler Mann Iii & Phyllis	3104 Churchview Dr Valparaiso IN 46383
Hazeltown Rick L & Jane A	3204 Churchview Dr Valparaiso IN 46383
Bormann Ronald A & Lynn M/H&W	3201 Churchview Dr Valparaiso IN 46383
Meeker William & Rita/H&W	3109 Churchview Dr Valparaiso IN 46383
Beato Eric & Batista Fabrizia	209 Lakeside Dr Valparaiso IN 46383
Barker Rick G & Jennifer L/H&W	302 Sunflower Dr Valparaiso IN 46383
Carmichael Carl E & Bonnie F/H&W	305 Lakeside Dr Valparaiso IN 46383
Welter Matthew W	3201 Parker Dr Valparaiso IN 46383
Church First Presbyterian	3401 Valparaiso St Valparaiso IN 46383
Leckrone Thomas E & Kars Nicole A/J	307 Lakeside Dr Valparaiso IN 46383
Evans Gene H	3205 Churchview Dr Valparaiso IN 46383
Fanelli Nicholas & Jamie/H&W	3203 Parker Dr Valparaiso IN 46383
Piehl Eileen A & Melw/W&H	306 Sunflower Dr Valparaiso IN 46383
Collins Terri L	301 Sunflower Dr Valparaiso IN 46383
Burk Janet Ruth Living Trust	3200 Churchview Dr Valparaiso IN 46383
Kienapple Michael C & Andes Shirla	3105 Parker Dr Valparaiso IN 46383
Czerwinski Don T & Karen R/H&W	301 Lakeside Dr Valparaiso IN 46383
Herrold Andrew P & Trueblood Cynthi	304 Sunflower Dr Valparaiso IN 46383
Hopper Raymond & Dianne/H&W	3203 Churchview Dr Valparaiso IN 46383
Johnson Howard D Jr	3206 Churchview Dr Valparaiso IN 46383
Coto Frank & Maria/H&W	3207 Churchview Dr Valparaiso IN 46383
Fraley Susan C	3107 Parker Dr Valparaiso IN 46383
Douglas Dawn M	3108 Churchview Dr Valparaiso IN 46383
Spitler Mann Iii & Phyllis	3104 Churchview Dr Valparaiso IN 46383
Micka Michael & Maria/H&W	303 Lakeside Dr Valparaiso IN 46383
McDonald Mary J Trust	3202 Parker Dr Valparaiso IN 46383
Oram David W & Colette M/H&W	206 Sunflower Dr Valparaiso IN 46383
Stingely John V & Karenm	3206 Parker Dr Valparaiso IN 46383
Hughes Barry G	3202 Churchview Dr Valparaiso IN 46383
Davis Timothy H & Deanne R/H&W	207 Lakeside Dr Valparaiso IN 46383
Dougherty Thomas M & Bonnie J/H&W	209 Sunflower Dr Valparaiso IN 46383
Fraley Susan C	3107 Parker Dr Valparaiso IN 46383
Richey Jennifer	3204 Parker Dr Valparaiso IN 46383
Psimos Aris & June/H&W	3108 Parker Dr Valparaiso IN 46383
Martin Michael & Betha/H&W	204 Sunflower Dr Valparaiso IN 46383
Kutkoski Timothy J & Patricia L/H&W	3103 Churchview Dr Valparaiso IN 46383

3. No accessory unit shall consist of more than 20 percent of the total residential floor area. No accessory unit shall have more than one bedroom or bathroom.
4. The applicant shall submit plans showing how the homes will be designed to provide for accessory units. The units may be within the structure, a separate structure, or above a detached garage. Specific design standards shall be provided for each one of the arrangements that are to be permitted. In no event shall a single-family or cluster lot smaller than 6,000 square feet contain an accessory apartment.



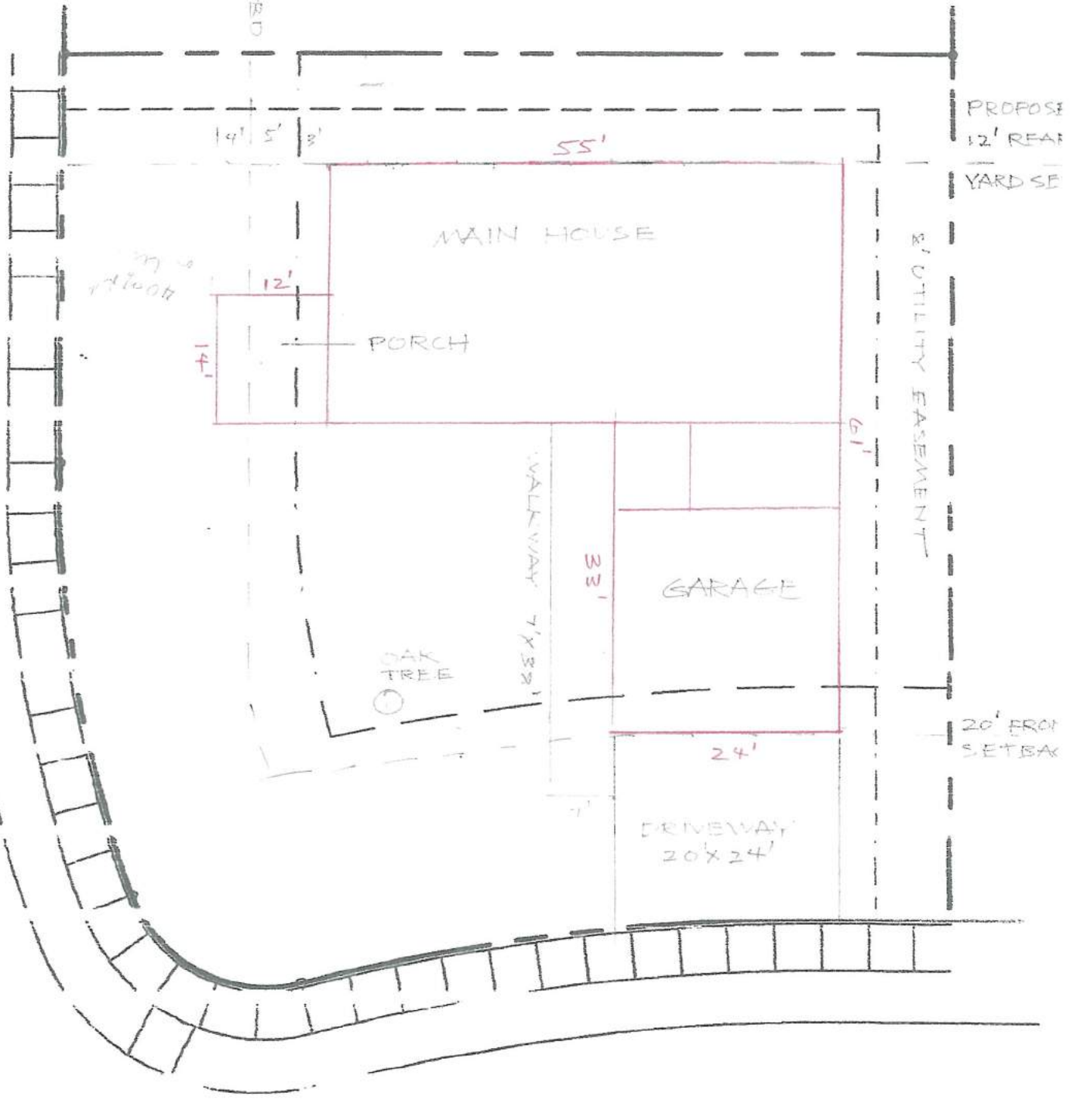
SITE PLAN

SCALE: 1"=40' 0"



SUNFLOWER DRIVE

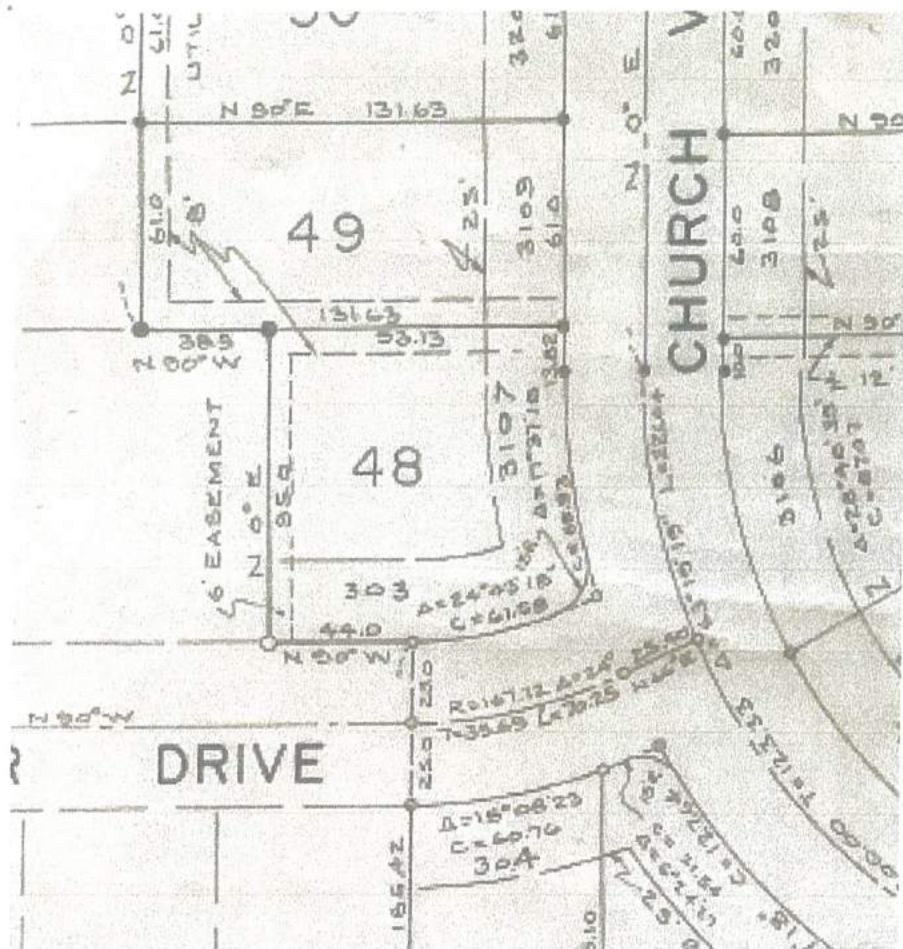
20' STREET YARD
SETBACK



1/16" = 1'0"

3107 CHURCHVIEW DRIVE





3107 Church View

Lot 93.13' x 95' = 8,847.35 sq. ft

House, Porch, Garage 2,500 sq. ft.
28% of lot

Driveway 20' x 24' 480 sq. ft.

Walkway 7' x 38' 266 sq. ft.

Petition #: VAK19-020

**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:

	814 COMMERCE DRIVE, SUITE 300	
PAM SULLINS	OAK BROOK, IL 60523	(877) 206-5656
Name (Please Print)	Address	Phone

AS agent for IRC Retail Centers, Valparaiso Walk LLC

OWNER OF SUBJECT PROPERTY:

	814 COMMERCE DRIVE, SUITE 300	
IRC VALPARAISO WALK LLC	OAK BROOK, IL 60523	(877) 206-5656
Name (Please Print)	Address	Phone

ADDRESS OF SUBJECT PROPERTY: 61 SILHAVY ROAD

Subject property fronts on the EAST side between (streets) LAPORTE AVENUE AND
in the CG Zoning District. BOILERMAKER COURT

(SEE ATTACHED)

NEW CONSTRUCTION OF CHICK-FIL-A RESTAURANT WITH ASSOCIATED PARKING LOT AND UNDERGROUND UTILITIES. DRIVE-THRU WILL FACE SILHAVY ROAD.

Please fill in: 37.6' /
Front Setback 47' Rear Setback 88.25' Side Setbacks 103.42' Lot Coverage 81%
Height 20.38'

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 \$150

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.

Pam Sullins
Signature of Petitioner

PAM SULLINS, agent for
Printed Name
IRE Retail Centers
Valparaiso Walk LLC
Signature of Property Owner

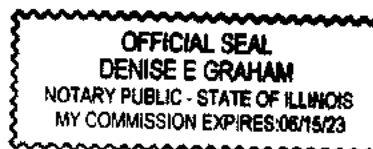
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: PAM SULLINS, and acknowledge the execution of the foregoing document, this 15th day of October 2019.

Denise E. Graham
NOTARY PUBLIC

My Commission Expires: 6/15/2023
Resident of WI County

DENISE E. GRAHAM
Type or Print name of Notary





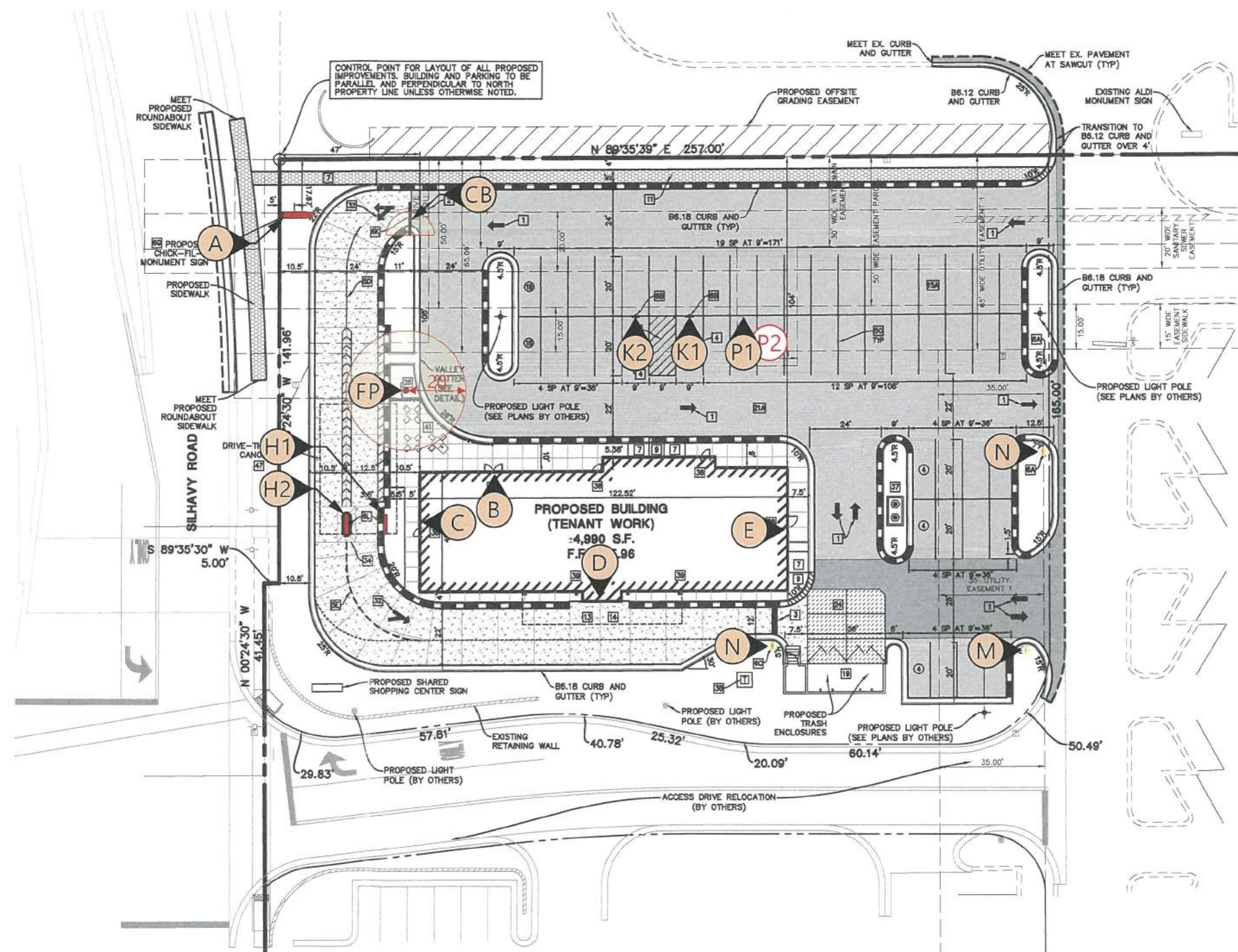
VICINITY MAP

VALPARAISO WALK SHOPPING CENTER

Item	Description	Qty	Sign Area
A	Main ID Sign	1	50.00
B	Wall Sign - Icon	1	36.00
C	Wall Sign - Script 5' set	1	37.71
D	Wall Sign - Script 5' set	1	37.71
E	Wall Sign - Script 5' set	1	37.71

Item	Description	Qty
K1	DOT - Handicapped Parking	1
K2	DOT - Handicapped Parking (Van)	1
M	DOT - Stop	1
N	DOT - Stop / Do Not Enter	2
P1	DOT - Mobile Pick Up	1
H1	Menu Board (Lane 1)	1
H2	Menu Board (Lane 2)	1
CB	Clearance Bar	1
FP	Flag pole (50') freight not included	1

P2 - RECOMMENDED FUTURE SITE FOR 'CURBSIDE DELIVERY' SIGN PENDING
OPERATOR OPT-IN (VERBIAGE TO BE DETERMINED)



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SITE PLAN

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
© 2019 ALL RIGHTS RESERVED

SITE
PLAN

BUILDING ELEVATIONS

SPECIFICATIONS

SIGN CABINET IS SIGN COMP #2005 EXTRUDED CABINET WITH A SIGN COMP # 2085/2095 BLEED FLEX FACE FRAME
CABINET IS INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS, SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
CLOSED SUNDAY PANEL (IF SHOWN)
IS .125" ALUM. ROUTED FACE BACKED ACRYLIC.

READER BOARD CABINET (IF SHOWN)
.125" ALUM. FACE PANEL WITH ROUTED OPENING FOR READER BOARD AND COPY READING "CLOSED SUNDAY"
APERCU SENTENCE CASE BOLD.
HINGED VANDAL COVER FRAME WITH 187" THICK CLEAR POLYCARBONATE FACE WITH INSET .125" #7328 WHITE. READER FACE WITH ZIP TRACK TO ACCOMMODATE WAGNER ZIPLetter SET THAT INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED UPPERCASE LETTER SET OF 334 CHARACTERS WITH PUNCTUATION MARKS.

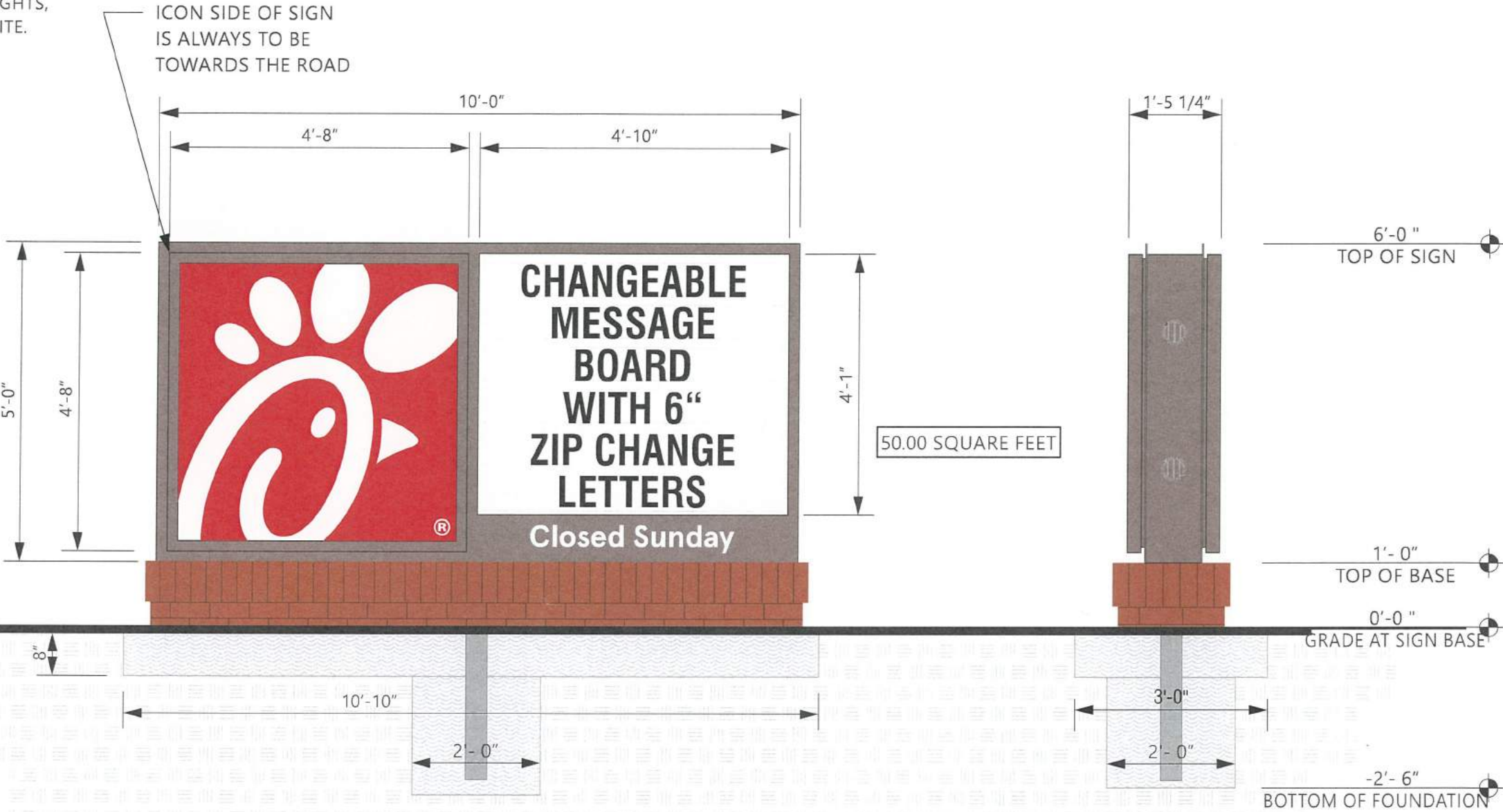
MASONRY WORK AND CONCRETE PAD FOR MASONRY WORK IS FURNISHED BY THE GENERAL CONTRACTOR
SIGN FOUNDATION IS FURNISHED BY CLAYTON SIGNS, INC.

3M #3630-53 TRANSLUCENT CARDINAL RED TENSION FRAME COVER TO BE PAINTED
GENESIS M SINGLE STAGE (G2-SERIES) RED #48247

WHITE BLEED 3M PANOGRAPHIC III FLEX FACE
W/ .125" #7328 WHITE PLEX

PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS

MASONRY TO MATCH BUILDING



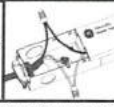
ELEVATION
SCALE - 1/2" = 1'- 0"

END VIEW
SCALE - 1/2" = 1'- 0"

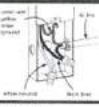


DOUBLE FACED CABINET

LED'S
GEW08P6-7K - DOUBLE SIDED
POWER SUPPLY
GEPS24 - 24V POWER SUPPLY



CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 16-14 AWG
TWIST ON WIRE CONNECTIONS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW
REPLACE JUNCTION BOX COVER.



WET LOCATION

USE CORROSION RESISTANT
WIRING AND CONNECTIONS
IN WET LOCATIONS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

SEE ENGINEER STAMPED DRAWING
FOR FOUNDATION DETAILS



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

MONUMENT SIGN

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

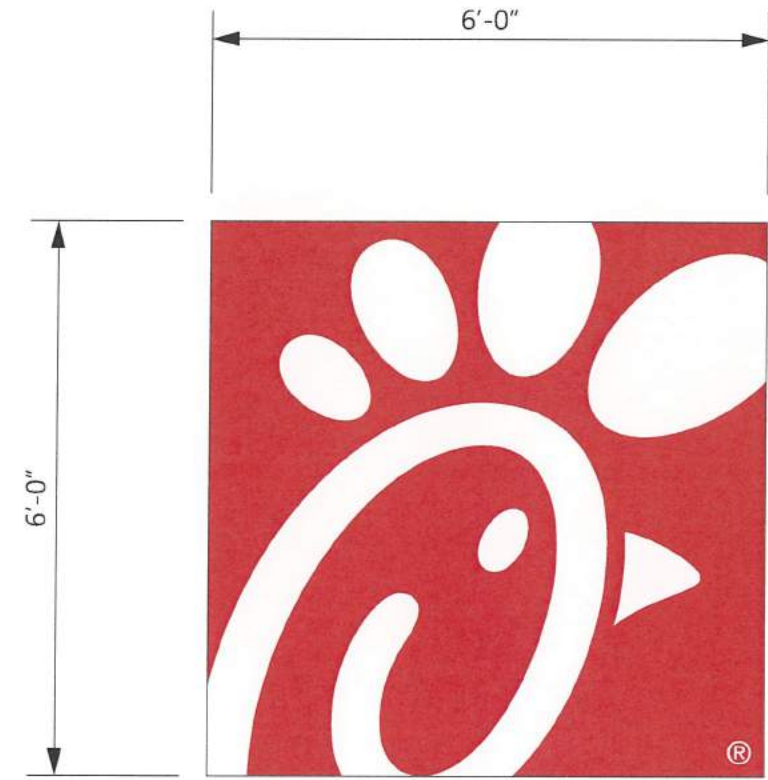
LOCATION
A

SPECIFICATIONS

CABINET
ALUMINUM CABINET HAS EXTRUDED ALUMINUM
FACES
FLEX FACES DECORATED WITH TRANSLUCENT VINYL
FILM ON SURFACE OF ACRYLIC.
INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.
DISCONNECT SWITCH AS REQUIRED PER NEC.

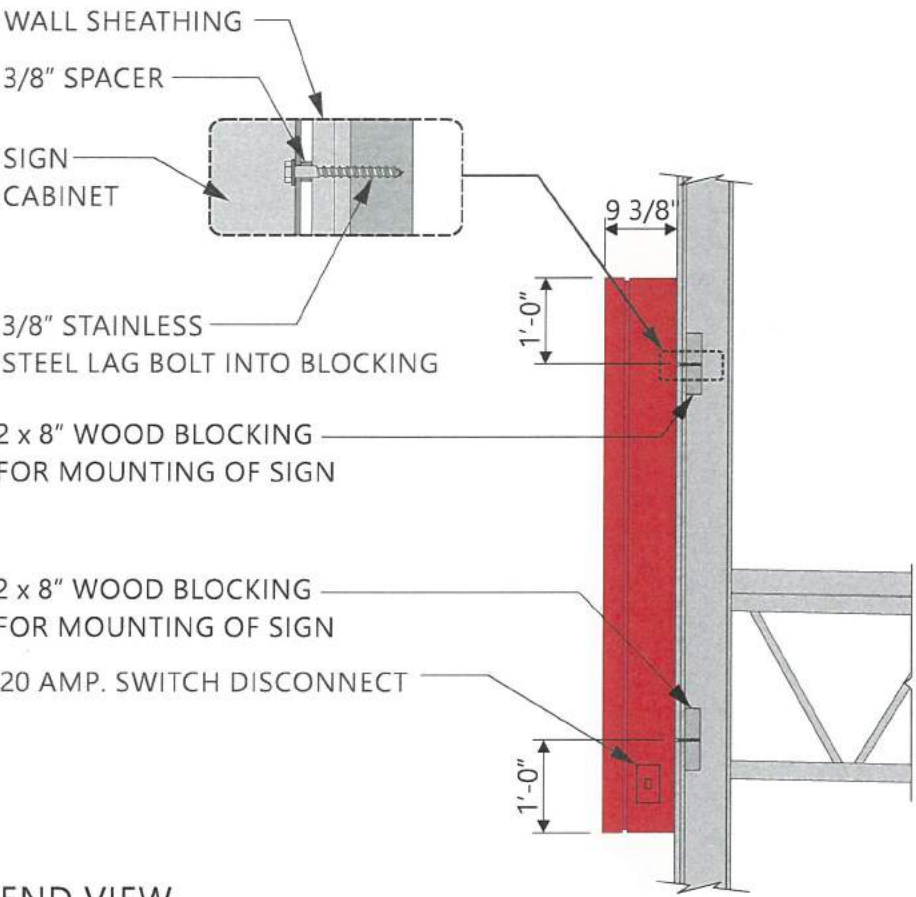
FACES
3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL
CABINET
GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247

3M PANOGRAPHIC III FLEX FACE



ELEVATION
SCALE - 1/2" = 1'- 0"

36.00 SQUARE FEET



END VIEW
SCALE - 1/2" = 1'- 0"



CLAYTON
Signs

SINGLE FACED CABINET

LED'S
GEWHSSPS3 - 71K - SINGLED SID
POWER SUPPLY
GEPS12 - 12V POWER SUPPLY

WET LOCATION

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 18-14 AWG
TWIST ON WIRE CONNECTORS
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW
REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL
ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

WALL SIGN

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

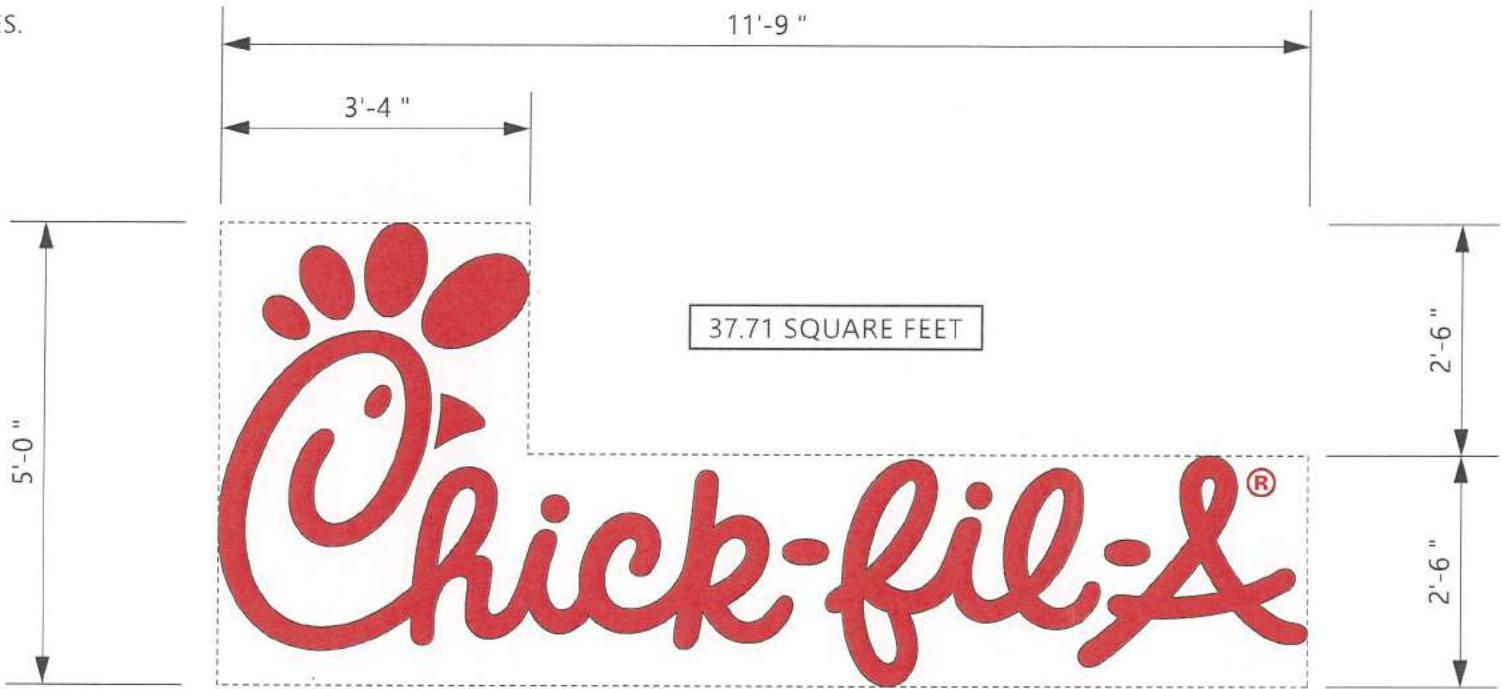
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
©2019 ALL RIGHTS RESERVED

LOCATION
B

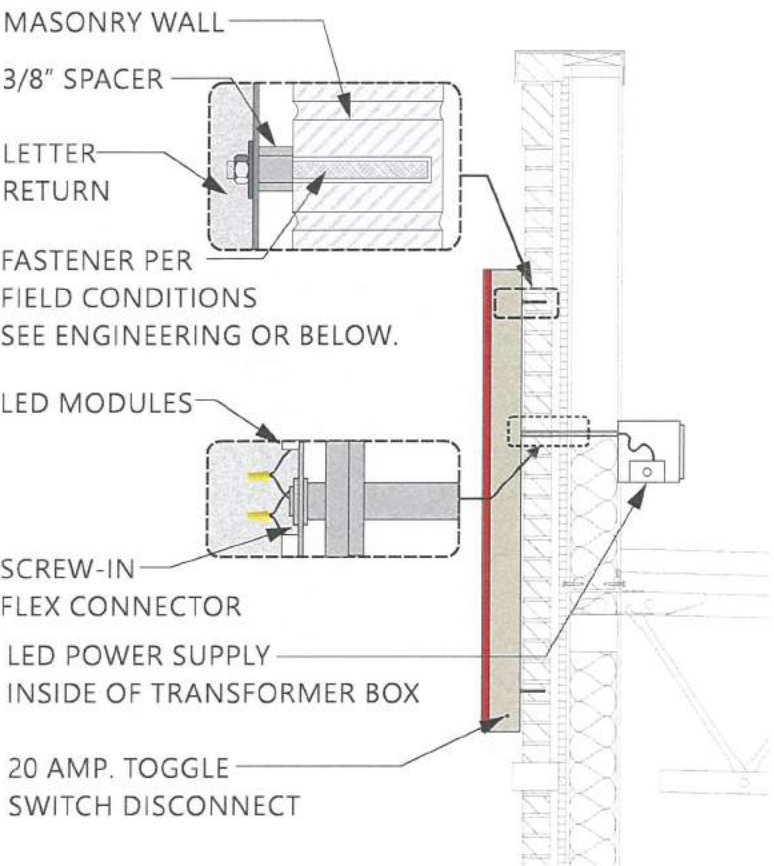
SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

- CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP
- ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION
SCALE - 1/2" = 1'- 0"



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
SCALE - 1/2" = 1'- 0"

CHANNEL LETTERS (RED ILLUMINATION)

LED's
JTSLS016R-0.4 RED LED

POWER SUPPLY
BL-120-12-60 POWER SUPPLY

WET LOCATION

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 16-14 AWG
TWIST ON WIRE CONNECTORS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW.
REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

LED-ILLUMINATED
CHANNEL LETTERS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

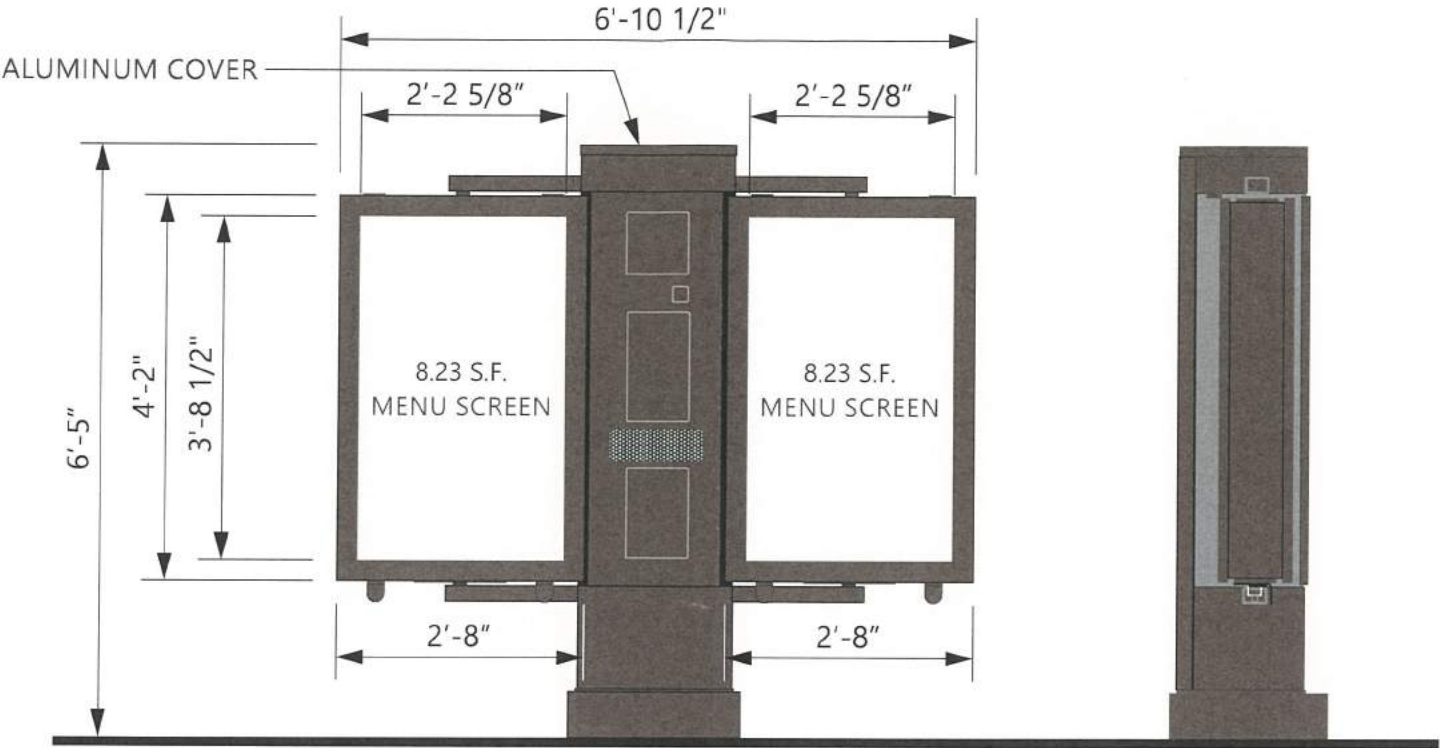
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.

©2019 ALL RIGHTS RESERVED

LOCATION
C,D,E

SPECIFICATIONS

PIVOTING ALUMINUM CONSTRUCTION CABINETS
INTERNALLY ILLUMINATED WITH OPENINGS
TO FIT MENU GRAPHICS.
BOARDS INTERNALLY ILLUMINATED BY
BY LEDS.

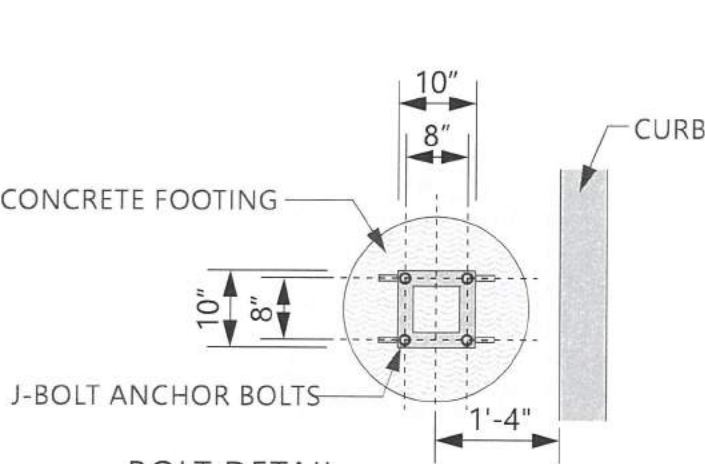
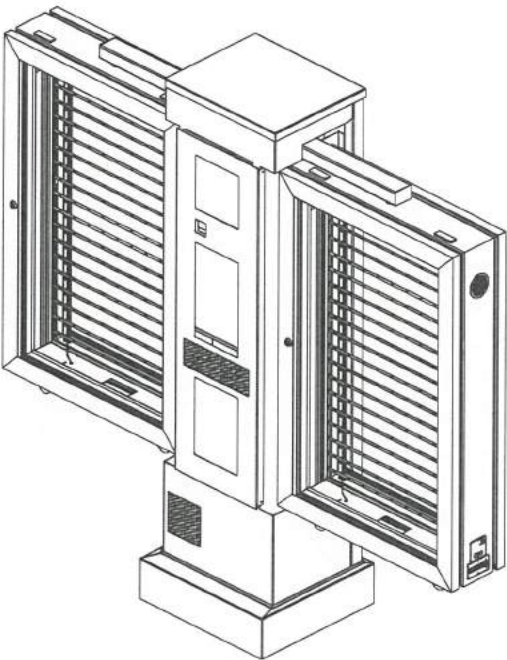


ELEVATION

SCALE - 1/2" = 1'- 0"

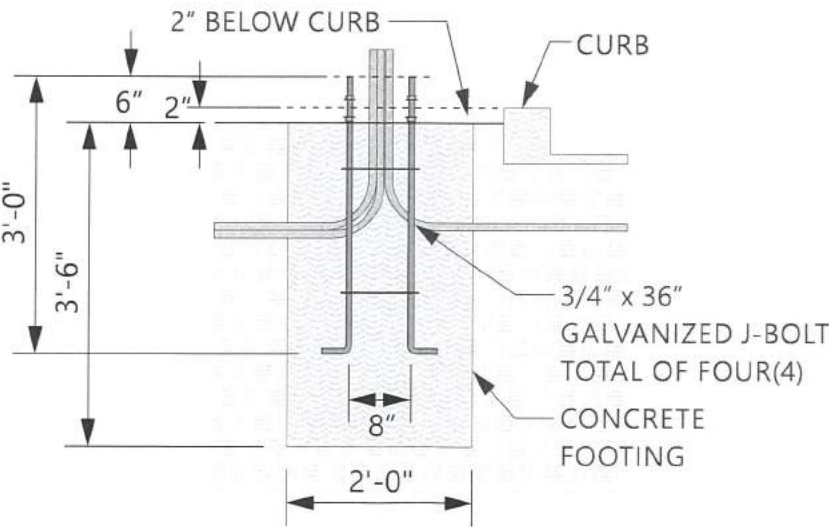
END VIEW

SCALE - 1/2" = 1'- 0"



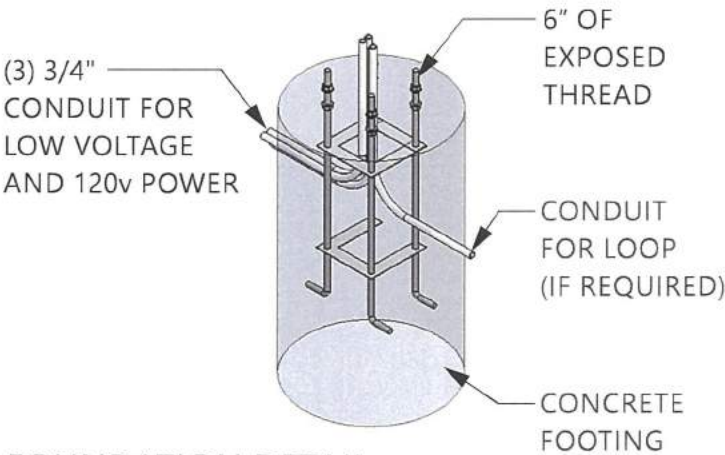
BOLT DETAIL

SCALE - 1/2" = 1'- 0"



FOUNDATION DETAIL

SCALE - 1/2" = 1'- 0"



FOUNDATION DETAIL

NO SCALE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DRIVE-THRU MENU
BOARDS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
©2019 ALL RIGHTS RESERVED

LOCATION
H1/H2

LOCATION
K1/K2

SPECIFICATIONS

SIGN PANELS
SIGNS PANELS
PANELS ARE .080" ALUMINUM. BACKS TO BE PAINTED
TO MATCH POSTS.
POSTS ARE 2" x 2" SQUARE ALUMINUM TUBING CAPPED ON TOP



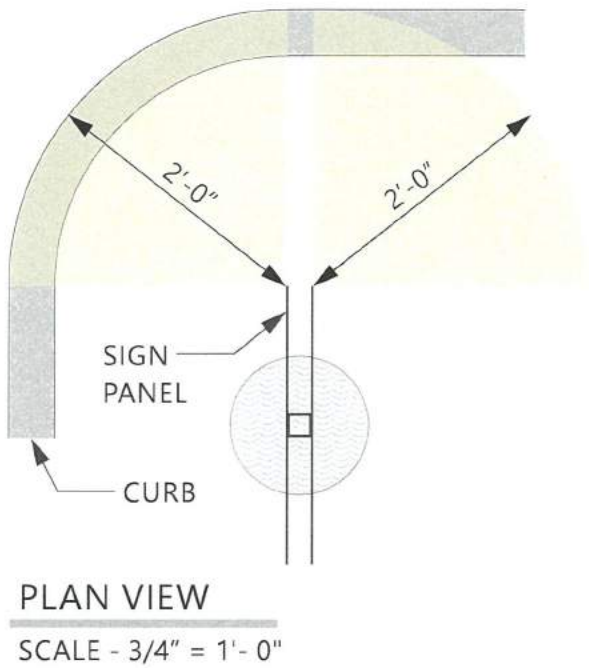
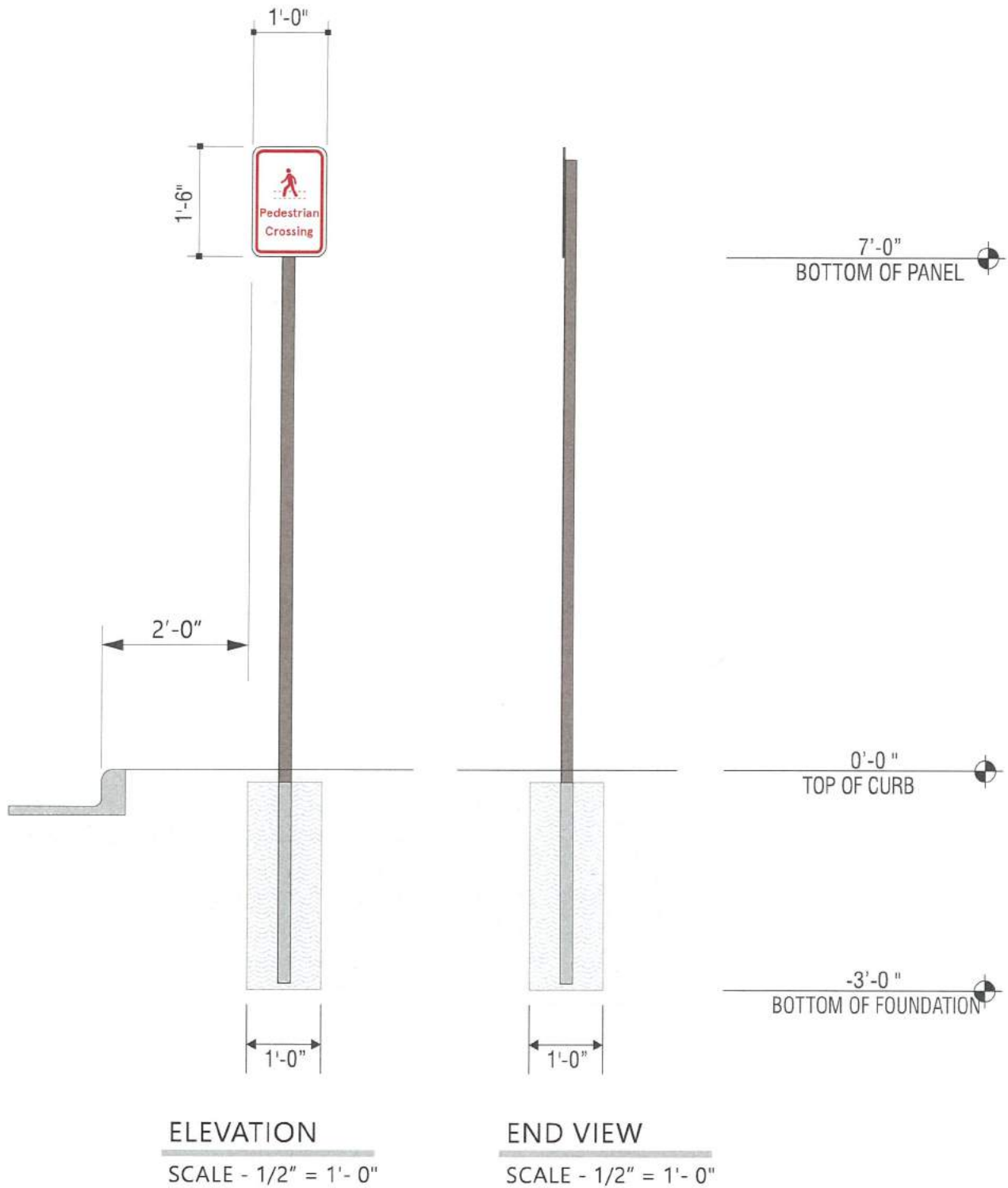
SIGN PANEL
3M #680-82 REFLECTIVE RED.



SIGN PANEL
3M #680-10 REFLECTIVE WHITE



BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
©2019 ALL RIGHTS RESERVED

LOCATION
L

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL

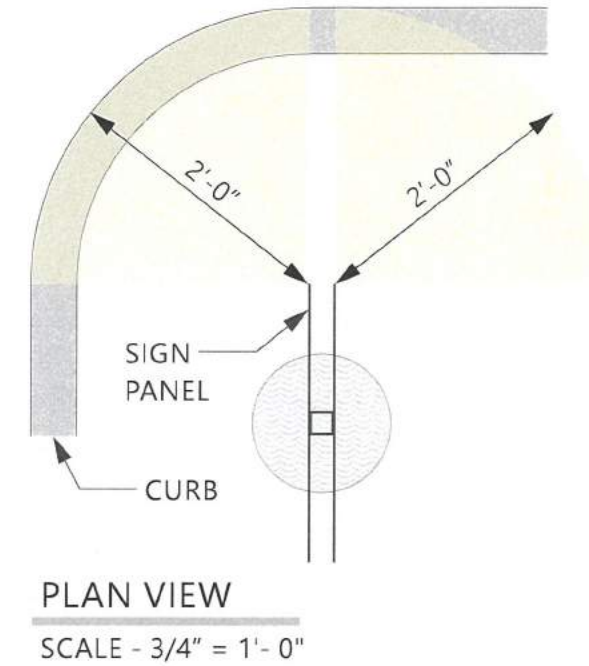
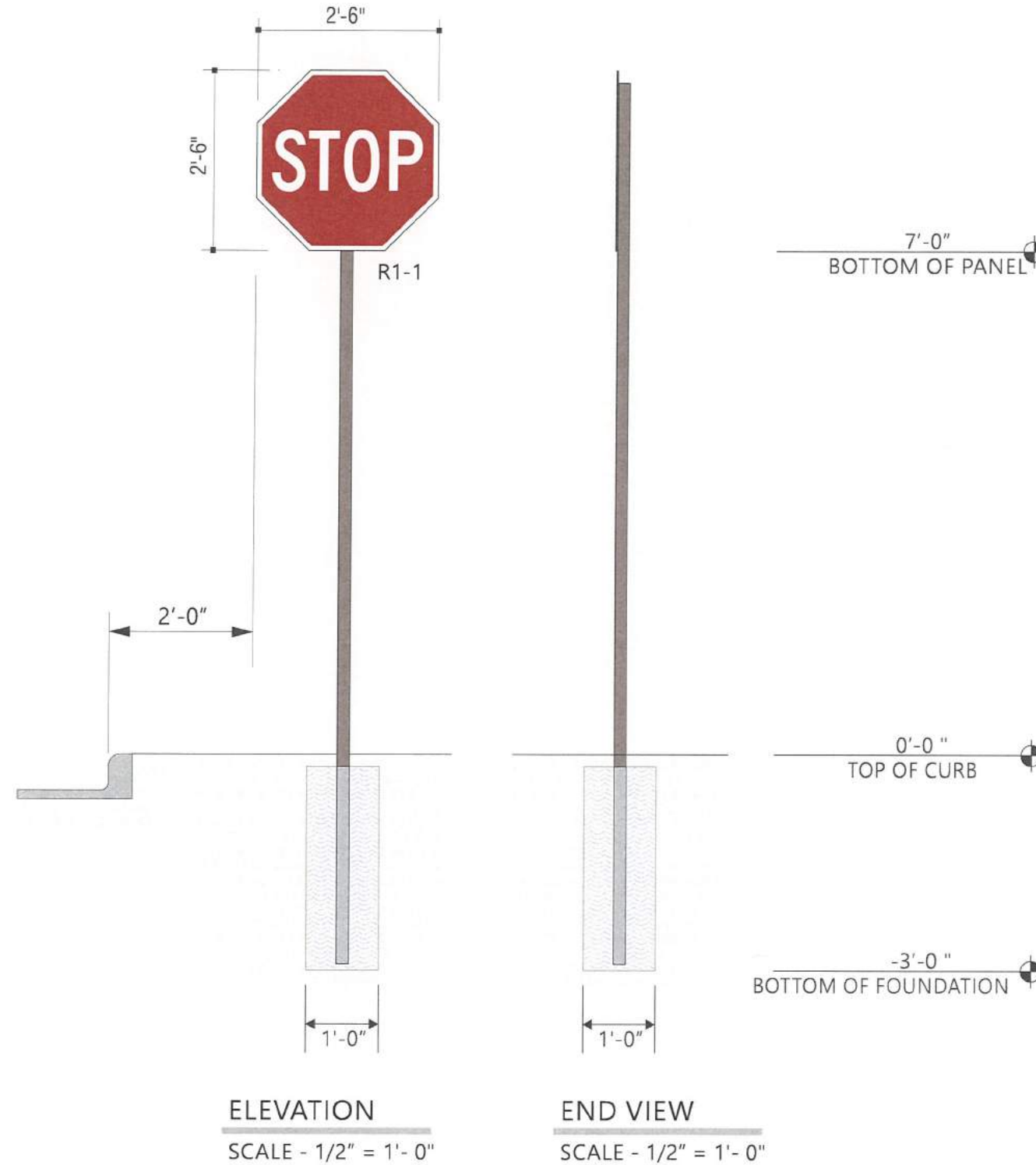
3M #680-82 REFLECTIVE RED.

SIGN PANEL

3M #680-10 REFLECTIVE WHITE

BACK OF SIGN PANEL AND POST

MATTHEWS #74155 DARK BRONZE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

LOCATION
M

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



SIGN PANEL

3M #680-82 REFLECTIVE RED.

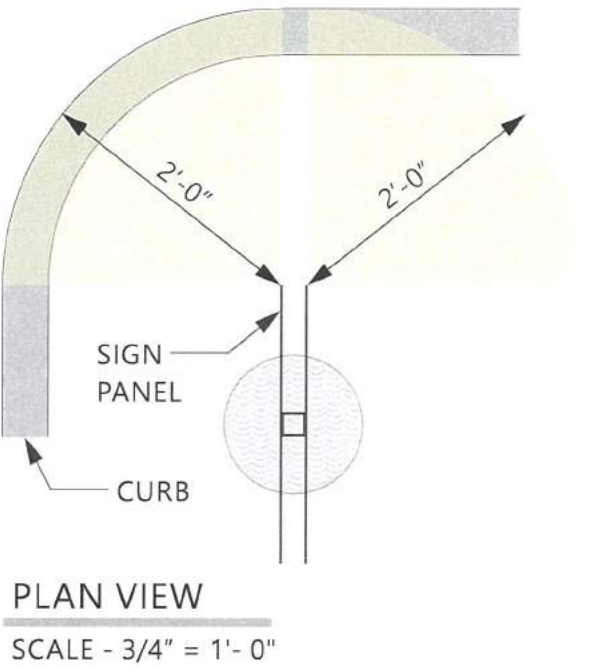
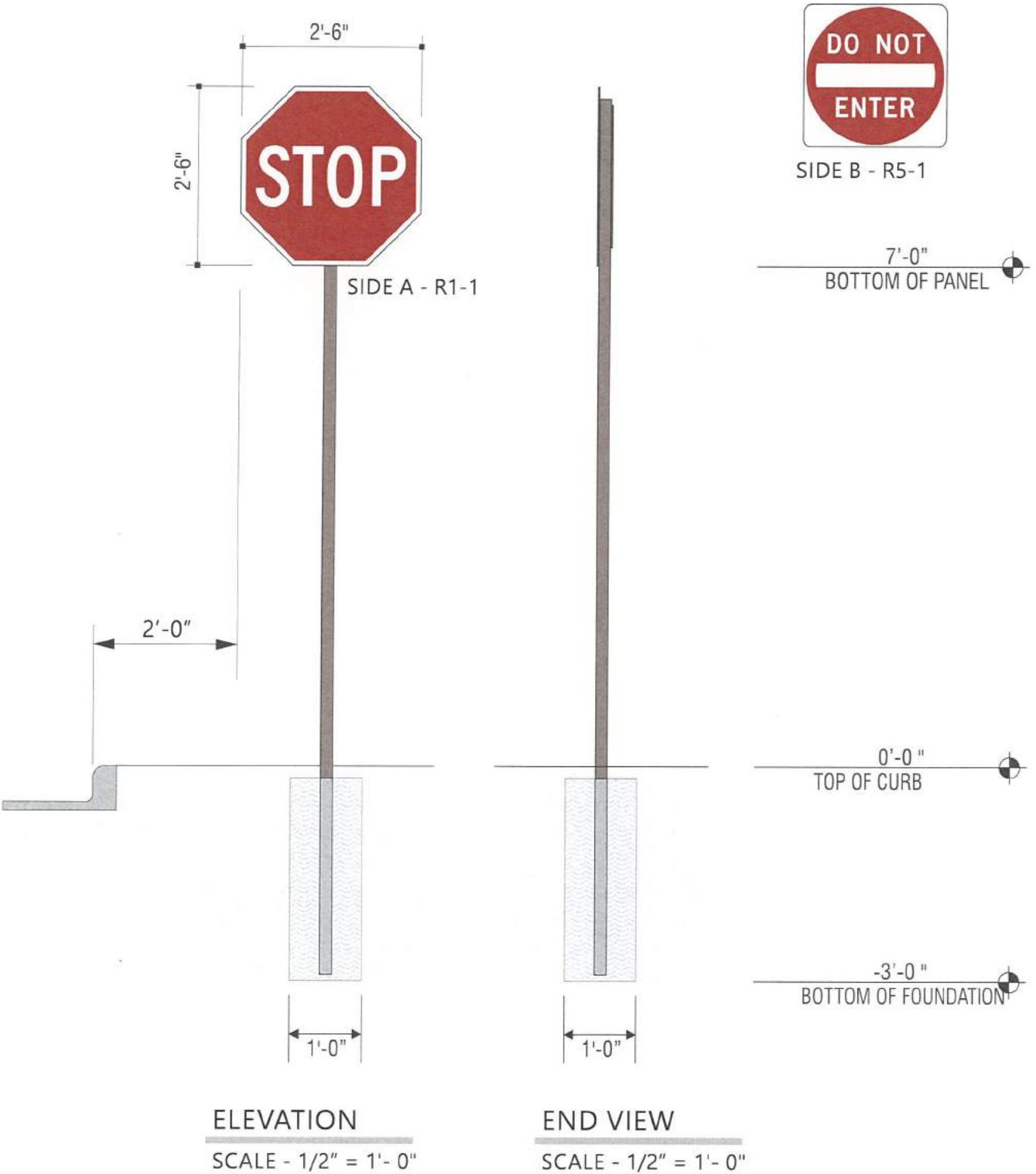


SIGN PANEL

3M #680-10 REFLECTIVE WHITE



BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

LOCATION
N

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL

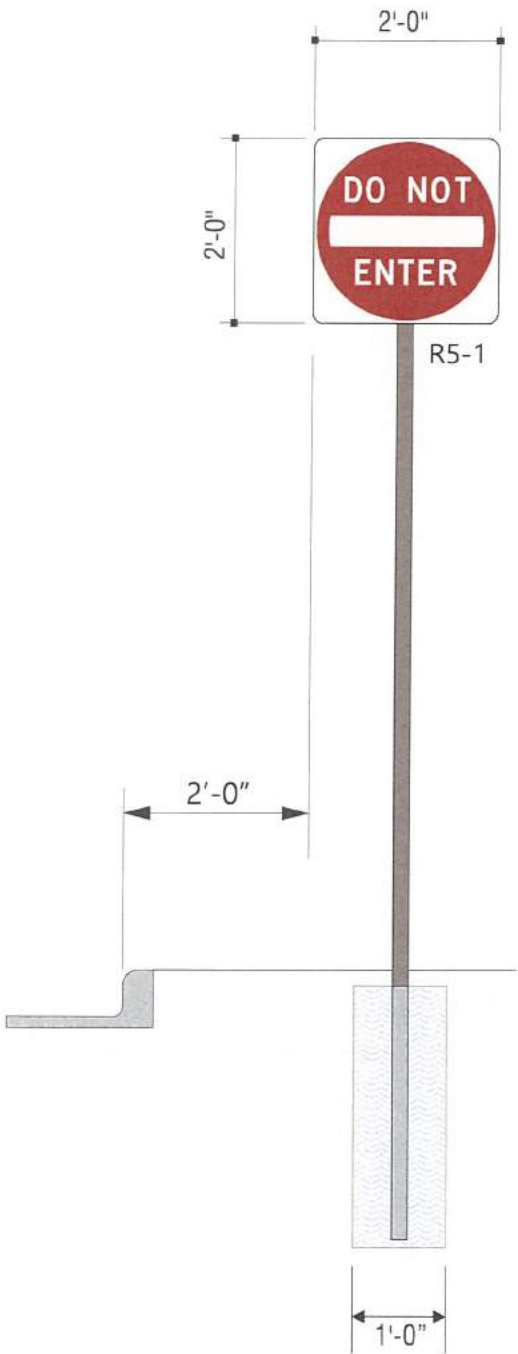
3M #680-82 REFLECTIVE RED.

SIGN PANEL

3M #680-10 REFLECTIVE WHITE

BACK OF SIGN PANEL AND POST

MATTHEWS #74155 DARK BRONZE



ELEVATION

SCALE - 1/2" = 1'- 0"



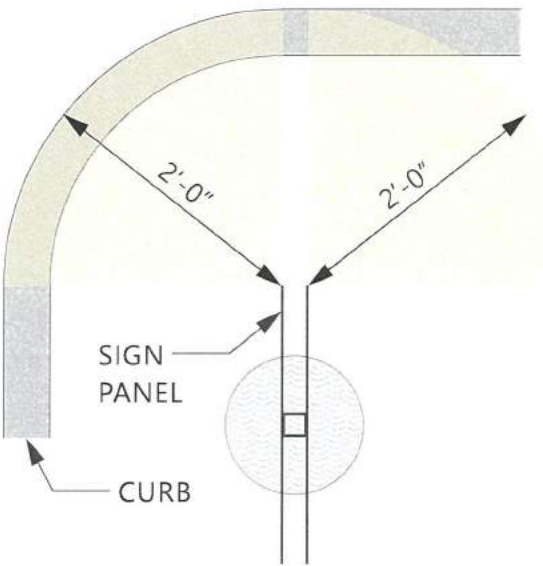
END VIEW

SCALE - 1/2" = 1'- 0"

7'-0"
BOTTOM OF PANEL

0'-0 "
TOP OF CURB

-3'-0 "
BOTTOM OF FOUNDATION



PLAN VIEW

SCALE - 3/4" = 1'- 0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

LOCATION



SPECIFICATIONS

SIGN PANELS

SIGNS PANELS
PANELS ARE .080" ALUMINUM. BACKS TO BE PAINTED
TO MATCH POSTS.
POSTS ARE 2" x 2" SQUARE ALUMINUM TUBING CAPPED ON TOP



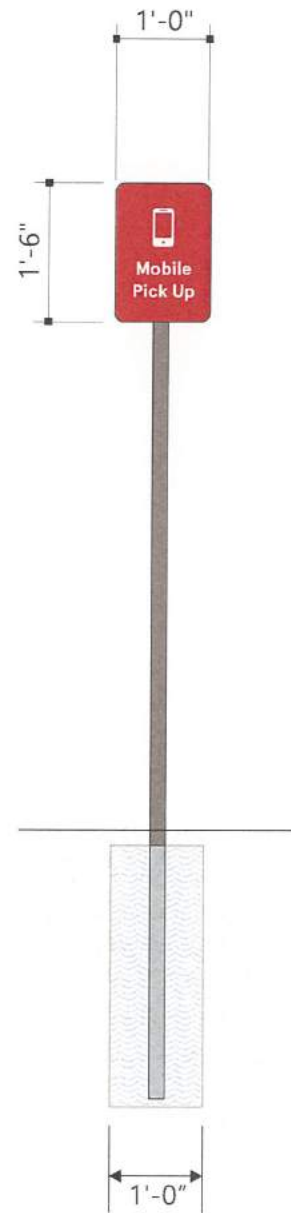
SIGN PANEL
3M #680-82 REFLECTIVE RED.



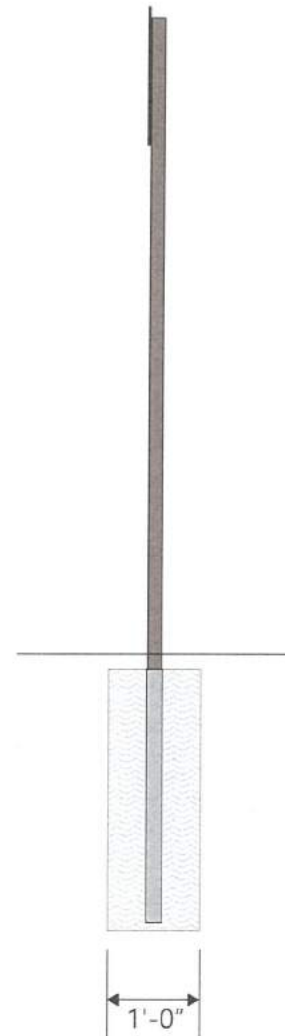
SIGN PANEL
3M #680-10 REFLECTIVE WHITE



BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE



ELEVATION
SCALE - 1/2" = 1'- 0"

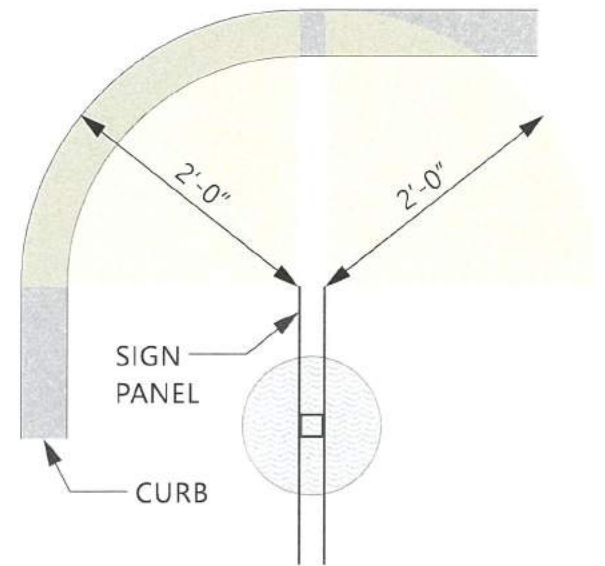


END VIEW
SCALE - 1/2" = 1'- 0"

5'-6"
BOTTOM OF PANEL

0'-0 "
GRADE AT SIGN BASE

-3'-0 "
BOTTOM OF FOUNDATION



PLAN VIEW
SCALE - 3/4" = 1'- 0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

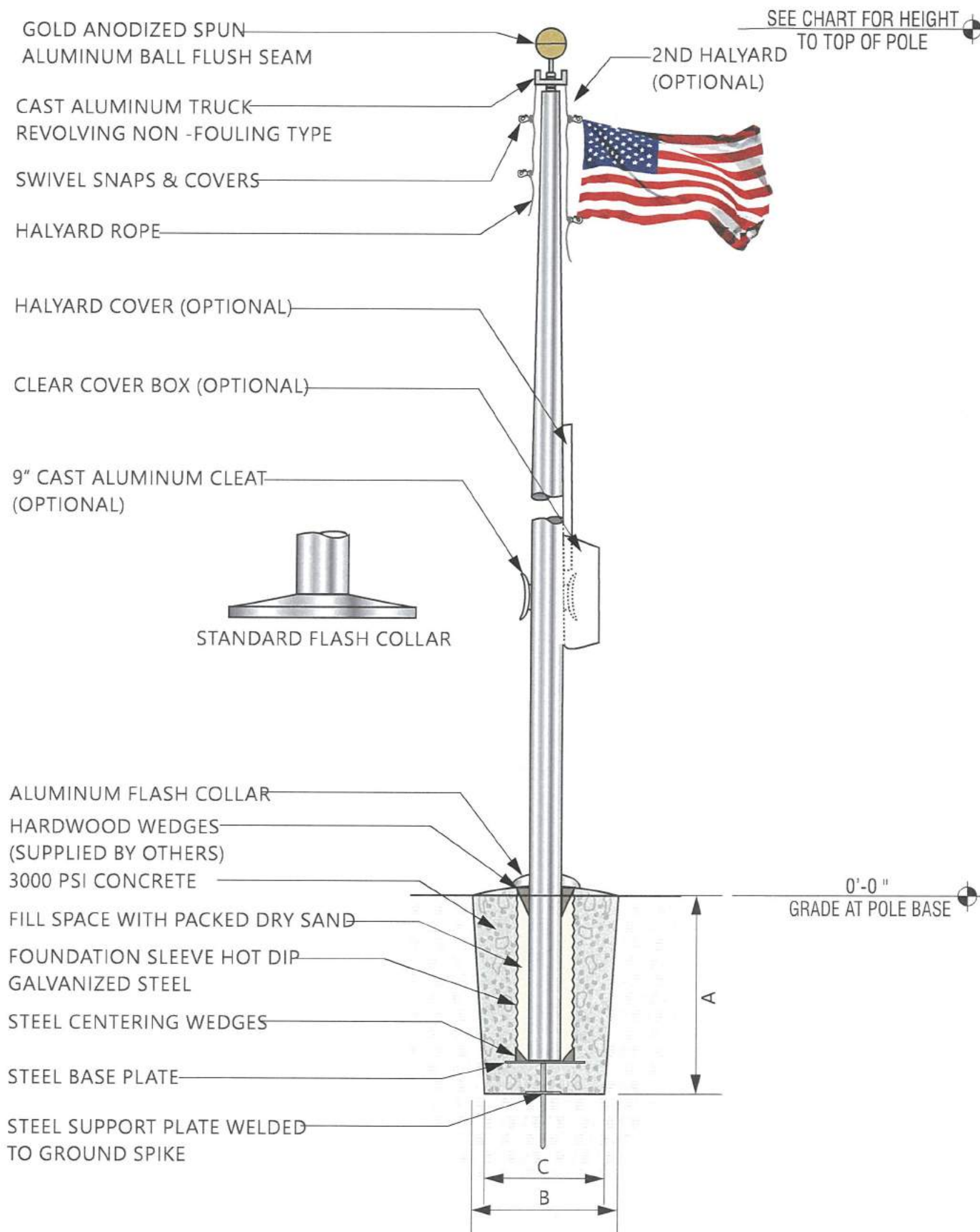
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
©2019 ALL RIGHTS RESERVED

LOCATION
P1



FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTHER
25'	4'0"	6'0"	POLYESTHER
30'	5'0"	8'0"	POLYESTHER
35'	6'0"	10'0"	POLYESTHER
40'	8'0"	12'0"	POLYESTHER
45'	8'0"	12'0"	POLYESTHER
50'	12'0"	18'0"	POLYESTHER

FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

FLAG POLE

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED
CHANGED OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

LOCATION
FP

SPECIFICATIONS

SUPPORT POLE

POLE HAS 13" x 13" x 3/4" THICK STEEL
PLATE WITH FOUR(4) 1" DIA. HOLES IN
EACH CORNER 2" FROM EACH END
AND FOUR (4) ANCHOR BOLTS

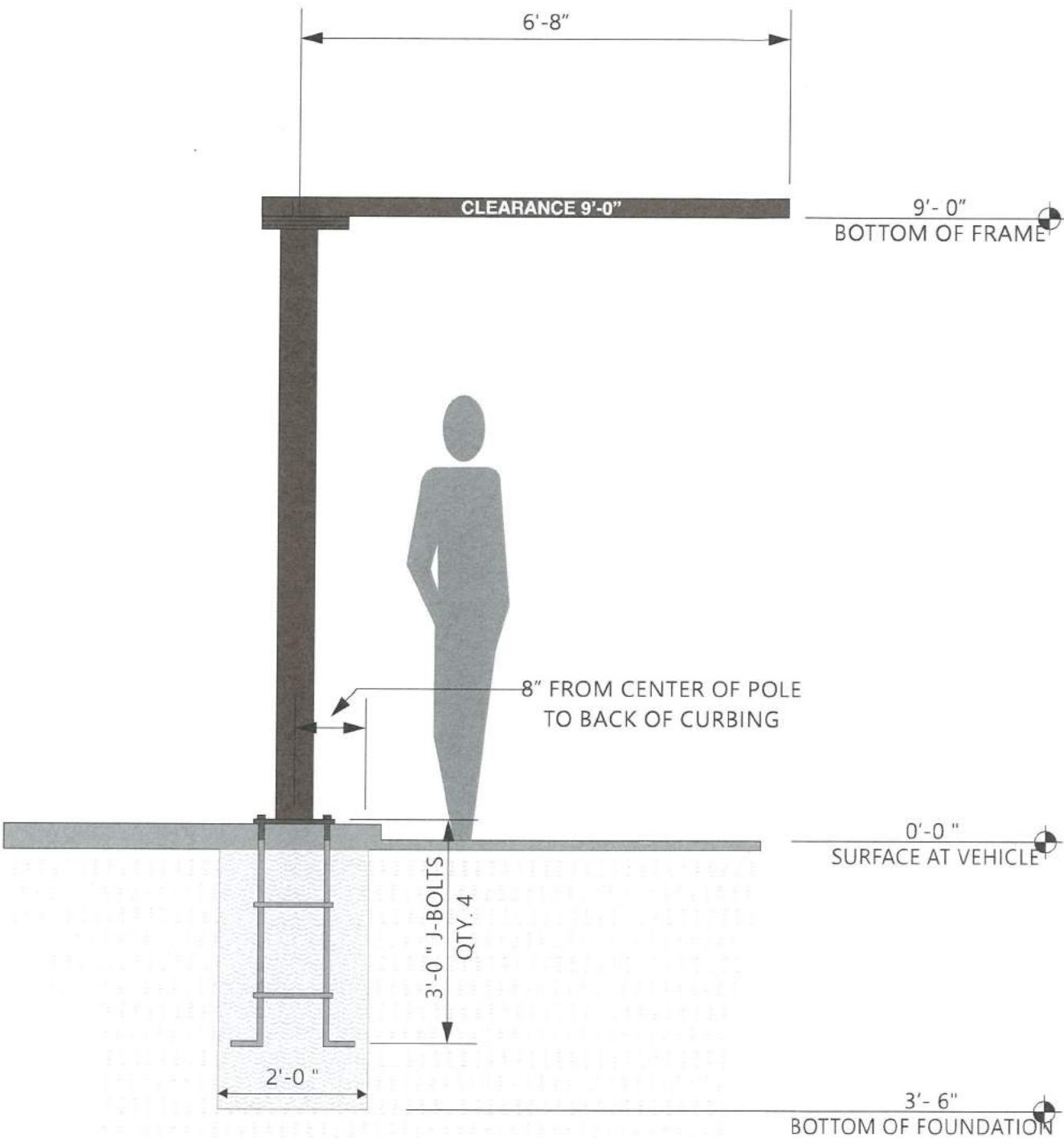


DARK BRONZE



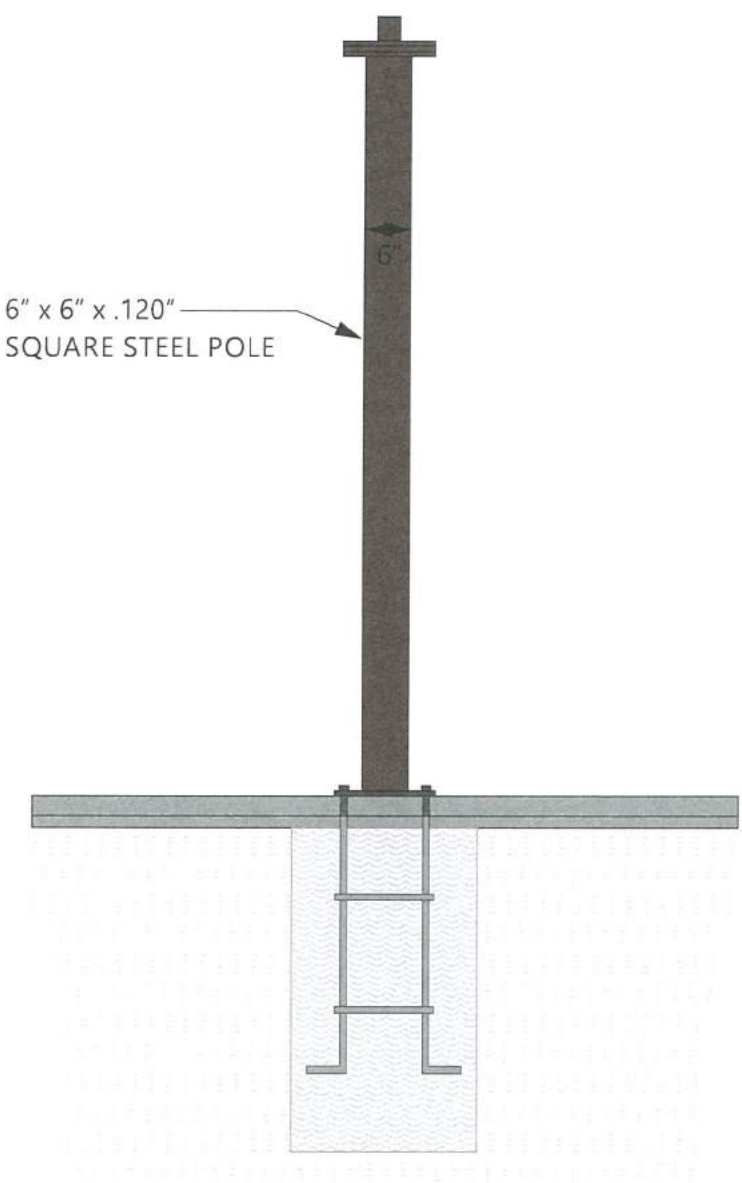
GRAPHICS

WHITE HIGH PERFORMANCE
VINYL FILM GRAPHICS



ELEVATION

SCALE - 1/2" = 1'- 0"



END VIEW

SCALE - 1/2" = 1'- 0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

DRIVE-THRU
CLEARANCE BAR

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE.CDR

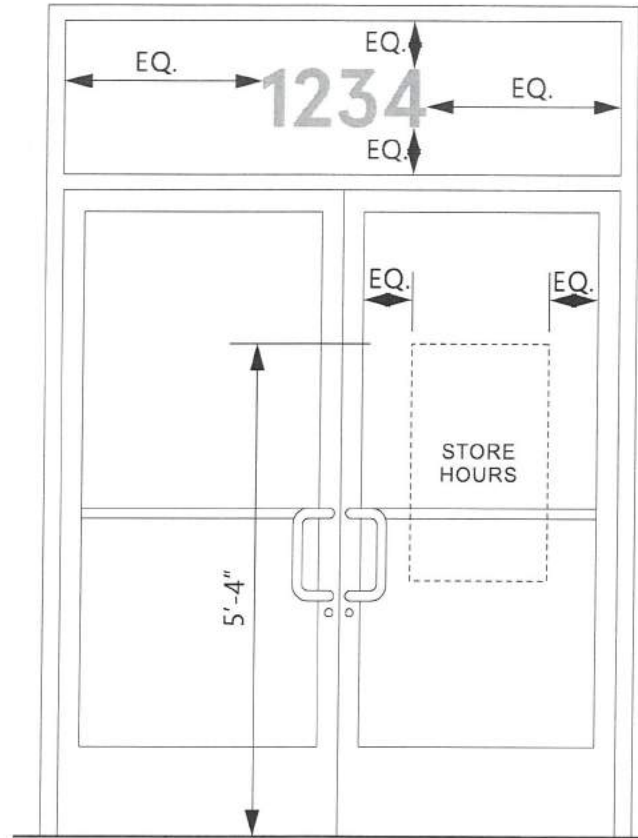
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

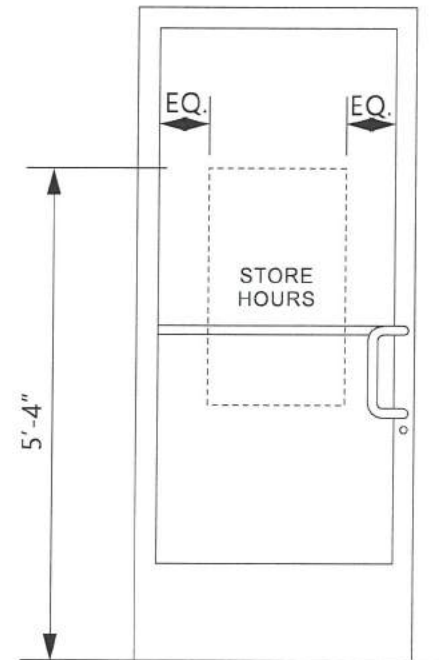
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW
©2019 ALL RIGHTS RESERVED.

LOCATION
CB



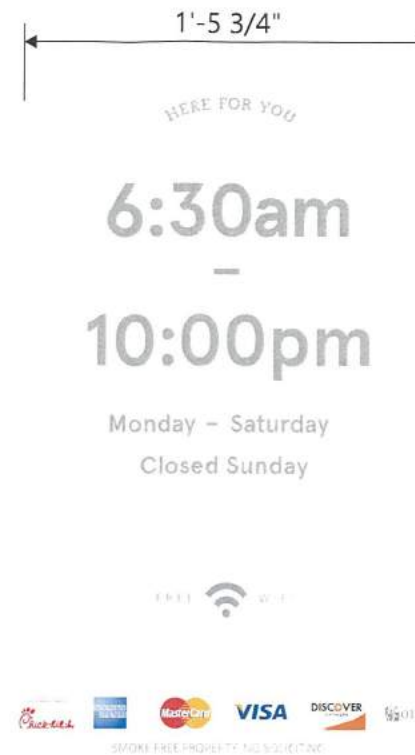
ELEVATION

SCALE - 1/2" = 1'- 0"



ELEVATION

SCALE - 1/2" = 1'- 0"



ELEVATION

SCALE - 1 1/2" = 1'- 0"

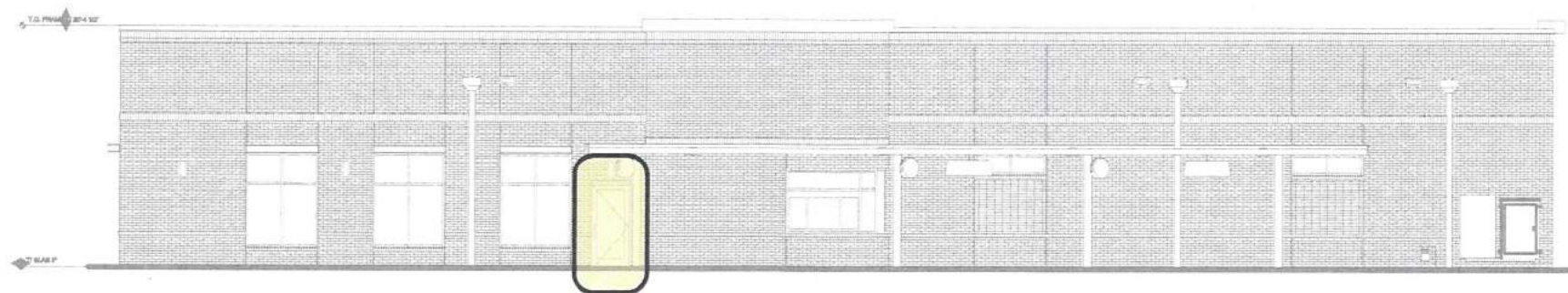
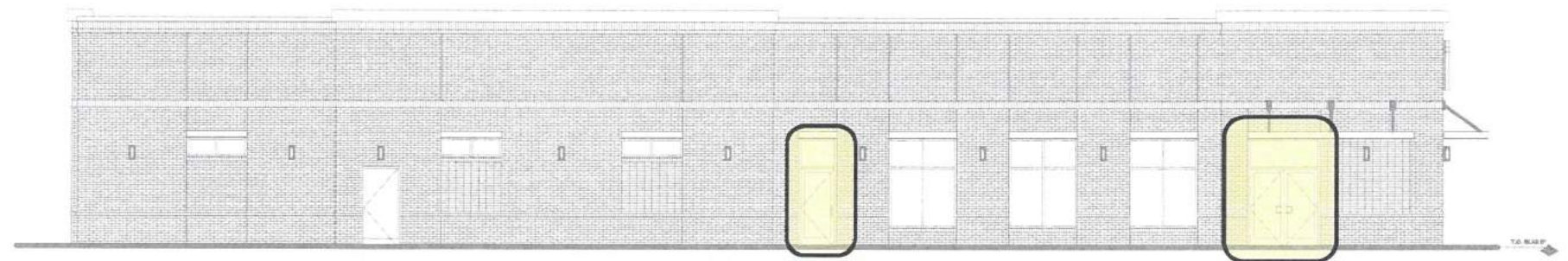
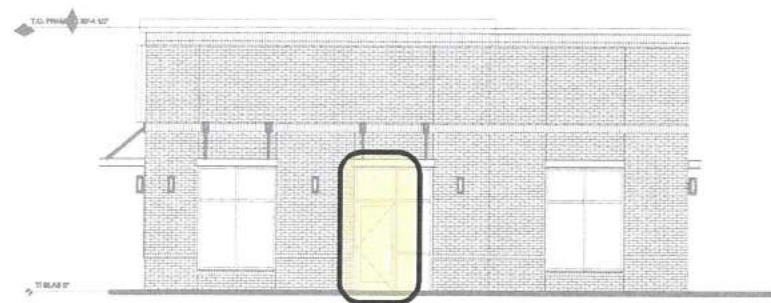
8" 1234

8" TALL ADDRESS NUMBERS ARE 3M #7725-10 OPAQUE WHITE VINYL FILM APPLIED TO EXTERIOR SURFACE OF GLASS. (SHOWN IN GREY FOR ILLUSTRATION) APERCU BOLD FONT

VERIFY ADDRESS BEFORE MAKING NUMBERS

ELEVATION
NOT TO SCALE

LETTERING IS 3M #7725-10 OPAQUE WHITE VINYL FILM (SHOWN IN GREY FOR ILLUSTRATION)
CREDIT CARD LOGOS ARE INDIVIDUAL PRINTED DECALS ON CLEAR FILM. ALL GRAPHICS ARE APPLIED TO EXTERIOR SURFACE OF GLASS. STORE HOURS MAY BE DIFFERENT PER STORE.
SUNDAY HAS RED VINYL FILM STRIKE THROUGH ON IT.
PROVIDE EXTRA 6:00 PER EACH SET.



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

WINDOW GRAPHICS

DRAWING FILE - CFA - VALPARAISO, IN SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 29, 2019
REVISION DATE September 9, 2019

STORE NUMBER	STORE ADDRESS
L04459	Chick-fil-A at Valparaiso, IN Silhavy Road Valparaiso, IN

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED.

SPECIFICATIONS

CANOPY TOP

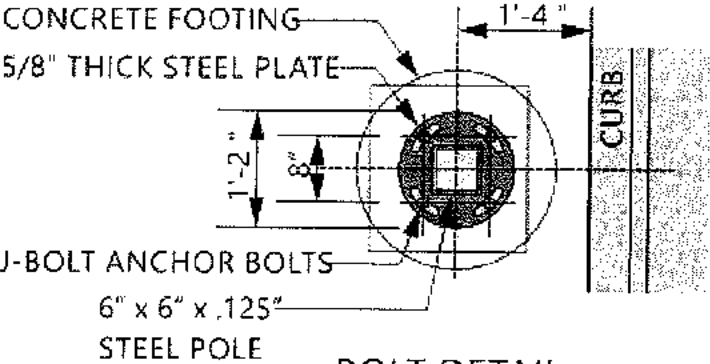
METAL TOP (OPAQUE) WITH COLOR TO MATCH BUILDING COLOR.

STRUCTURE

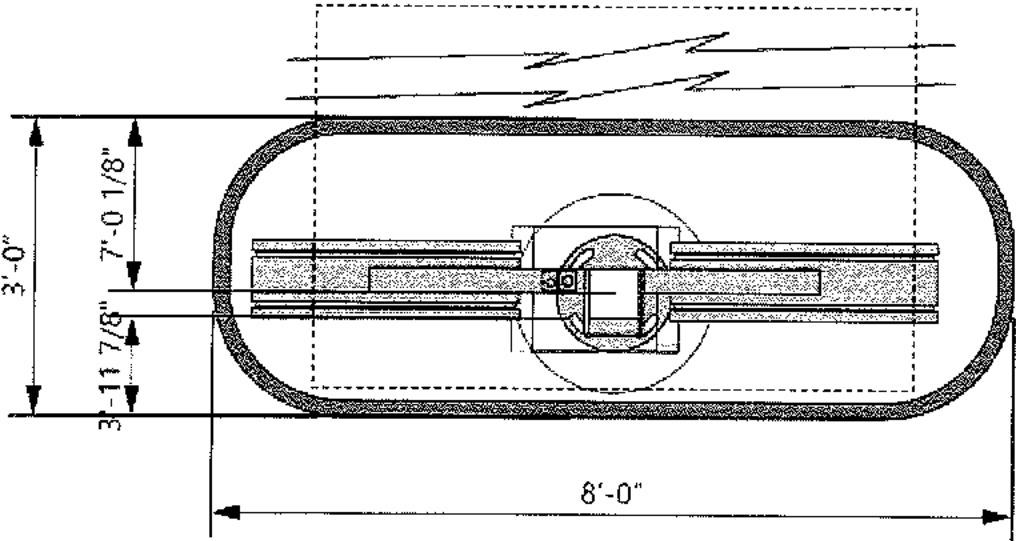
6" X 6" STEEL SUPPORT POLE INSTALLED INTO CONCRETE FOOTING WITH ANCHOR BOLTS. 3" ALUMINUM TUBING FRAME ON CANOPY TOP.

MENU BOARDS

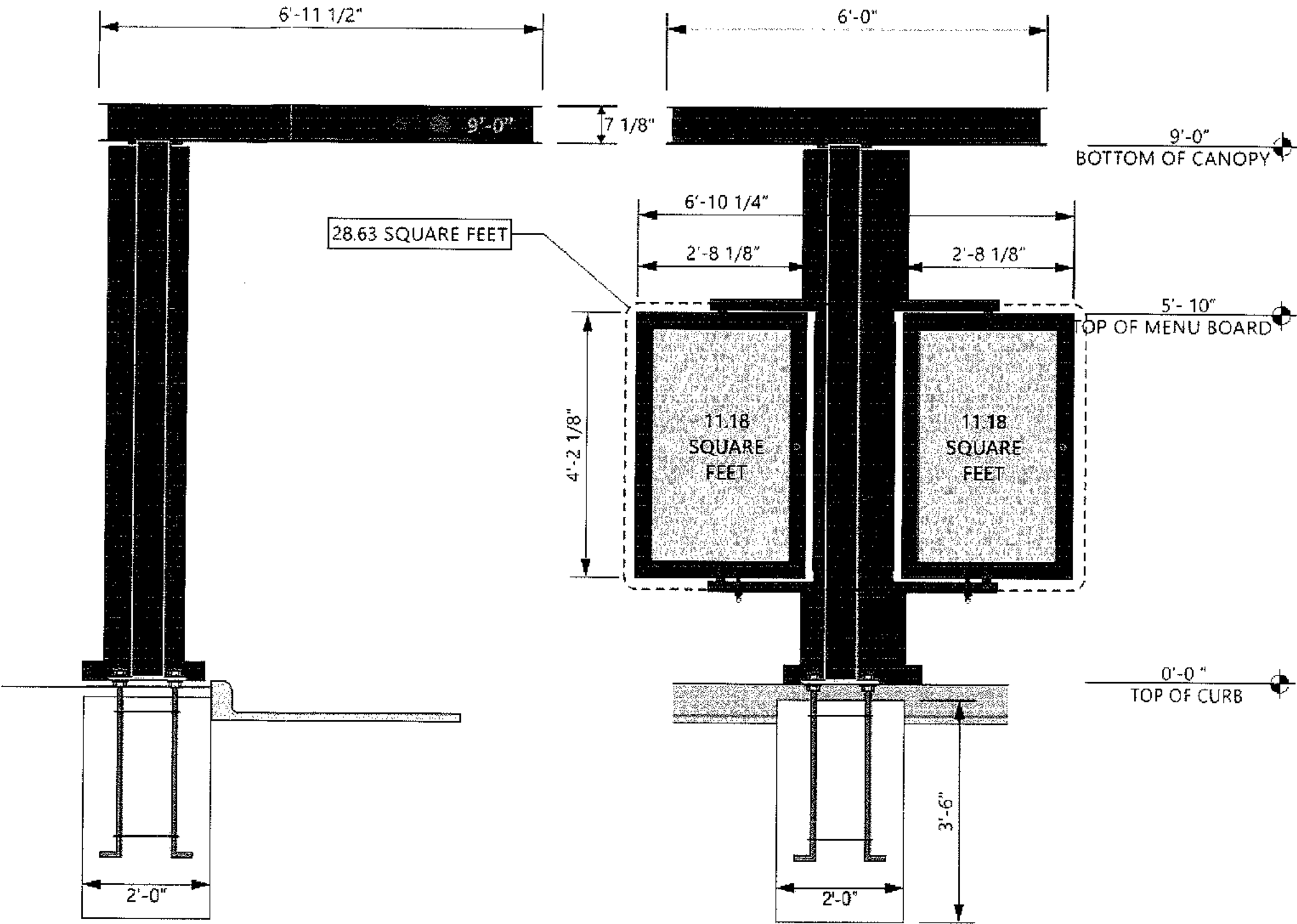
PIVOTING ALUMINUM CONSTRUCTION CABINETS INTERNALLY ILLUMINATED WITH OPENINGS TO FIT MENU GRAPHICS. BOARDS INTERNALLY ILLUMINATED BY BY LEDS.



BOLT DETAIL
SCALE - 1/2" = 1'- 0"

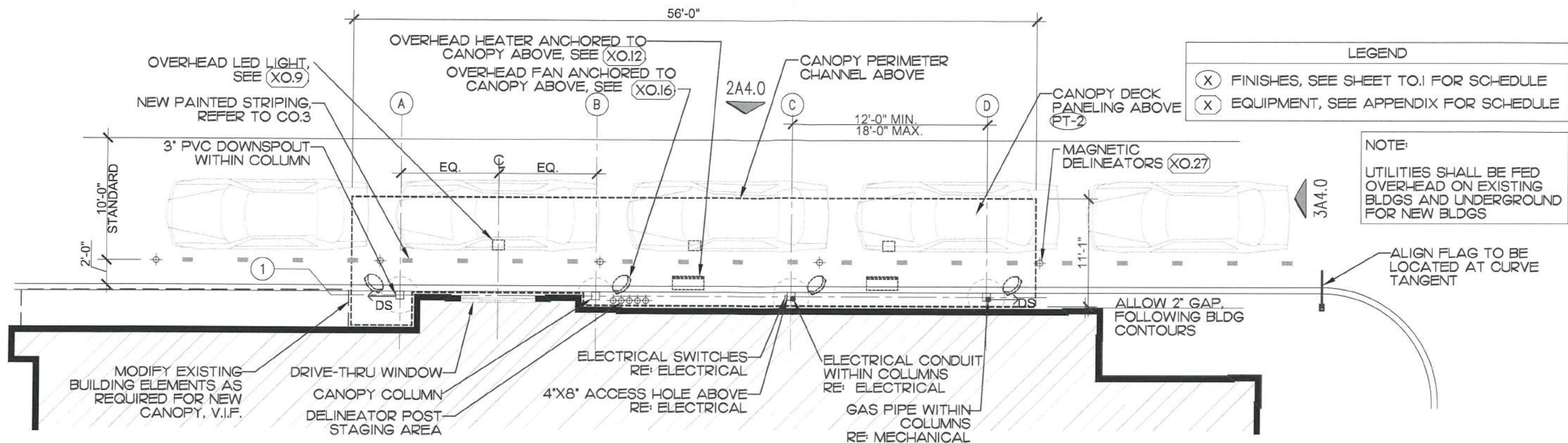


OUTER ISLAND PLAN VIEW
SCALE - 1/2" = 1'- 0"

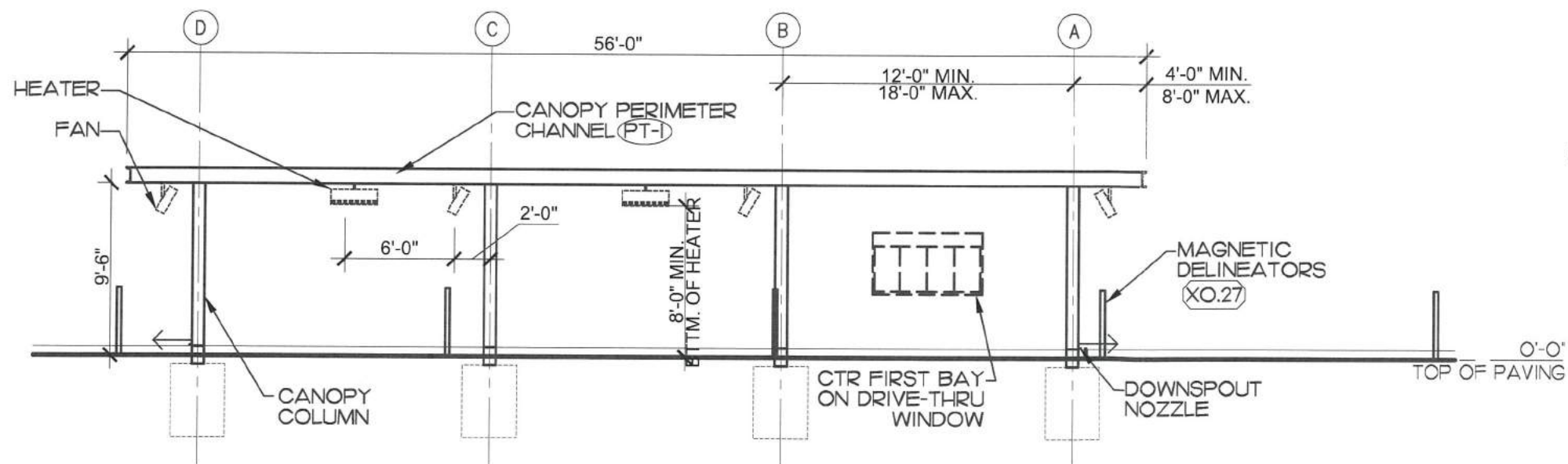


END VIEW
SCALE - 1/2" = 1'- 0"

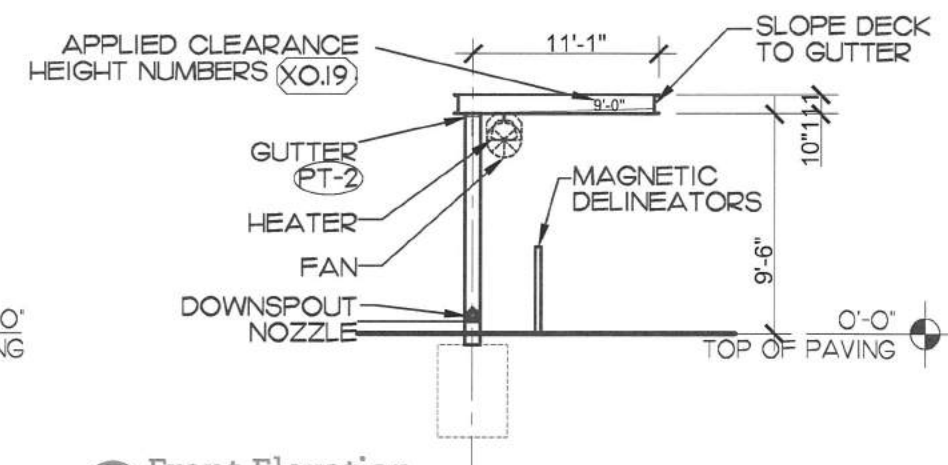
ELEVATION
SCALE - 1/2" = 1'- 0"



1 Floor Plan
Scale: 1/8" = 1'-0"



2 Side Elevation
Scale: 1/8" = 1'-0"



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



Tier 3 Outside Meal Delivery Canopy

Drive-thru Face-to-Face Design & Construction Guidelines

Date: 09/26/17

Sheet: A4.1

Tier 3 Order Meal Delivery





OUTSIDE MEAL DELIVERY CANOPY

VALPARAISO BOARD OF ZONING APPEALS APPLICATION

WRITTEN DESCRIPTION OF PROJECT

REV: 10/24/2019

PROJECT NAME: PROPOSED CHICK-FIL-A

PROJECT ADDRESS: 61 SILHAVY ROAD

PROJECT DESCRIPTION:

IRC Valparaiso Walk LLC (IRC), owner of the existing Valparaiso Walk Shopping Center, is proposing to subdivide the center into four (4) distinct lots. Lot lines have been drawn to follow existing lease lines and the curbs surrounding the relocated access drive, recently completed by the City. This subdivision is currently in process of Plan Commission review.

IRC proposes to develop Lot 2 of the proposed subdivision into a pad-ready site for a Chick-Fil-A restaurant. Lot 2 is currently occupied by parking area. The proposed development will contain a 4,990 SF building, 49 parking spaces, and a drive-thru. The lot will provide a landscape ratio of 0.19 and a parking ratio of 9.82 space/1,000 SF. These figures have been included in the Plan Commission documents previously submitted. There will also be additional parking areas on Lot 1 (anchor lot) designated as "employee parking areas."

IRC is requesting variance from Commercial Design Standards for this development to place the drive-thru along Silhavy Road. The site has gone through various iterations with input from City staff and adjacent mall tenants. The proposed layout provides the best traffic circulation for customers and separates the drive-thru queueing from eat-in customer traffic. Per conversations with the City, heavy landscaping is proposed along the drive-thru and additional architectural features have been added to the façade to soften the look from the roadway. The drive-thru will not be directed towards properties occupied or zoned for residential use, and the drive-through will not be accessible from Silhavy Road.

PROPOSED CHICK-FIL-A
LEGAL DESCRIPTION FOR LEASE AREA
10/24/2019

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CITY OF VALPARAISO, IN PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 24 MINUTES 30 SECONDS WEST (RECORD NORTH 00 DEGREES 12 MINUTES 15 SECONDS WEST), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1761.02 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF VALPARAISO WALK SHOPPING CENTER AS DESCRIBED IN DOCUMENT 2012-033817; THENCE NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SILHAVY ROAD PER DOCUMENT 2018-000790, SAID LINE BEING 45.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, AND SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID VALPARAISO WALK SHOPPING CENTER, A DISTANCE OF 257.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 165.01 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.00 FEET, AN ARC DISTANCE OF 50.49 FEET, A CHORD BEARING SOUTH 44 DEGREES 47 MINUTES 45 SECONDS WEST, AND A CHORD DISTANCE OF 45.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.14 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 97.00 FEET, AN ARC DISTANCE OF 20.09 FEET, A CHORD BEARING NORTH 84 DEGREES 03 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 20.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 78 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 25.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 40.78 FEET, A CHORD BEARING NORTH 87 DEGREES 28 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 40.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF 57.81 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 32.00 FEET, AN ARC DISTANCE OF 29.83 FEET, A CHORD BEARING NORTH 70 DEGREES 07 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 28.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SILHAVY ROAD, SAID LINE BEING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 24 MINUTES 30 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 41.45 FEET TO A BEND POINT ON SAID EAST RIGHT-OF-WAY LINE PER DOCUMENT 2018-000790; THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 30 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 141.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,546 SQUARE FEET (1.137 ACRES) MORE OR LESS.

SURROUNDING PROPERTY OWNER LIST

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

(Please print)

<u>Name</u>	<u>Address</u>	
<u>OWNER</u>	<u>Mailing Address</u>	<u>Valpo Address</u>
<u>Aldi (Indiana) Lp</u>	<u>197 E Division Rd</u> <u>Valparaiso IN 46383</u>	<u>2906 LAPORTE AVE</u> <u>VALPARAISO IN 46383</u>
<u>Valparaiso li Llc</u>	<u>4711 Golf Rd Ste 1000</u> <u>Skokie IL 60076</u>	<u>2710 LAPORTE AVE</u> <u>VALPARAISO IN 46383</u>
<u>Wispo Llc</u>	<u>2181 S Oneida St Ste 1</u> <u>Green Bay WI 54304</u>	<u>150 SILHAVY RD</u> <u>VALPARAISO IN 46383</u>
<u>Target Corporation T-1286 Attn :Tax</u>	<u>PO Box 9456</u> <u>Minneapolis MN 55440</u>	<u>2420 LAPORTE AVE</u> <u>VALPARAISO IN 46383</u>
<u>Schumacher Interests IncERJ #S17</u>	<u>3309 Collins Ln</u> <u>Louisville KY 40245</u>	<u>250 SILHAVY RD</u> <u>VALPARAISO IN 46383</u>
<u>Kohl's Indiana L P</u>	<u>PO Box 2148</u> <u>Milwaukee WI 53201</u>	<u>350 SILHAVY RD</u> <u>VALPARAISO IN 46383</u>
<u>Menard Inc</u>	<u>4777 Menard Dr</u> <u>Eau Claire WI 54703</u>	<u>351 SILHAVY RD</u> <u>VALPARAISO IN 46383</u>
<u>Menard Inc</u>	<u>4777 Menard Dr</u> <u>Eau Claire WI 54703</u>	<u>51 SILHAVY</u> <u>VALPARAISO IN 46383</u>
<u>Valert Properties LLC</u>	<u>2300 Cline Ave Suite 204</u> <u>Schererville IN 46375</u>	<u>3004 JOHN HOWELL DR</u> <u>VALPARAISO IN 46383</u>
<u>CFT NV Developments LLC</u>	<u>1683 Walnut Grove Ave</u> <u>Rosemead CA 91770</u>	<u>2904 John Howell Dr</u> <u>Valparaiso, IN 46385</u>
<u>Family Express Corp</u>	<u>213 S State Road 49</u> <u>Valparaiso IN 46383</u>	<u>204 Silhavy Road</u> <u>VALPARAISO IN 46383</u>

Affidavit of Consent of Property Owner

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

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

1. That IRC VALPARAISO WALK 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 PAM SULLINS ("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.

Property Owner

Michael Fitzgerald
Executive Vice President

Date

10/15/19

Property Owner

Date

Subscribed and sworn to before me this 15th day of October, 2019.

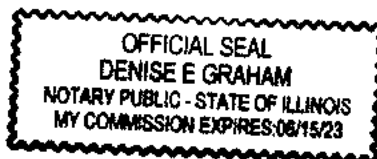
Denise E. Graham

Notary Public

My Commission:

6/15/2023

Date



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: Locating the proposed drive-thru along Silhavy Road will provide separation between drive-thru traffic and pedestrians, as well separation between drive-thru customers and the shopping center internal traffic. This shall increase safety on the property by separating the different traffic movements. The current site plan provides the smoothest and safest experience for customers.

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: Full landscaping will be provided along the drive-thru, as well as architectural features (brick knee wall, sconces) on the building to soften the look of the drive-thru and maintain the character of the shopping center and adjacent properties.

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: Positioning the building and drive-thru further away from Silhavy Road will result in traffic circulation and safety concerns, as demonstrated in prior site plans exchanged between the City and property owner.

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.

VALPARAISO WALK — SITE DATA

EXISTING ZONING CG — COMMERCIAL, GENERAL
SIGNATURE CORRIDOR (STATE RTE 49) OVERLAY DISTRICT
LSR REQUIRED 0.25 MINIMUM
LSR PER 9/16/03 BZA 0.18 MINIMUM
GROSS/NET FAR REQUIRED 0.280/0.329 MAXIMUM



LOT 1 — ANCHOR RETAIL
(SEE OVERALL EXHIBIT)



LOT 2 — PROPOSED RESTAURANT
LOT AREA = 1.14 AC
PERVIOUS AREA = 0.22 AC (LSR=0.19)
BUILDING AREA = 4,990 S.F.
GROSS FAR = 0.10, NET FAR = 0.12



LOT 3 — EXISTING RETAIL
(SEE OVERALL EXHIBIT)



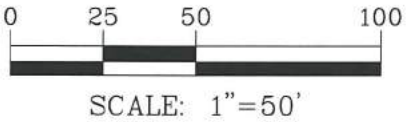
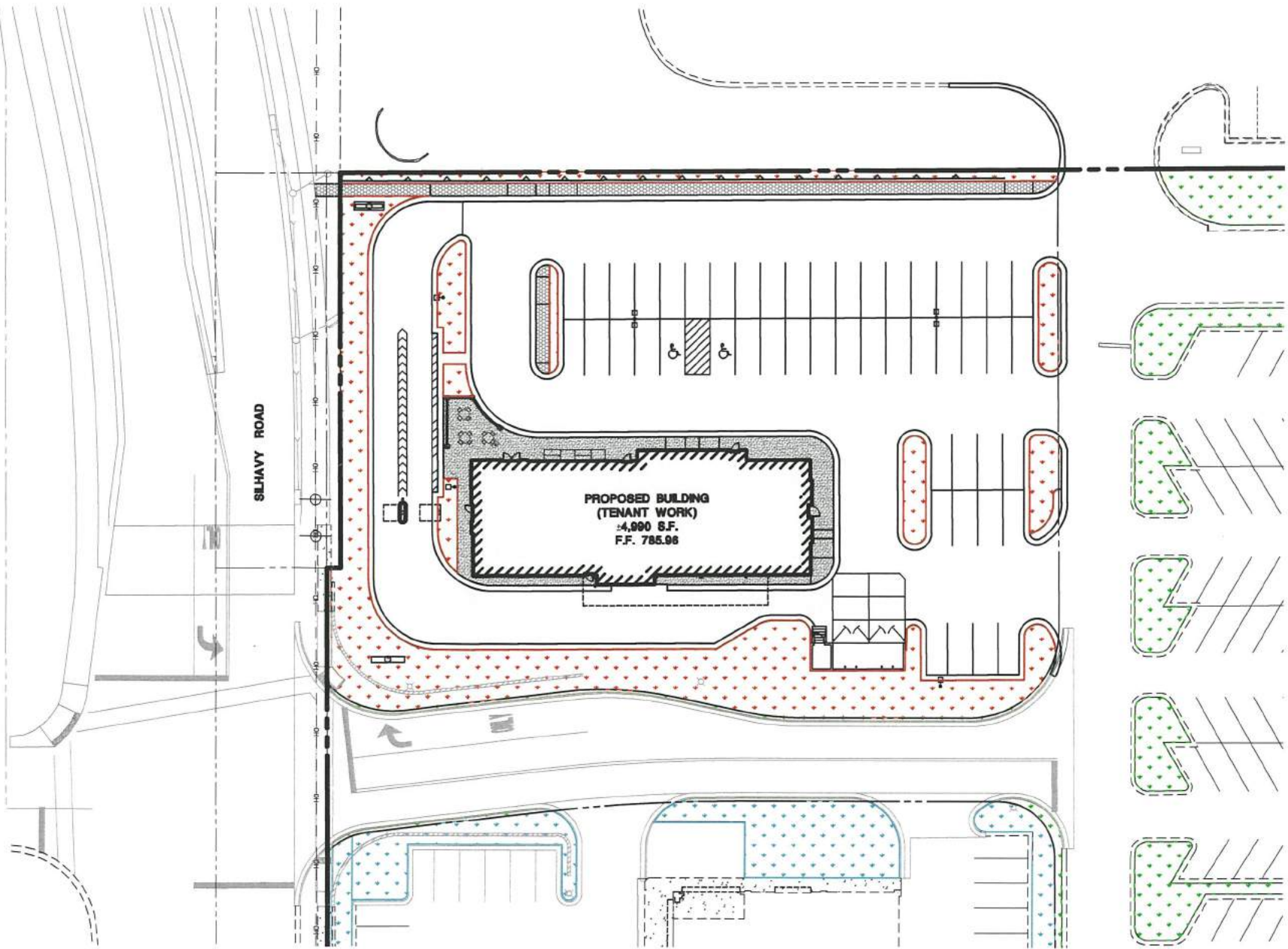
LOT 4 — EXISTING RESTAURANT
(SEE OVERALL EXHIBIT)



OVERALL SITE
LOT AREA = 16.89 AC
PERVIOUS AREA = 3.25 AC (LSR=0.19)
BUILDING AREA = 150,523 S.F.
GROSS FAR = 0.20, NET FAR = 0.25

OWNER/DEVELOPER

IRC RETAIL CENTERS
814 COMMERCE DRIVE, SUITE 300
OAKBROOK, IL 60523
(877) 206-5656



PROPOSED CHICK-FIL-A RESTAURANT

VALPARAISO WALK SHOPPING CENTER

IMPERVIOUS AREA EXHIBIT - PROPOSED CONDITIONS

DRAWN BY:
JWS

RELEASE DATE:
10-23-19

SCALE:
1"=50'

CODE:
IRCVPIN01

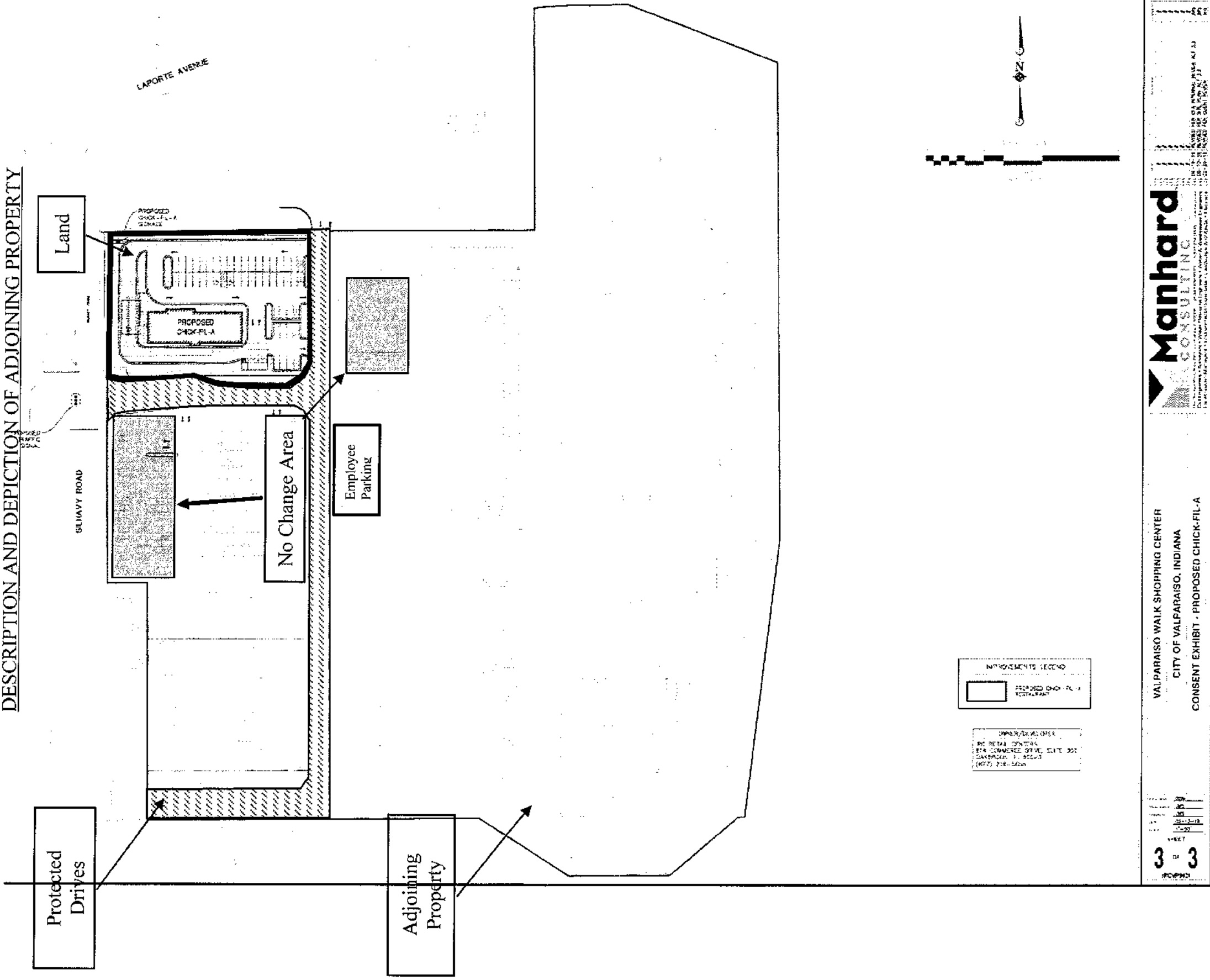
Manhard
CONSULTING LTDTM

One Overlook Point, Suite 200, Lincolnshire, IL 60069
ph: 847.634.6560 fax: 847.634.0006 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

© 2019 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

EXHIBIT B

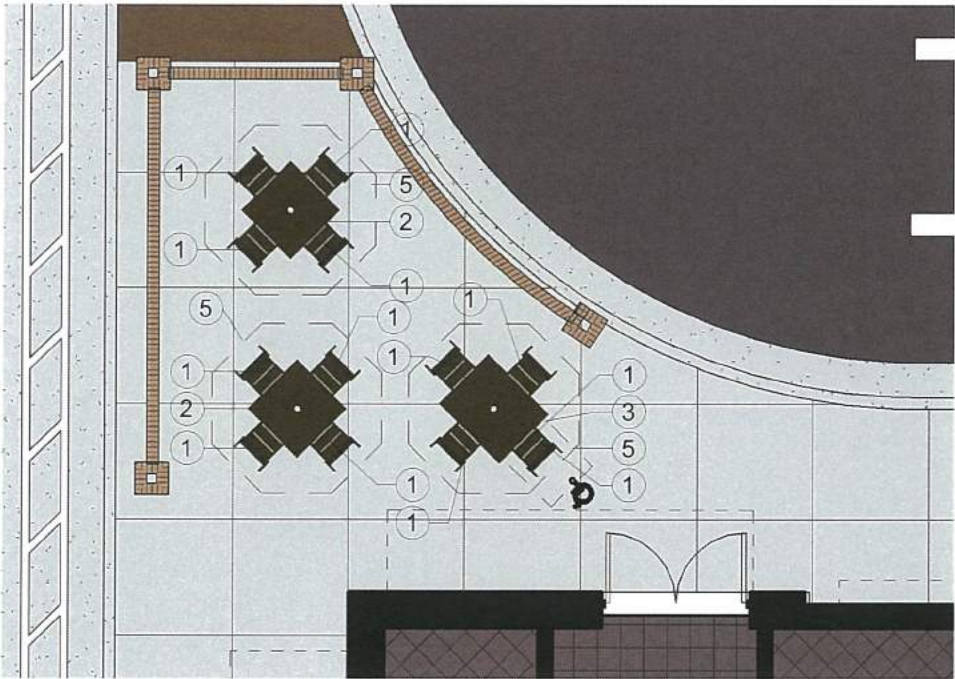
DESCRIPTION AND DEPICTION OF ADJOINING PROPERTY



PATIO SEATING SCHEDULE										
Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish	
1	Patio Chair	12	Benchmark Design Group	BAJA SIDE STACK (2012)						
2	Patio Table - 4 Top	2	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	TAB3055-3644-AAL-WJ-UH-BDT	3'-8"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
5	Patio Umbrella	3	Benchmark Design Group	OCEAN MASTER PARASOL						



PERSPECTIVE VIEW - PATIO



DINING PATIO PLAN

1/8" = 1'-0"

PATIO PLAN



EXTERIOR ELEVATION - SOUTH

1" = 10'-0"



EXTERIOR ELEVATION - NORTH

1" = 10'-0"

EXTERIOR ELEVATIONS

04459, Valparaiso, 61 Silhavy Road, Valparaiso, IN 46383

10/08/2019

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.





EXTERIOR ELEVATIONS

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-9"	1'-0"	0"	Yes
C1-B	Exterior Canopy	3	5'-8"	1'-0"	0"	No
C1-C	Exterior Canopy	2	6'-4"	1'-0"	0"	No
C1-E	Exterior Canopy	3	7'-4"	1'-0"	0"	No
C3-B	Exterior Canopy	2		3'-6"	2'-4"	Yes
C4-E	Exterior Canopy	1	6'-6"	4'-0"	2'-4"	Yes
C4-M	Exterior Canopy	1	17'-4"	4'-0"	2'-4"	No
C5-A	Exterior Canopy	2	10'-10"	5'-0"	2'-6"	Yes
Grand total		15				



BR-5
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: EBONY BROWN
SIZE: MODULAR
MORTAR:



BR-4
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: LIGHT BUFF MATT
SIZE: MODULAR
MORTAR: ARGOS LITE BUFF



BR-3
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: KHAKI MATT
SIZE: MODULAR
MORTAR: ARGOS SAN TAN

EXTERIOR FINISHES



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE





EXTERIOR ELEVATIONS

04459, Valparaiso, 61 Silhavy Road, Valparaiso, IN 46383

10/08/2019

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.





EXTERIOR ELEVATIONS

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-9"	1'-0"	0"	Yes
C1-B	Exterior Canopy	3	5'-8"	1'-0"	0"	No
C1-C	Exterior Canopy	2	6'-4"	1'-0"	0"	No
C1-E	Exterior Canopy	3	7'-4"	1'-0"	0"	No
C3-B	Exterior Canopy	2		3'-6"	2'-4"	Yes
C4-E	Exterior Canopy	1	6'-6"	4'-0"	2'-4"	Yes
C4-M	Exterior Canopy	1	17'-4"	4'-0"	2'-4"	No
C5-A	Exterior Canopy	2	10'-10"	5'-0"	2'-6"	Yes
Grand total		15				



BR-5
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: EBONY BROWN
SIZE: MODULAR
MORTAR:



BR-4
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: LIGHT BUFF MATT
SIZE: MODULAR
MORTAR: ARGOS LITE BUFF



BR-3
BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: KHAKI MATT
SIZE: MODULAR
MORTAR: ARGOS SAN TAN

EXTERIOR FINISHES



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

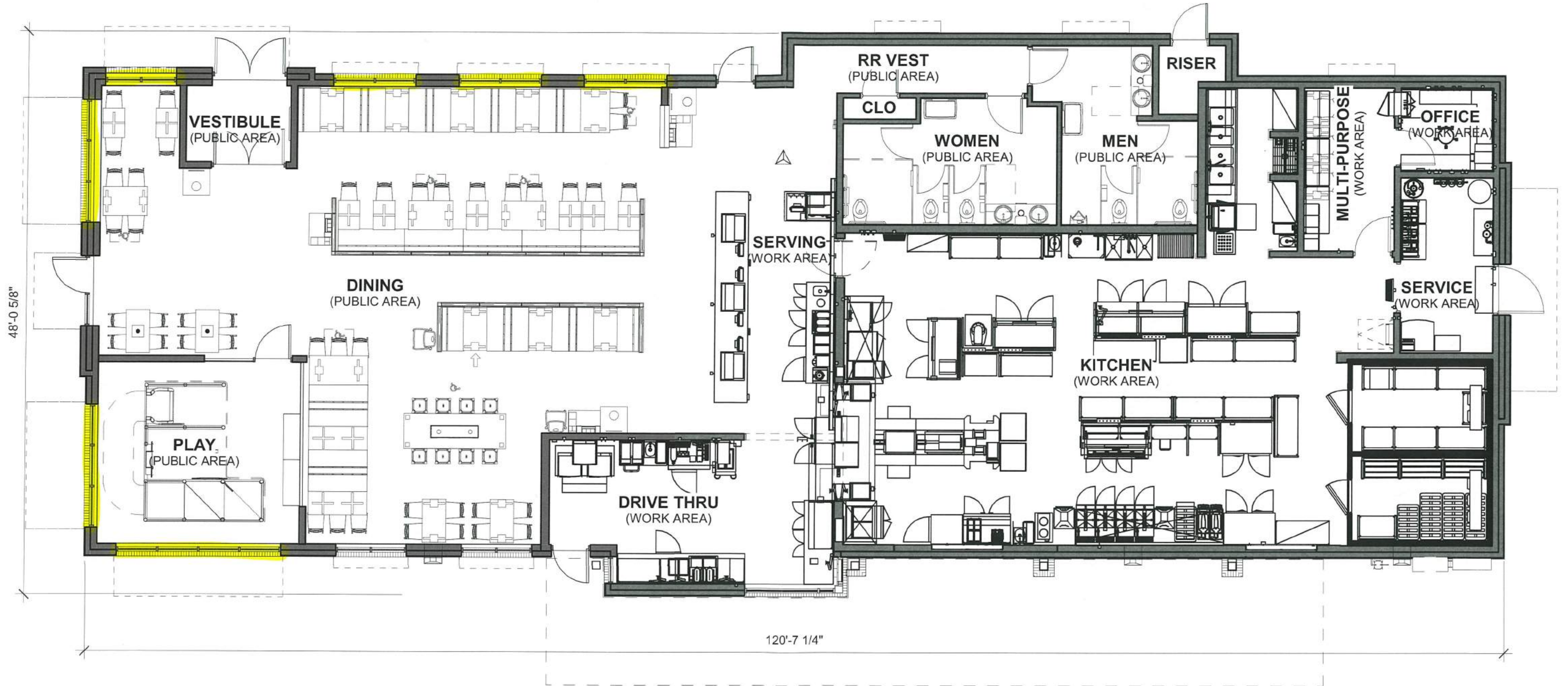


PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE





FLOOR PLAN
1/8" = 1'-0"

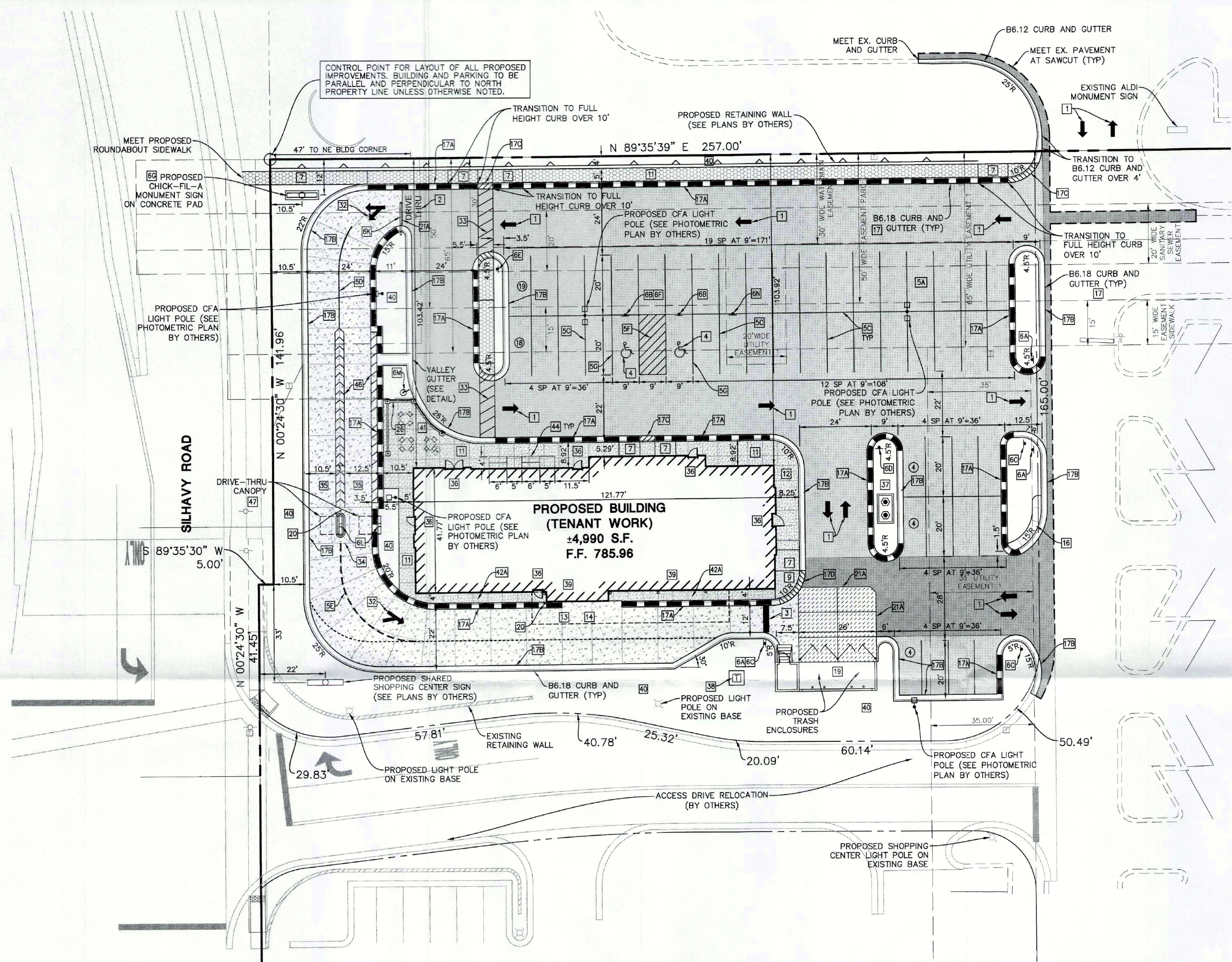
FLOOR PLAN

04459, Valparaiso, 61 Silhavy Road, Valparaiso, IN 46383

10/08/2019

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.





SITE DATA:	
* PIN #: XX (TBD)	
* ZONING: CG (COMMERCIAL GENERAL DISTRICT)	
* PROP. LEASE PARCEL SIZE: 46,066± SQ. FT. (1.14 ACRES)	
BUILDING DATA:	
* BUILDING FOOT PRINT: 4,990± SQ. FT.	
* NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES	
* TOTAL NUMBER OF SEATS = 140	
** INDOOR SEATS = 120	
** OUTDOOR SEATS = 20	
PARKING DATA:	
* NUMBER OF REGULAR PARKING SPACES: 47	
* NUMBER OF ADA SPACES: 2	
* TOTAL NUMBER OF SPACES PROVIDED: 49	
* TOTAL NUMBER OF SPACES REQUIRED: 67	
* TYPICAL PARKING WIDTH: 9.0'	
* TYPICAL 90° PARKING LENGTH: 20'	
* MINIMUM ISLE WIDTH: 22' (90°)	
* BICYCLE SPACES REQUIRED: 5 (1/10 PARKING SPACES)	
* BICYCLE SPACES PROVIDED: 6	
PARKING FORMULA:	
RESTAURANTS:	
* PER CITY CODE: 1 SPACE PER 75 SQ. FT. OF GROSS FLOOR AREA.	
** (4,990 / 75) = 67 SPACES	

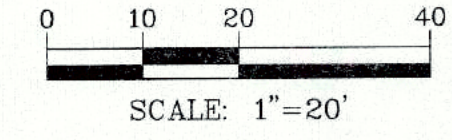
SIGN LEGEND	
6A	DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
6B	DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.)
6C	DENOTES "STOP" R1-1, 30" X 30" (TYP.)
6D	DENOTES "NO LEFT TURN" R3-2, 30" X 30" (TYP.)
6E	DENOTES "PEDESTRIAN CROSSING" R7-101, 6" X 12" (TYP.)
6F	DENOTES "VAN ACCESSIBLE" D9-6P (BOLLARD MOUNTED WITH 6B)

PROJECT NOTES:	
* ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF VALPARAISO STANDARD CONSTRUCTION SPECIFICATIONS.	
* AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.	
* ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.	
* ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.	
* ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-400	
* ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY	

PAVEMENT LEGEND	
STANDARD DUTY PAVEMENT	
21	110 LB/SY (1") HMA SURFACE 9.5 MM
22	220 LB/SY (2") HMA INTERMEDIATE 19.0 MM
23	7" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER
HEAVY DUTY PAVEMENT	
24	165 LB/SY (1 1/2") HMA SURFACE 9.5 MM
25	275 LB/SY (2 1/2") HMA INTERMEDIATE 19.0 MM
26	8" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER
CONCRETE SIDEWALK	
11	5" PORTLAND CEMENT CONCRETE PAVEMENT
12	4" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER
DRIVE THRU PAVEMENT (TENANT WORK)	
28	6" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
29	4" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER
CONCRETE PAVEMENT (TENANT WORK)	
24	6" PORTLAND CEMENT CONCRETE PAVEMENT W/ #3 BARS PER DETAIL
25	6" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER
CONCRETE SIDEWALK (TENANT WORK)	
11	5" PORTLAND CEMENT CONCRETE PAVEMENT
12	4" COMPACTED AGGREGATE BASE, CLASS D OR HIGHER

SITE DIMENSIONAL AND PAVING NOTES:	
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING BRICK VENEER UNLESS NOTED OTHERWISE.	
2. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.	
3. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.	
4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.	
5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.	
6. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.	
7. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.	
8. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.	
9. DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.	
10. THE CONTRACTOR SHALL CONTACT 811 (1-800-382-5544) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.	

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS



SITE PLAN DESIGN NOTES & KEY PLAN

1	DIRECTIONAL ARROW
2	DRIVE-THRU GRAPHICS
3	STOP LINE GRAPHIC
4	PAINTED HANDICAP PARKING SYMBOL
5A	STANDARD PARKING STALL (9'X20') PER CODE
5B	STANDARD 60 DEGREE PARKING STALL
5C	4" SOLID WHITE STRIPING
5D	4" SOLID YELLOW STRIPING
5E	4" SKIP DASH YELLOW STRIPING
5F	4" BLUE DIAGONAL AT 45° SPACED 2' O.C. W/ 4" BLUE BORDER
5G	4" SOLID BLUE STRIPING
6	DIRECTIONAL SIGNAGE
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)	
6A THRU 6F (SEE SIGNAGE LEGEND, THIS SHEET)	
6G	CHICK-FIL-A MONUMENT SIGN, SEE SIGNAGE PACKAGE
6H	CHICK-FIL-A "ENTER" SIGN, SEE SIGNAGE PACKAGE
6I	CHICK-FIL-A "EXIT" SIGN, SEE SIGNAGE PACKAGE
6J	CHICK-FIL-A "DRIVE THRU" SIGN, SEE SIGNAGE PACKAGE
6K	CLEARANCE BAR, SEE SIGNAGE PACKAGE
6L	MENU ORDER BOARDS, SEE SIGNAGE PACKAGE
6M	FLAGPOLE, 50', SEE SIGNAGE PACKAGE
6N	MOBILE PICKUP SIGN, SEE SIGNAGE PACKAGE
7	SIDEWALK (ADA COMPLIANT) RAMP
8	HANDICAP RAMP W/ FLARED SIDES (N SIDEWALK)
8A	HANDICAP RAMP W/ FLARED SIDES (CRASHED AREAS)
9	RETURNED CURB HANDICAP RAMP
10	TRUNCATED DOMES
11	TYPICAL CONCRETE SIDEWALK, 5' MIN.
12	7' WIDE SIDEWALK W/ CURB & GUTTER
12A	INTEGRAL CURB & 7' WIDE SIDEWALK
13	DRIVE THRU PLAN
14	DRIVE-THRU ISOMETRIC
15	SOLID PLASTIC WHEEL STOP
16	LANDSCAPE & IRRIGATION PROTECTOR
17	24" CONCRETE CURB & GUTTER
17A	SPILLING CURB SECTION
17B	CATCHING CURB SECTION
17C	DEPRESSED SPILLING CURB
17D	DEPRESSED CATCHING CURB
18	ROLL-OVER MOUNTABLE CURB
19	REFUSE ENCLOSURE FOUNDATION
20	CONCRETE BOLLARD
21	TYPICAL PAVEMENT SECTION
21A	PAVEMENT EDGE DETAIL
21B	CONCRETE APRON SECTION
22	TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
23	TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
24	CONCRETE APRON @ TRASH ENCLOSURE
25	CONCRETE PAVING @ DRIVE THRU LANE
26	ALUMINUM HANDRAIL
27	TYPICAL STAIR HANDRAIL
28	CONTRACTION JOINT
29	KEYED CONSTRUCTION JOINT
30	LONGITUDINAL BUTT JOINT
31	EXPANSION JOINT
32	DRIVE-THRU DIRECTIONAL GRAPHICS
33	CROSSWALK DETAIL
34	DRIVE THRU ORDER POINT ISLAND CURB
35	MENU BOARD LOOP DETECTION SYSTEM
36	ENTRY DOOR FROST SLAB DETAIL
37	GREASE TRAP
38	PROPOSED TRANSFORMER
39	ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
40	LANDSCAPED AREA
41	TYPICAL LOCATION FOR OUTDOOR TABLES (SEE EQUIPMENT SCHEDULE)
42	CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
43	CONCRETE PAD FOR OPTIONAL CASH STATION
44	BIKE RACK
45	3' WIDE DEPRESSED CURB W/ CONCRETE FLUME
46	DRIVE-THRU LANE STRIPING (SEE CFA DESIGN NOTES #2017-038 & 2018-016 ON SHEET C-502)
47	FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS



2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

CLIENT:



RetailCenters

IRC RETAIL
CENTERS

814 COMMERCE DRIVE,
SUITE 300
OAK BROOK, IL 60523

PROJECT:

SITE PLAN
DEVELOPMENT

VALPARAISO WALK
SE CORNER OF LAPOTE AVE.
& SILHAVY RD.
VALPARAISO, IN

SHEET TITLE:

SITE PHOTOMETRIC

10.04.19 FOR REVIEW
NO. DATE DESCRIPTION

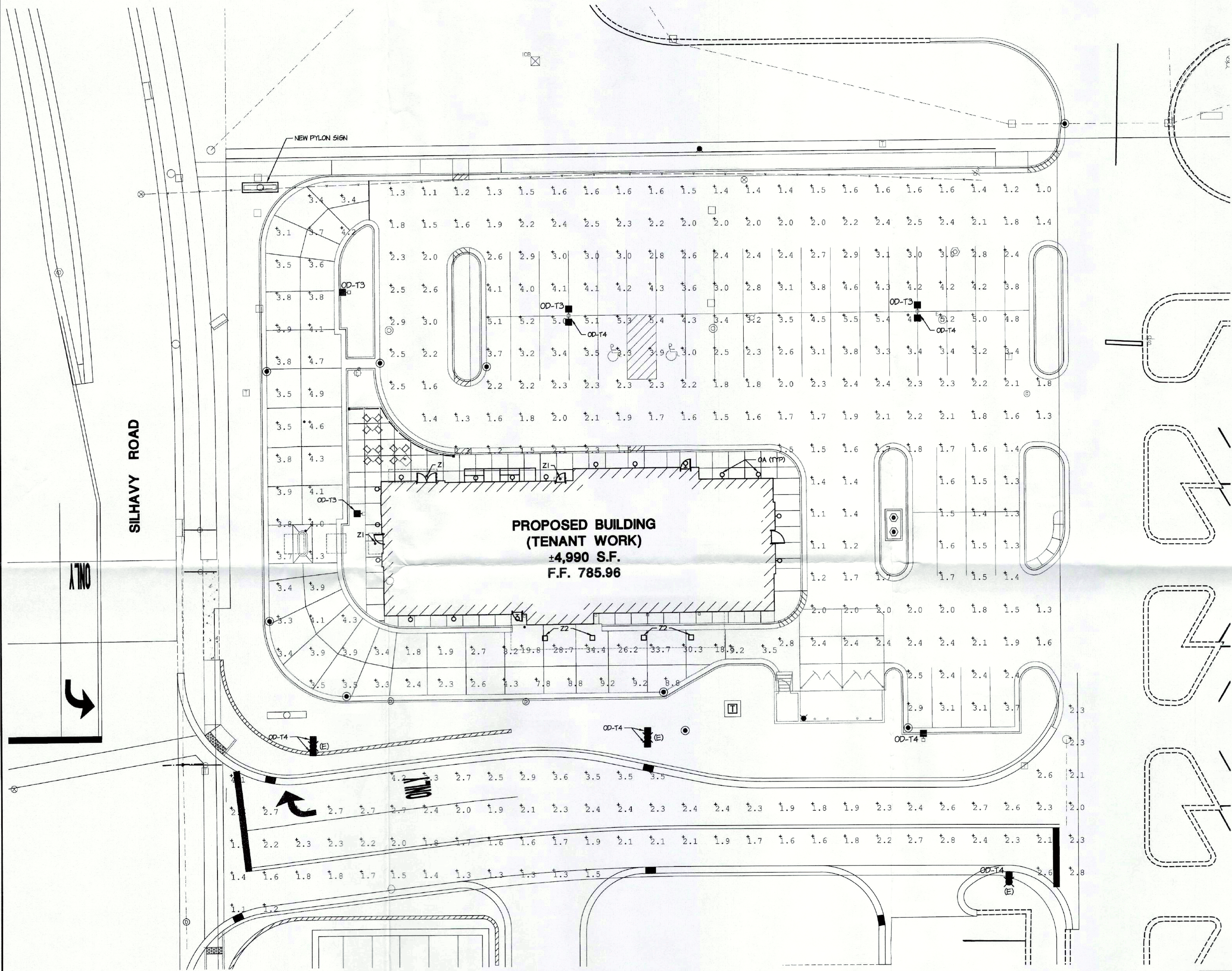
COPYRIGHT - PFDA, INCORPORATED
ALL DRAWN AND WRITTEN INFORMATION
APPEARING HEREIN SHALL NOT BE
DUPLICATED, DISCLOSED OR OTHERWISE
WITHOUT WRITTEN CONSENT.

DRAWN BY: MB
CHECKED BY:

SHEET:

E1.0

JOB NO.



SITE CALCULATION PLAN
N.T.S.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
drive-thru window	FC		27.37	30.4	13.5	1.48
drive-thru lane	FC		4.25	9.2	1.3	3.27
parking lot	FC		2.43	5.5	1.0	2.43
shopping lot entry	FC		2.23	4.2	1.1	2.03

PLAN NOTES

- ALL POLES LOCATIONS DENOTED WITH "E" ARE EXISTING BASES. PROVIDE NEW POLES AND LIGHTS FOR EXISTING BASES.
- ALL POLES TO BE 25' WITH CONCRETE BASE.

Luminaire Schedule					
TAG	Qty	Label	LF	Description	Mounting
Z2	4	CRUS SM-SC-LED-LW-50	0.900	CRUS SM-SC-LED-LW-50	LOCATED IN CANOPY
Z1	3	SLD40531LWH	0.900	SLD40531LWH	LOCATED IN CANOPY
OD-T4	8	PRV-C60-D-UNV-T4-B2	0.900	PRV-C60-D-UNV-T4-B2	POLE MOUNTED
OD-T3	4	PRV-C60-D-UNV-T3-B2	0.900	PRV-C60-D-UNV-T3-B2	POLE MOUNTED
OA	18	P5675-3130K	0.900	P5675-3130K	WALL SCONCE



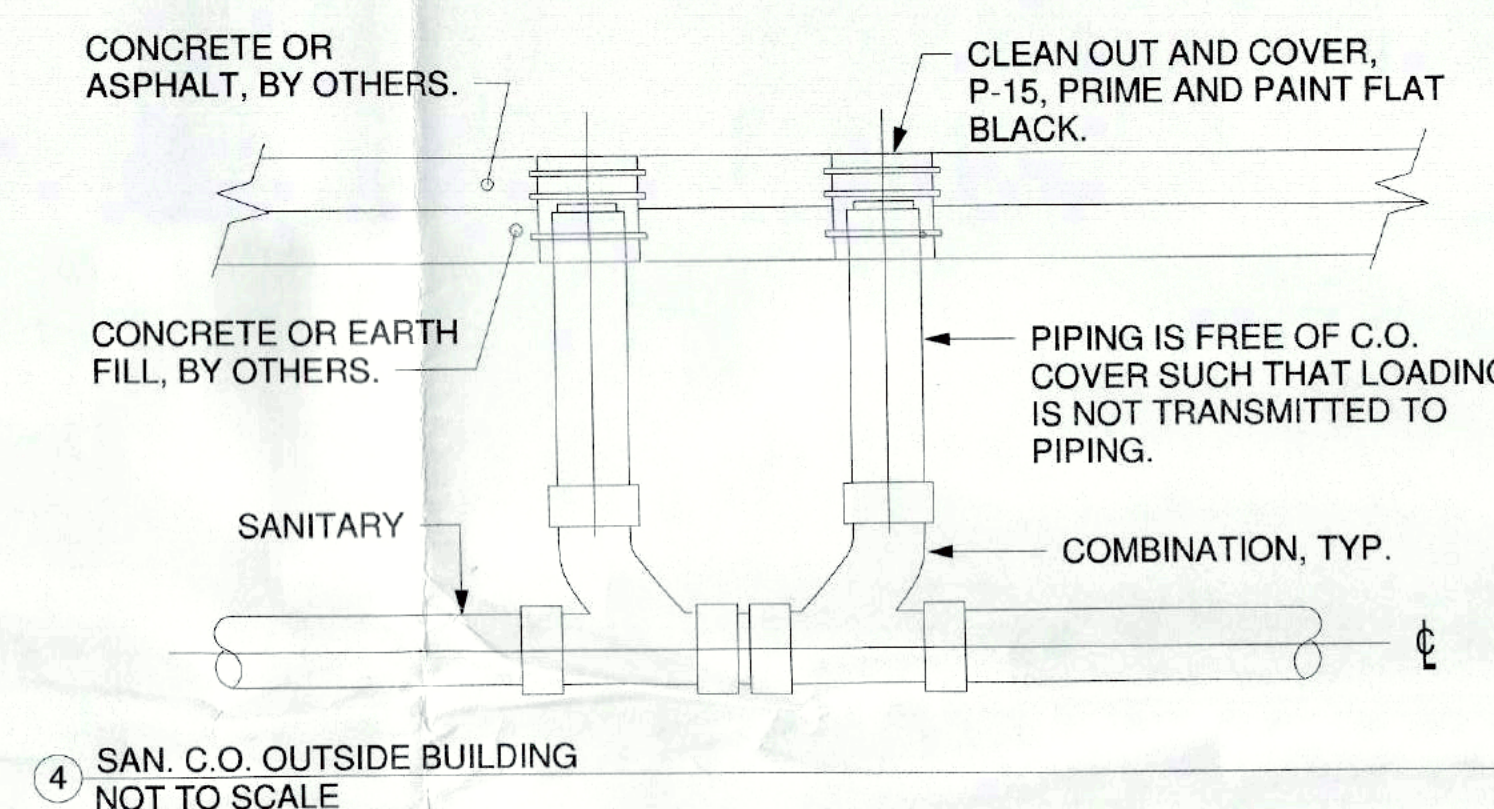
NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

FSR# 0000
BUILDING TYPE / SIZE: P13 LSR ALL
RELEASE: v2.19.08

CONSULTANT PROJECT #	XXX
PRINTED FOR	PROJECT STA
DATE	MM/DD
DRAWN BY	

P-101

1. COORDINATE INSTALLATION OF SANITARY PIPING WITH FOOTINGS IN THE FIELD. SLEEVE PENETRATIONS IN FOOTINGS WITH PVC.
2. COMBINATION WASTE AND VENT SYSTEM SHOWN HERE. WHERE REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION, PROVIDE SAFE WASTE SYSTEM OR DEDICATED VENT SYSTEM AS OUTLINED IN STATE AND LOCAL CODE AMENDMENTS.
3. ALL WATER PIPING INSTALLED WITHIN EXTERIOR WALLS SHALL BE LOCATED ON THE INTERIOR SIDE OF THE INSULATION.
4. ALL VENT PIPING TO BE 2" DIAMETER MIN U.N.O. SEE 1/P-301 FOR VENT LAYOUT



1 4" DOUBLE CO, P-15. SEE DETAIL 4/P-101.
2 PROVIDE TRAP SEAL PROTECTOR P-26A.

3" DRAIN LINE. SEE CIVIL DRAWINGS FOR CONTINUATION.

P-32

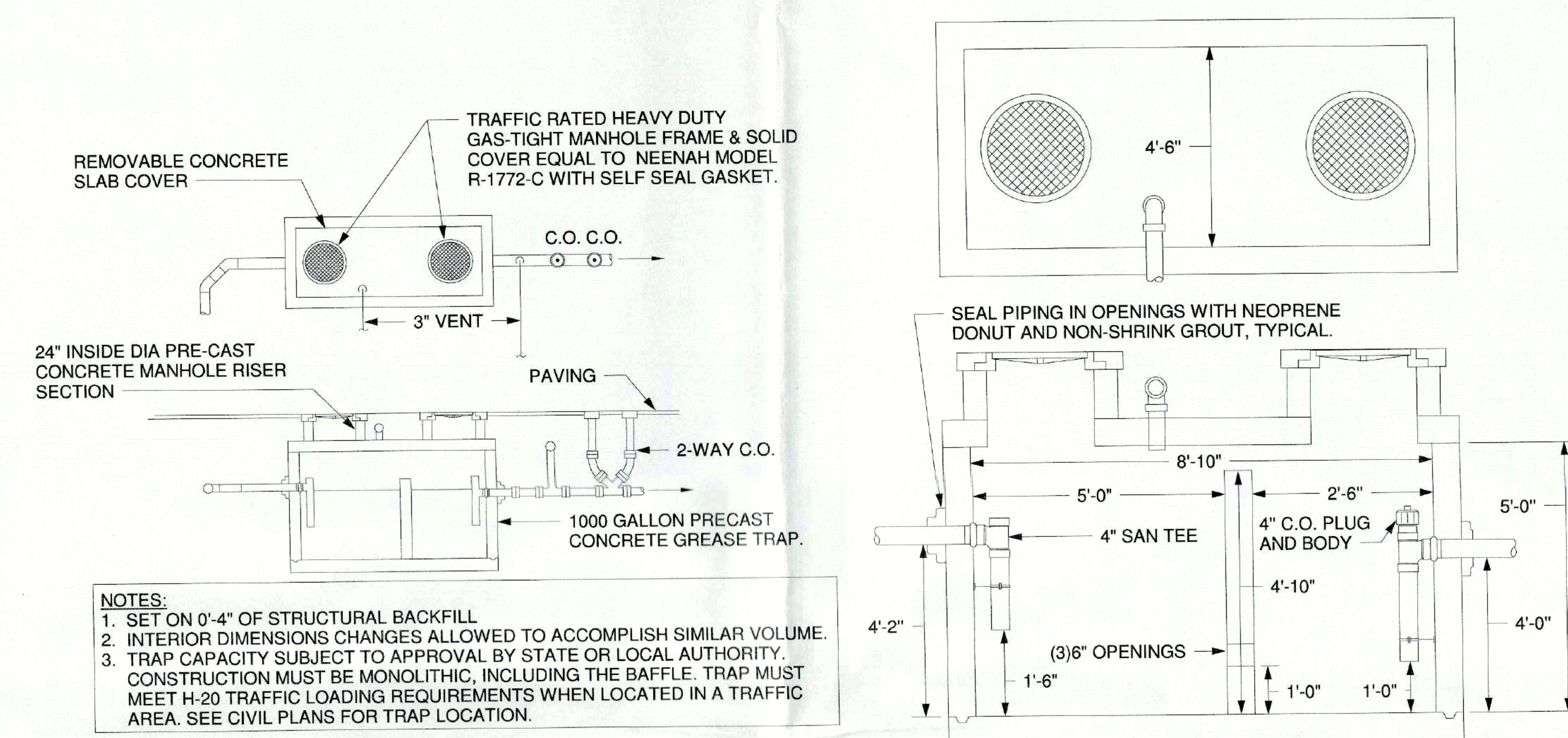
0'-8" AFF.

0'-8" AFF.

3/4" CW TO SERVICE ROOM. SEE 1/P-101 FOR CONTINUATION.

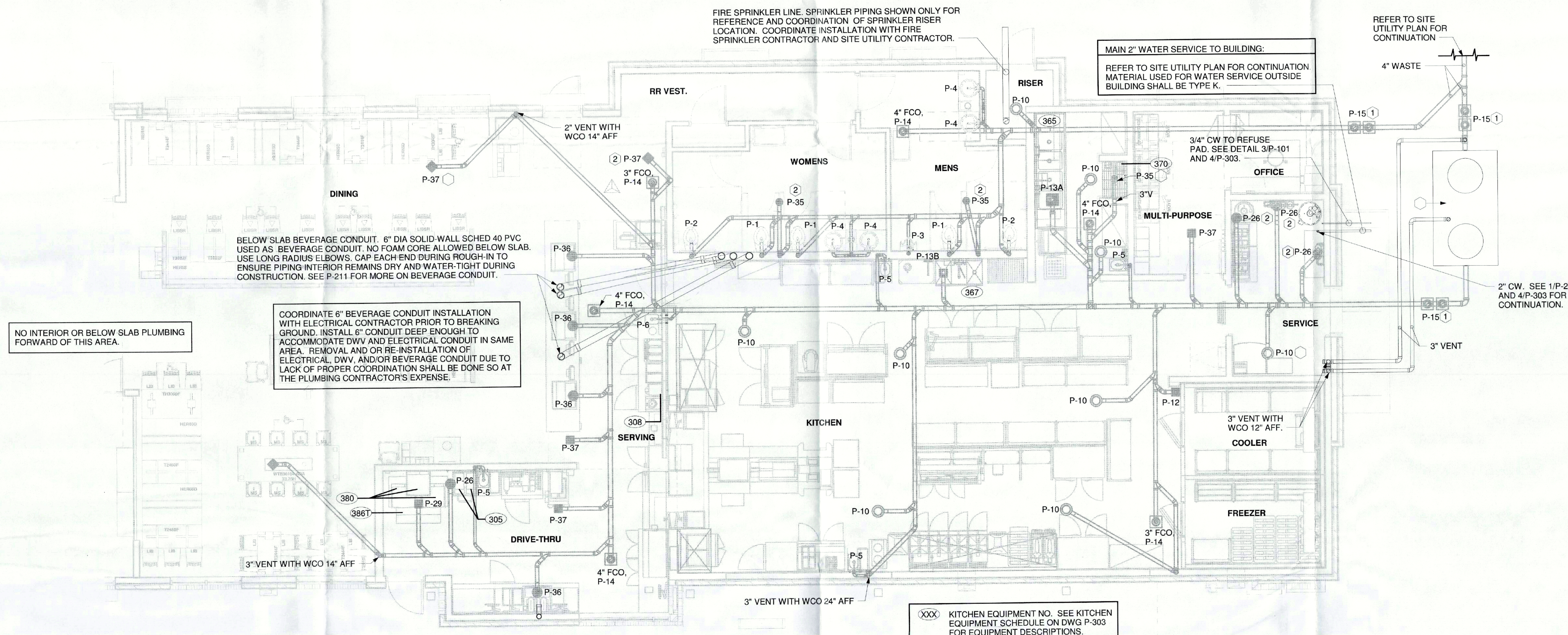
3/4" NON-FREEZE POST HYDRANT, P-31, WITHIN PVC SLEEVES. SECURE BARREL TO WALL WITH SPLIT-RING HANGER AND THREADED ROD 2'-0" AFF. SET BASE OF HYDRANT BARREL IN ONE CUBIC FOOT OF PEA GRAVEL. WRAP BASE OF HYDRANT WITH SILT FENCE FABRIC TO PREVENT DRAIN HOLE FROM BEING OBSTRUCTED.

3 REFUSE PAD PLUMBING PLAN
1/4" = 1'-0"



② GREASE INTERCEPTOR
NOT TO SCALE

FIRE SPRINKLER LINE. SPRINKLER PIPING SHOWN ONLY FOR REFERENCE AND COORDINATION OF SPRINKLER RISER LOCATION. COORDINATE INSTALLATION WITH FIRE SPRINKLER CONTRACTOR AND SITE UTILITY CONTRACTOR.



1 BELOW SLAB PLUMBING PLAN
1/4" = 1'-0"

OUTSIDE MEAL DELIVERY SERVICE & SAFETY ELEMENTS				
ITEM NO.	QUANTITY	DESCRIPTION OF EQUIPMENT	APPROVED MANUFACTURER	REMARKS
680	5	YELLOW SAFETY POST	THE PARKING ZONE MODEL #GMP#48Y SHIM	ORDER CFA ITEM #3TP12001 - G.C. TO INSTALL PER G.C. INSTALL GUIDE - SEE CIVIL SITE PLAN FOR PLACEMENT
680A	1	EPKOT GUN REFL.	THE PARKING ZONE MODEL #BSP	ORDER CFA ITEM #3TP12002 - G.C. TO USE PER G.C. INSTALL GUIDE - NOT SHOWN ON DRAWINGS
680B	1	ZINC PLATED BASE PLATE	THE PARKING ZONE MODEL #GP1PLATE	ORDER CFA ITEM #3TP2003 - G.C. TO INSTALL PER G.C. INSTALL GUIDE - SEE CIVIL SITE PLAN FOR PLACEMENT
681	2	MEAL DELIVERY ZONE SIGN	CHANDLER SIGNS MODEL #CHCKA, ALIGN FLAG, SA	ORDER CFA ITEM #RCH5002 - G.C. TO INSTALL PER G.C. INSTALL GUIDE - SEE CIVIL SITE PLAN FOR PLACEMENT
683	1	DOUBLE SHELF KIT FOR BI-PARTING WINDOW	FCC MODEL #FDT11-CFA	ORDER CFA ITEM #RSC004 - INCLUDES INTERIOR & EXTERIOR SHELVES - G.C. TO INSTALL PER G.C. INSTALL GUIDE - NOT SHOWN ON DRAWINGS
683A	1	DOUBLE MOUNTING BRACKET KIT FOR BI-PARTING WINDOW	FCC MODEL #FDT12-CFA	ORDER CFA ITEM #RSC008 - INCLUDES INTERIOR & EXTERIOR SHELF BRACKETS - G.C. TO INSTALL PER G.C. INSTALL GUIDE - NOT SHOWN ON DRAWINGS
685	4	BAIN MARIE/CANISTER	VOLLRATH MODEL #78710	ORDER CFA ITEM #XVLI058 - G.C. TO INSTALL PER G.C. INSTALL GUIDE - NOT SHOWN ON DRAWINGS

SHEET NUMBER

K-802L

K-802L

				MECHANICAL															
				ELECTRICAL					PLUMBING										
ITEM NO.	QUANTITY	DESCRIPTION OF EQUIPMENT	APPROVED MANUFACTURER	VOLT	PH	KW	AMP	HP	NEMA-RATING	HW	CW	TW	FW	FW2	IW	DW	ROUGH-IN	ITEM NO.	REMARKS (ALL ITEMS BY CHICK-FIL-A UNLESS OTHERWISE NOTED)
101	1	SERVING COUNTER	CLAYTON FIXTURE															101	REFER TO MANUFACTURER SHOP DRAWINGS
105	1	PASS-THRU COUNTER	CLAYTON FIXTURE															105	REFER TO MANUFACTURER SHOP DRAWINGS
105a	11	STAINLESS STEEL BIN HOLDER	CLAYTON FIXTURE MODEL #02099996															105a	LOCATED ON ITEM #105 - NOT SHOWN ON PLAN
105b	22	CONDIMENT BIN	INTERMETRO MODEL #SB0105SCAS															105b	LOCATED ON ITEM #105a - NOT SHOWN ON PLAN
110	1	BACK BAR COUNTER	CLAYTON FIXTURE															110	REFER TO MANUFACTURER SHOP DRAWINGS
111	1	STAINLESS STEEL DROP-IN HAND SINK	VOLLATH MODEL #10101-1													1 1/2"		111	PROVIDED IN MILLWORK PACKAGE BY CLAYTON FIXTURE
115	1	DRIVE-THRU CASH COUNTER	CLAYTON FIXTURE															115	REFER TO MANUFACTURER SHOP DRAWINGS
116	1	DRIVE-THRU BEVERAGE COUNTER	CLAYTON FIXTURE															116	REFER TO MANUFACTURER SHOP DRAWINGS
117A	1	S/S CUSTOM FABRICATED TEA SHELF	ALL SOUTHERN FABRICATORS #7220															117A	USE (2) 1/8 SS MONSTER-CARR 93X14SS HEX HEAD LAG SCREWS PER 3/16" PRE-DRILLED HOLE STUD ONLY, MIN 2" APART
119	3	MOP COUNTER	PROVIDED BY CHI															119	REFER TO MANUFACTURER SHOP DRAWINGS
120	1	HOT HOLD JUNG CENTERLINE TABLE	FRANKE MODEL #18015665	120/208	3	3.2	16		DIRECT CONNECTION									120	60 AMP SERVICE REQUIRED TO POWER TABLE & ADDITIONAL EQUIPMENT EXCEPT POS - ORDER W/ ITEM #7867930
120a	4	COLD CENTERLINE TABLE	FRANKE MODEL #18008872	120/208	3	0.78	6.5		DIRECT CONNECTION									120a	60 AMP SERVICE REQUIRED TO POWER TABLE & ADDITIONAL EQUIPMENT EXCEPT POS - ORDER W/ ITEM #7867930
120c	1	TOASTER CENTERLINE TABLE	FRANKE MODEL #18006738	120/208	3				DIRECT CONNECTION									120c	60 AMP SERVICE REQUIRED TO POWER TABLE & ADDITIONAL EQUIPMENT EXCEPT POS - ORDER W/ ITEM #7867930
120d	1	CENTERLINE UNDERCOUNTER REFRIGERATOR	FRANKE MODEL #18008870	115	1	0.58	5		5-15P									120d	LOCATED UNDER ITEM #120a - FRANKE COLD TABLE CIRCUIT #1
121	1	WALL MOUNTED SOUP PACKAGING HOLDER	FRANKE MODEL #ZB70701															121	SEE INTERIOR ELEVATIONS FOR MOUNTING INFORMATION
125	1	SAFE COUNTER	CLAYTON FIXTURE															125	REFER TO MANUFACTURER SHOP DRAWINGS
126	1	COUNTER	CLAYTON FIXTURE															126	REFER TO MANUFACTURER SHOP DRAWINGS
130	1	LOCKABLE CLEANING SUPPLY CABINET	CLAYTON FIXTURE															130	REFER TO MANUFACTURER SHOP DRAWINGS
135	1	DESK TOP	CLAYTON FIXTURE															135	REFER TO MANUFACTURER SHOP DRAWINGS
136	1	B.O.G. CABINET	CLAYTON FIXTURE															136	REFER TO MANUFACTURER SHOP DRAWINGS
138	1	COMPUTER NETWORK CABINET	CLAYTON FIXTURE															138	PLEASE REFER TO MANUFACTURER SHOP DRAWINGS
145D	3	CONDIMENT COUNTER	CLAYTON FIXTURE															145D	REFER TO MANUFACTURER SHOP DRAWINGS
146D	3	TRASH CONTAINER	CLAYTON FIXTURE															146D	REFER TO MANUFACTURER SHOP DRAWINGS
149	2	SNEAKER KEEPER BENCH	CLAYTON FIXTURE															149	PLEASE REFER TO MANUFACTURER SHOP DRAWINGS
150	3	BREAD RACK	LOCAL SUPPLIER															150	PROVIDED BY CFA IT
180	8	ORDER REGISTER	NCR MODEL #P1230	120	1		0.7		5-20P									180a	USED TO MOUNT ORDER MONITORS - PROVIDED BY CFA IT
180a	1	RADIAL ARM	INNOVATIVE MODEL #7000															181	PROVIDED BY CFA IT
181	6	CASH DRAWER	APG MODEL #4000															182	
182	4	RECEIPT PRINTER	EPSON MODEL #TM-T88VI						5-20P									182L	PROVIDED BY CFA IT
182L	4	LABEL PRINTER	EPSON MODEL # TM-L30	120	1				5-20P									183	PROVIDED BY CFA IT
183	13	ORDINARY TONITOR	RADIANT KITCHEN PRODUCTION SYSTEM	120	1		0.125		5-20P									183a	USED TO MOUNT ORDER MONITORS - PROVIDED BY CFA IT
183a	8	RADIAL ARM	INNOVATIVE MODEL #7000						5-20P									184	PROVIDED BY CFA IT
184	3	IPAD	APPLE	120	1	0.12	1.0		5-20P									185	PROVIDED WITH MOUNTING BRACKET
185	1	PRODUCT HOLDING TIMER	ICC MODEL #980925	120	1		VERIFY		5-20P									190	PROVIDED BY CFA IT
186	1	DRIVE-THRU VIDEO MONITOR	ACER MODEL #V1730UB	120	1		0.8		5-20P									190a	USED TO MOUNT ORDER MONITORS - PROVIDED BY CFA IT
190a	1	RADIAL ARM	INNOVATIVE MODEL #7000															200a	LOCATED ON ITEM #117A - ORDER (2) #TCN14040-SW (1) #TCN14040-US
200a	3	SLIM LINE CUSTOM TEA DISPENSER	WILBUR CURTIS MODEL #TCN14040															200b	LOCATED ON ITEM #200a - ORDER (2) #TCN040-SW & (1) #TCN040-US
200S	3	SLIM LINE TEA DISPENSER	WILBUR CURTIS MODEL #TCN40															200Sb	LOCATED ON ITEM #200a - ORDER (2) #TCN040-SW & (1) #TCN040-US
205a	1	TEA STAND	CLAYTON FIXTURE															201	PROVIDED BY CFA WAREHOUSE
201	1	ICE CREAM CONE DISPENSER	DISPENSE-RITE MODEL #BCDS-BPL															202	PROVIDED BY CFA WAREHOUSE
202	5	UNDER-COUNTER SLIM JIM TRASH CAN	RUBBERMAID MODEL #F3354060GRAY															202a	PROVIDED BY CFA WAREHOUSE
202a	1	UNDER-COUNTER SLIM JIM TRASH CAN	RUBBERMAID MODEL #1911258															202b	RE: ARCHITECTURAL SHEETS FOR DETAILS ON MOUNTING HEIGHTS AND LOCATIONS - PROVIDED BY CFA WAREHOUSE
206	5	SOAP DISPENSER	ECOLAB MODEL #R0212189															206	PROVIDED BY CFA WAREHOUSE
210	1	INGREDIENT BIN	RUBBERMAID MODEL #3602-88															210	PROVIDED BY CFA WAREHOUSE
211b	3	FLY SYSTEM	GENIUS COBRA MODEL #107000-00	120	1	0.078	0.65		5-15P									211B	CLOCK STYLE RECEPTACLE REQUIRED
215	1	KEY CABINET	BLOCK & CO. MODEL #101903003															215	PROVIDED BY CFA WAREHOUSE
220	1	COAT RACK	SAFECO MODEL #W100 260															220	FURNISHED BY OWNER
225	1	FAT VAT	PITCO FRALATOR MODEL FAT VAT															225	PROVIDED BY CFA WAREHOUSE
230	4	HIGH CHAIR	RUBBERMAID MODEL #FG780508															230	PROVIDED BY CFA WAREHOUSE
263	1	42" VENT HOOD + 3" AIR SPACE	HALTON HOODS															263	HOOD SHROUD BY VENT HOOD MANUFACTURER, REFER TO SHOP DRAWINGS
263	1	18" VENT HOOD	HALTON HOODS															263	HOOD SHROUD BY VENT HOOD MANUFACTURER, REFER TO SHOP DRAWINGS
266	1	151" VENT HOOD	HALTON HOODS															266	HOOD SHROUD BY VENT HOOD MANUFACTURER, REFER TO SHOP DRAWINGS
269	1	ANSUL FIRE SUPPRESSION SYSTEM	HALTON HOODS	120	1		VERIFY		DIRECT CONNECTION									269	LOCATED ABOVE HOOD - BEHIND CLOSURE PANEL, REFER TO SHOP DRAWINGS, FED FROM CFA-7500 PANEL
270	1	ANSUL FIRE SUPPRESSION SYSTEM	HALTON HOODS	120	1		VERIFY		DIRECT CONNECTION									270	REFER TO SHOP DRAWINGS, FED FROM CFA-7500 PANEL
300a	1	MILKSHAKE BASE DISPENSER	KAN-PAK MODEL #BCD211	120	1		4.0		NEMA 5-20P									300b	MOUNTED ON ITEM #300b
300b	2	SINGLE SPINDLE MIXER	HAMILTON BEACH MODEL #HMD3000M-CFA															300c	MOUNTED ON ITEM #300X - FRONT MOUNT
300d	1	TOPPING DISPENSER/HOLDER	ALL SOUTHERN FABRICATORS															300d	MOUNTED ON ITEM #300X - LEFT HAND MOUNT
300X	1	DOUBLE E BARREL ICE CREAM MACHINE	CLAYTON MODEL #0793333FDC (AIR COOLED)	208	3		19.9/15.0	1.5/1.5	15-30P/15-20P									300X	PROVIDED WITH HUBBELL HBL8432C & HBL8421C ANGLE PLUGS
301C	1	CUP DISPENSER & LID ORGANIZER	WAREWORKS MODEL #C8550WF															301C	PROVIDED BY CFA WAREHOUSE
305	2	TEA BREWER	WILBUR CURTIS MODEL #TCTT-10000	120	1	1.65	13.8		5-15P									305	QUICK DISCONNECT HOSES PROVIDED BY CFA WAREHOUSE
308	1	SINGLE COFFEE MAKER	WILBUR CURTIS MODEL #PT251043140	208	1	4.0	19.2		L14-30P	3/8"	3/8"							308	QUICK DISCONNECT HOSES PROVIDED BY CFA WAREHOUSE
308a	4	COFFEE WARMER	WILBUR CURTIS MODEL #PTT1C3840															308a	MOUNTED ON ITEM #308b - (2) NOT SHOWN ON DRAWINGS
308b	1	COFFEE WARMER STAND	QUADRA TECH MODEL #CFA3QD0708															308b	ITEMS #114143, #114166, & #114156 PROVIDED BY CFA WAREHOUSE
308c	1	SLIM LINE ICED COFFEE DISPENSER	WILBUR CURTIS MODEL #TCN-3-5GAL															308c	PROVIDED BY CFA WAREHOUSE
308d	1	SWEETENER DISPENSER ON STAND	SERVEY INSWEETIN															308d	ORDER (1) #3CRA005 & (1) #3CRA006
308e	1	SYRUP RACK	MONM MODEL #P573															308e	PROVIDED WITH (2) CORDS & PLUGS PER TOWER
310	2	DOUBLE LEMONADE BUBBLER	CEAT-H2O MODEL #CS-2D-16	120	1		8.5		5-15P									310	LOCATED IN MECH. ROOM - SECURE TO WALL WITH CHAIN
315W	4	10" HEAD DRINK TOWER/ICE BIN	LANGER #85-23710-111-07 MODEL 2300	120	1		10		5-15P/5-15P									315W	LOCATED IN MECH. ROOM - SECURE TO WALL WITH CHAIN
316	1	CO2 TANK	CHART INDUSTRIES															316	
317	1	BEVERAGE RACK SYSTEM (6 SHELF - 6 WIDE)	PROFITMASTER MODEL #3PMD010															317	
318	1	8-1/2" WIDE MANIFOLD PANEL	BLUS ENTERPRISE MODEL #R53610															318a	INSTALLED BY PLUMBING CONTRACTOR - RE-PLUMBING SHEETS FOR DETAILS
320	4	TURBO CARBONATOR	LANGER MODEL #85-1923-03															320	ORDER (6) #44231, (2) #44233, (6) DR. PEPPER PUMPS, & (2) #T52745N-01
350	1	WATER FILTER SYSTEM	SELECTO SCIENTIFIC T1 FILTER SYSTEM MODEL #R0-6203CB	115	1	7	6.2		5-20P									350	RE-PLUMBING SHEETS FOR DETAILS
355F	1	ELECTRONIC EYE FAUCET FOR DECK MOUNTED HAND SINK	T&S MODEL #EC-31010T/MVHF10							1/2"	1/2"	0"	0"			0"	0"	355F	INCLUDED IN T&S KIT #B-2495-CFAS
359	3	WALL MOUNTED SPLASH GUARD	ATLANTA CUSTOM FABRICATORS #KACF114							1/2"	1/2"	1/2"						359	RIGHT HAND MOUNT - 12" HIGH x 24" WIDE S/S WALL MOUNTED SIDE SPLASH W/ HEMMED EDGE
360	3	WALL MOUNTED SPLASH GUARD	ATLANTA CUSTOM FABRICATORS #KACFR01															360L	LEFT HAND MOUNT - 12" HIGH x 24" WIDE S/S WALL MOUNTED SIDE SPLASH W/ HEMMED EDGE
360	4	HAND SINK	EAGLE MODEL #YCYFA-HSAN-0004-00													1 1/2"		360	WITH SIDE MOUNTING BRACKETS
360E	1	EMERGENCY EYEWASH STATION	GUARDIAN MODEL #G14848															360E	MOUNTED TO WALL
360F	4	ELECTRONIC EYE FAUCET FOR WALL MOUNTED HAND SINK	T&S MODEL #EC-31010T/MVHF10							1/2"	1/2"	1/2"						360F	(2) INCLUDED IN T&S KIT #B-2495-CFAS
363	1	HIGH-TEMP UPRIGHT DISHWASHER	CHAMPION MODEL #DH5000T-VHR-CFA	208	3		49	2	DIRECT CONNECTION			1/2"				2"		363	PROVIDED WITH DRAIN WATER TEMPERING KIT
363C	1	CLEAN DISH TABLE	BL/INE MODEL #B705542															363C	WITH UNDERSHELF - ORDER ON 4" CASTERS
363D	1	4 COMPARTMENT UTENSIL SINK	EAGLE GROUP MODEL #YCYFA 314-184-19.5													1 1/2"		365	(4) IW - WITH (2) 18" DRAIN BOARDS - PROVIDE (4) FISHER #2220B DRAINS W/IFLAT STRAINERS
365a	1	4 COMPARTMENT SINK CHEMICAL DISPENSER	SOLDESENSE															365a	PROVIDED BY OPERATOR
365F	1	FAUCETS FOR UTENSIL SINK	T&S MODEL #B-0152-14-CRBC2 & B2299-CR							1/2"	1/2"							365F	(2)HW, (2)CW - INCLUDED IN T&S KIT #B-2495-CFAR
367	1	DOUBLE BOWL VEGETABLE PREP SINK	EAGLE GROUP MODEL #YCYFA-0072-00													1 1/2"		367	(2) IW - W/16" CENTER DRAIN BOARD & HOLE IN BACKSPLASH - PROVIDE (2) FISHER #2220B DRAINS W/IFLAT STRAINERS
367b	1	VEGETABLE WASH DISPENSER	ECOLAB ANTIMICROBIAL FRUIT & VEGETABLE TREATMENT							1/2"	1/2"							367b	
367F	1	FAUCET FOR VEGETABLE PREP SINK	T&S MODEL #B-0152-14-CRBC2							1/2"	1/2"							367F	
367FW	1	FILTERED WATER FAUCET (WALL MOUNTED)	T&S MODEL #B-0236-CR-063X							1/2"	1/2"							367FW	(2) FW - INCLUDED IN T&S KIT #B-2495-CFAS
370	1	MOP SINK	BUILT-IN BY G.C.							1/2"	1/2"					3"		370	SUNKEN 24"x3



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



TriMark
Foodservice Equipment, Supplies and Design

STRATEGIC

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A

P13 LSR

ADDRESS
CITY, ST 00000

FSR#00000

BUILDING TYPE / SIZE: P13 LSR LRG
RELEASE: v2.19.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	XXXXXX
----------------------	--------

PRINTED FOR (put project status here)
DATE MM/DD/YY

DRAWN BY _____ Author _____

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from

SHEET
EQUIPMENT SCHEDULE

EQUIPMENT SCHEDULE

SHEET NUMBER
150041

K-801L

FILED

The petitioner's filing of this application for a variance is not to be construed as or implied to be an admission by the petitioner that the variances requested herein are required under the terms of the City of Valparaiso Unified Development Ordinance. Accordingly, the petitioner files this application for a variance under a reservation of rights, to potentially exhaust all administrative remedies available to petitioner, and no election of remedies or a waiver of any of the petitioner's rights or other remedies shall be construed or implied by the filing of this application.

OCT 25 2019

DKC
R# 49082
CK. 1013 11

Petition #: VAL19-021

PETITION TO

VALPARAISO BOARD OF ZONING APPEALS

Sharon Emma Schubert
Clerk-Treasurer

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.

Olthof Homes

PETITIONER: c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

219-464-4961

Name (Please Print)

Address

Phone

OWNER OF SUBJECT PROPERTY:

First United Methodist Church of Valparaiso 103 Franklin St., Valparaiso, Indiana

Name (Please Print)

Address

Phone

ADDRESS OF SUBJECT PROPERTY: 206 E. 500 N., Valparaiso, Indiana

Subject property fronts on the North side between (streets) Silhavey Road and State Road 49
in the _____ Zoning District.

General Residential (GR) District

Legal Description of Subject Property: (Exhibit No. ____)
See Attached Legal Description

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

Installation and placement of off-premises directional sign for new residential subdivision development.

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

Article: ____ Section: ____ Paragraph: ____ Item: ____
: ____ : ____ : ____ : ____
: ____ : ____ : ____ : ____

See Attached
Exhibit A

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 ____

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. seq.. 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

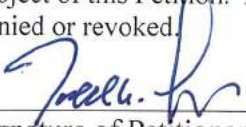
____ Use Variance	\$200
<u>X</u> Single Family Development Standards Variance	\$50
____ Commercial Development Standards Variance	\$150
____ Special Exception/Special Use	\$200
____ Relief to an Administrative Decision	\$200
____ Special Meeting	\$1000
____ Conditional Use	\$100
____ Wireless Communications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

TOTAL FEE _____

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.

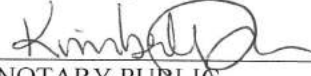

Signature of Petitioner

Todd A. Leeth, Attorney for Petitioner
Printed Name

First Methodist Church of Valparaiso
Signature of Property Owner

By: _____
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: Todd A. Leeth, and acknowledge the execution of the foregoing document, this 25 day of Oct, 2019.


NOTARY PUBLIC

My Commission Expires: _____
Resident of _____ County

Type or Print name of Notary



DEVELOPMENT STANDARD VARIANCE REQUESTS

Olthof Homes

Prohibited Signs; Special Exemptions with Written Permit Allow off-premises directional sign.	§5.202(A)(8)
Maximum Real Estate Sign Area Code: 8 sq. ft. Proposed: 32 sq. ft.	§5.302(B)(2) Table 5.302
Sign Height Code: 3 feet Proposed: 9 ½ ft.	§5.301

Rodney L & Kelly P Beckner
4403 Silhavy Rd
Valparaiso IN 46383

Michael S & Linda N Boxum
4402 Silhavy Rd
Valparaiso IN 46383

Cynthia Sue & James G Carroll
2605 Nottingham Dr
Valparaiso IN 46383

Sunita S Dhoot
2608 Pennington Pl
Valparaiso IN 46383

F Philip & Deborah L Doelling
219 E 500 N
Valparaiso IN 46383

Diane N Duval
4111 Crown Dr
Valparaiso IN 46383

Milan & Nancy L Dzomba
4110 Crown Dr
Valparaiso IN 46383

Executive Park Commercial Associati
c/o Jay S Patheja
4907 Garden Gtwy
Valparaiso IN 46383

Executive Park Residential Associat
c/o Jay S Patheja
4907 Garden Gtwy
Valparaiso IN 46383

Timothy R & Elizabeth A Fandrei
4501 Silhavy Rd
Valparaiso IN 46383

First United Methodist Church of Va
103 Franklin St
Valparaiso IN 46383

John J Golub
8532 Delaware St
Highland IN 46322

Kurt Goodpaster
4404 Silhavy Rd
Valparaiso IN 46383

Arthur & Erdei Kristin P Gross
4503 Silhavy Rd
Valparaiso IN 46383

Kent D Harvey
4500 Silhavy Rd
Valparaiso IN 46383

Hawthorne HOA Inc
c/o 1st American Mgmt Co Inc
3408 Enterprise Ave
Valparaiso IN 46383

Richard D Hite
2606 Pennington Pl
Valparaiso IN 46383

Steven P & Julie A Hodge
2708 Maplewood Ave
Valparaiso IN 46383

Jun & Jing Jinfang Hu
4505 Silhavy Rd
Valparaiso IN 46383

Greg A Huette
4604 Silhavy Rd
Valparaiso IN 46383

Loren & Patricia Johnson
242 E 500 N
Valparaiso IN 46383

Thanh P & Truc P Lai
4502 Silhavy Rd
Valparaiso IN 46383

Chang Lin
4602 Silhavy Rd
Valparaiso IN 46383

Pamela M Mills
2706 Maplewood Ave
Valparaiso IN 46383

Chad B & Ashley Needham
2609 Pennington Pl
Valparaiso IN 46383

Property 49 LLC
C/O Lyn Fisel Manager
PO Box 437
Hebron IN 46341

Region Holdings Inc
9200 Thiel St Unit 235
Saint John IN 46373

Christopher J & Christine G Runnion
4505 Silhavy Rd
Valparaiso IN 46383

Jacqueline L Sherwood
495 N 200 E
Valparaiso IN 46383

Daniel G & Beverly A Simmons
204 E 500 N
Valparaiso IN 46383

Rodney D & Lisag Smith
4506 Silhavy Rd
Valparaiso IN 46383

Jeffry D & Soliday Sarah M Soliday
4600 Silhavy Rd
Valparaiso IN 46383

Stephen A & Staccone Elizabet Wells
4400 Silhavy Rd
Valparaiso IN 46383

Legal Description
Olthof Homes
Development Standards Variance – Sign

A parcel of real estate in the Southwest Quarter of Section 5, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, in Porter County, Indiana, described as follows:

Beginning at the Southwest corner of said Section 5; thence North, along the West line of said Southwest Quarter, 1151.37 feet (69 rods 19.5 links); thence East 794.31 feet (48 rods 3.5 links); thence South 1151.37 feet (69 rods 19.5 links) to the South line of said Southwest Quarter; thence West 794.31 feet (48 rods 3.5 links) to the point of beginning.

A portion of the real estate described above having been dedicated as part of the public right-of-way of Silhavy Road on the plat of Hawthorne Subdivision, Phase 1, recorded September 22, 2004, in Plat File 48-C-2, as Document No. 2004-031149, in the Office of the Recorder of Porter County, Indiana.

Excepting therefrom:

The South 40 feet of the following described tract:

A parcel of land in the Southwest Quarter of Section 5, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Beginning at the Southwest corner of said Section 5; thence North, along the West line of said Southwest Quarter, 1151.37 feet (69 rods 19.5 links); thence East 794.31 feet (48 rods 3.5 links); thence south 1151.37 feet (69 rods 19.5 links) to the South line of said Southwest Quarter; thence West 794.31 feet (48 rods 3.5 links) to the point of beginning. EXCEPTING THEREFROM that portion of the above described parcel being part of the plat of Hawthorne Subdivision, Phase I, as recorded in Plat File 48-C-2 in the Office of the Recorder of Porter County, Indiana.

**CITY OF VALPARAISO
BOARD OF ZONING APPEALS**

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: Olthof Homes

Legal Description: Exhibit "A"

Location: 206 E 500 N, Valparaiso, Indiana 46383

Current Zoning: General Residential (GR) District

Petition: Development Standards Variances:

1. Maximum Real Estate Sign Areas §5.302(B)(2)
Table 5.302

Code: 8 square feet
Proposed: 32 square feet

2. Off-premise sign §5.202(A)(8)

Code: not allowed
Proposed: allowed

3. Sign Height §5.301

Code: 3 feet
Proposed: 9 ½ feet

Case No.:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for development standards variances to allow for directional and informational off-premise signs pursuant to the provisions set forth above and found in the Unified Development Ordinance. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variance, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

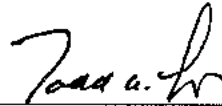
FINDINGS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a) The proposed off-premise sign is informational and directional, and will allow drivers to identify the location of Petitioner's development more easily and safely navigate from Burlington Beach Road and avoid unsafe traffic movements to access the Petitioner's subdivision by drivers unfamiliar with the location of the development.
 - b) Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variances.
 - c) The granting of the variances will not alter the essential character of the locality.
 - d) The granting of the variances will not adversely affect the aesthetic appeal or the cohesive development of the surrounding area.
 - e) The proposed off-premise sign is set back from all public streets and highways, and the granting of the variances will not obstruct sight lines or vision of vehicles on any street or road or make traffic movement more difficult or dangerous. The granting of the variances will not restrict or hamper access by emergency apparatus or personnel to any property.
2. The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
 - a) The granting of the variances will in no recognizable way encroach on the enjoyment or use of the surrounding properties.
 - b) Petitioner's development has a hidden nature and is enclosed by trees, making it difficult for people to find the subdivision, and Petitioner's development is under construction with no address available for GPS purposes, creating the need for an off-premise sign.
 - c) The granting of the variances will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - d) There will be no substantial change in the use of the property that will result if the variances are granted.

- e) The granting of the variances will not adversely affect the aesthetic appeal or the cohesive development of the surrounding area.
- 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
 - a) Without permitting the off-premise sign, Petitioner's subdivision will be significantly harder to find, which will impede the sale and marketing of petitioner's significant investment in developing the Hawthorne East Subdivision and result in a significant economic injury to its return on investment.
 - b) The ordinance does not allow for off-premise signs in the General Residential (GR) District, and as a result of the hidden nature of Petitioner's development, compliance with the ordinance will result in a decrease of marketing opportunities of the Petitioner's development as a residential neighborhood, which is the intent of the General Residential (GR) District.
 - c) The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variances are not self-created.

Respectfully submitted;

By: _____



Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

Attorney for Petitioner

This Instrument Prepared By:

Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46384-2357

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

Legal Description
Olthof Homes
Development Standards Variance – Sign

A parcel of real estate in the Southwest Quarter of Section 5, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, in Porter County, Indiana, described as follows:

Beginning at the Southwest corner of said Section 5; thence North, along the West line of said Southwest Quarter, 1151.37 feet (69 rods 19.5 links); thence East 794.31 feet (48 rods 3.5 links); thence South 1151.37 feet (69 rods 19.5 links) to the South line of said Southwest Quarter; thence West 794.31 feet (48 rods 3.5 links) to the point of beginning.

A portion of the real estate described above having been dedicated as part of the public right-of-way of Silhavy Road on the plat of Hawthorne Subdivision, Phase 1, recorded September 22, 2004, in Plat File 48-C-2, as Document No. 2004-031149, in the Office of the Recorder of Porter County, Indiana.

Excepting therefrom:

The South 40 feet of the following described tract:

A parcel of land in the Southwest Quarter of Section 5, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Beginning at the Southwest corner of said Section 5; thence North, along the West line of said Southwest Quarter, 1151.37 feet (69 rods 19.5 links); thence East 794.31 feet (48 rods 3.5 links); thence south 1151.37 feet (69 rods 19.5 links) to the South line of said Southwest Quarter; thence West 794.31 feet (48 rods 3.5 links) to the point of beginning. EXCEPTING THEREFROM that portion of the above described parcel being part of the plat of Hawthorne Subdivision, Phase I, as recorded in Plat File 48-C-2 in the Office of the Recorder of Porter County, Indiana.



Signage:

Sign Face - 4' wide x 8' high

Sign Structure - 4' wide x 9.5' high

FILED

R# 49036
CK 3030
DKC

OCT 18 2019

Sharon Emerson Schubert

Petition #: VAR19-022

Clerk-Treasurer

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.

amyLMiller614@yahoo

mr. smiller@yahoo.com

PETITIONER:

Amy Lynn Miller 209 Wayne St. 219-393-0051
Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

Amy Lynn Miller (FKA - Amy Wielgos) 209 Wayne St. 219-393-0051
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 209 Wayne Street

Subject property fronts on the West side between (streets) Chestnut & Chicago
in the _____ Zoning District.

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

Campbells Sub BLK 82 Councils Add
Lot 4

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

Detached Garage off alley

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 _____ Rear Setback _____ Side Setbacks ____/____ Lot Coverage _____
Height _____

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. seq.. 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

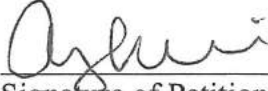
_____ Use Variance	\$200
_____ Single Family Development Standards Variance	\$50
_____ Commercial Development Standards Variance	\$150
_____ Special Exception/Special Use	\$200
_____ Relief to an Administrative Decision	\$200
_____ Special Meeting	\$1000
_____ Conditional Use	\$100
_____ Wireless Communications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

TOTAL FEE _____

Certificate of Petitioner

Please read and sign the following statement:

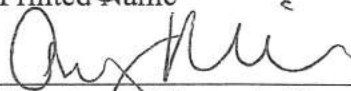
I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of 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 Petitioner

Amy Miller

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: Amy Miller, and
acknowledge the execution of the foregoing document, this 15 day of Oct, 2019.


NOTARY PUBLIC

My Commission Expires: 02-22-2020
Resident of Marshall County

Stephen John Swihart
Type or Print name of Notary



Affidavit of Consent of Property Owner

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

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

1. That AmyLynna Miller ("Owner") (is/are) the legal owner(s) of real property ~~that~~ is the subject of a Petition before the BZA.
2. That Owner authorizes Samuel Shane Miller ("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.

[Signature]
Property Owner

10-15-2019
Date

Property Owner

Date

Subscribed and sworn to before me this 15 day of October, 2019.

Stephen J. Swihart
Notary Public

My Commission:

02-22-2020
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 [REDACTED] on the 20 day of December, 2019 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) Petition for Special Exception.

The petitioner for the requested action is owner of the (address here) 209 Wayne Street, Valparaiso, IN 46385. The property is located in the Residential Zoning District. The subject parcel is located at (Address or Location) 209 Wayne Street and includes the following tract of land:

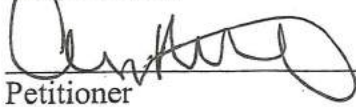
209 WAYNE ST VALPARAISO IN 46385
64-09-23-428-007.000-004
CAMPBELLS SUB BLK 82 COUNCILS ADD LOT 4

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

10-15-2019

Petitioner

Petitioner

Affidavit of Proper Public Notice for Public Hearing

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

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

1. That he/she is the owner (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.

Amy Miller
Petitioner

10-15-2019
Date

Subscribed and sworn to before me this 15 day of October, 2019.

Stephen J. Surhart
Notary Public

My Commission Expires

02-22-2020
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

City

Owner	Address	City
Brown Alan D & Lissa K/H&W	211 WAYNE ST	VALPARAISO IN 46385
Wielgus Amy L	209 WAYNE ST	VALPARAISO IN 46385
KOSELKE MARY A	207 WAYNE ST	VALPARAISO IN 46385
GREY WALTER A & PATRICIA L/H&W	205 WAYNE ST	VALPARAISO IN 46385
Snyder Amy J	212 WAYNE ST	VALPARAISO IN 46385
4601 LLC	206 WAYNE ST	VALPARAISO IN 46385
4601 LLC	4601 THORNBURY DR W	VALPARAISO IN 46383
Levenhagen Matthew B	209 WESTON AVE	VALPARAISO IN 46385
Klaker Michael G & Ramona A/H&W	207 WESTON AVE	VALPARAISO IN 46385
Lubeck John E & Vicki L H&W & Eric L	205 WESTON AVE	VALPARAISO IN 46385
JOHNSON KENTON R & JAMES MARYONOV	203 WESTON AVE	VALPARAISO IN 46385
Slager Michael R & Sally J/H&W	210 WESTON AVE	VALPARAISO IN 46385
LYNCH DAVID A & JAMIE A/H&W	208 WESTON AVE	VALPARAISO IN 46385
Sims William K & Sims Susan M	206 WESTON AVE	VALPARAISO IN 46385
Mead William H & Roberta/H&W	659 CHESTNUT ST	VALPARAISO IN 46385
Trepper Carolyn M	657 CHESTNUT ST	VALPARAISO IN 46385
Cornett Brandon M	655 CHESTNUT ST	VALPARAISO IN 46385
Nava Edgar	653 CHESTNUT ST	VALPARAISO IN 46385
Huseman Abby	557 CHESTNUT ST	VALPARAISO IN 46385
Pelzel Jason R	555 CHESTNUT ST	VALPARAISO IN 46385
Gundersen Scott Andrew & Sara Jo/H&W	453 CHESTNUT ST	VALPARAISO IN 46385
TORBIT GAY E	451 CHESTNUT ST	VALPARAISO IN 46385
PRICE DANNIE W JR & AMANDA/H&W	460 CHESTNUT ST	VALPARAISO IN 46385
RISK CYNTHIA A	458 CHESTNUT ST	VALPARAISO IN 46385
HAUGHEE MARY ANN	456 CHESTNUT ST	VALPARAISO IN 46385
4601 LLC	454 CHESTNUT ST	VALPARAISO IN 46385
DESKOVICH THOMAS JAMES & GILLOT-	452 CHESTNUT ST	VALPARAISO IN 46385
GROSS BARBARA J	652 CHICAGO ST	VALPARAISO IN 46385
CHICAGO APARTMENTS OF VALPARAISO LI	552 CHICAGO ST	VALPARAISO IN 46385
Vandusseldorp Jaclyn	456 CHICAGO ST	VALPARAISO IN 46385
STRANG DAVID R II	458 CHICAGO ST	VALPARAISO IN 46385
BURDETTE KURT A & RAEANN	460 CHICAGO ST	VALPARAISO IN 46385
St Paul-Valparaiso LLC	452 CHICAGO ST	VALPARAISO IN 46385
JKG Properties II LLC	252 CHICAGO ST	VALPARAISO IN 46385
Murray Thomas A	209 CAMPBELL ST	VALPARAISO IN 46385
DOWNEY ANN E	207 CAMPBELL ST	VALPARAISO IN 46385
Rosenberger Spencer	205 CAMPBELL ST	VALPARAISO IN 46385

X

Amy Miller
209 Wayne St
Valpo

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: _____

This is a rear set back variance on a single family lot for a garage. No impact to public health, safety, morals nor general welfare of the community.

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 area adjacent to the property will not ~~be~~ be affected at all. Does not have an affect. Same affect whether 20 ft back or 0 ft back.

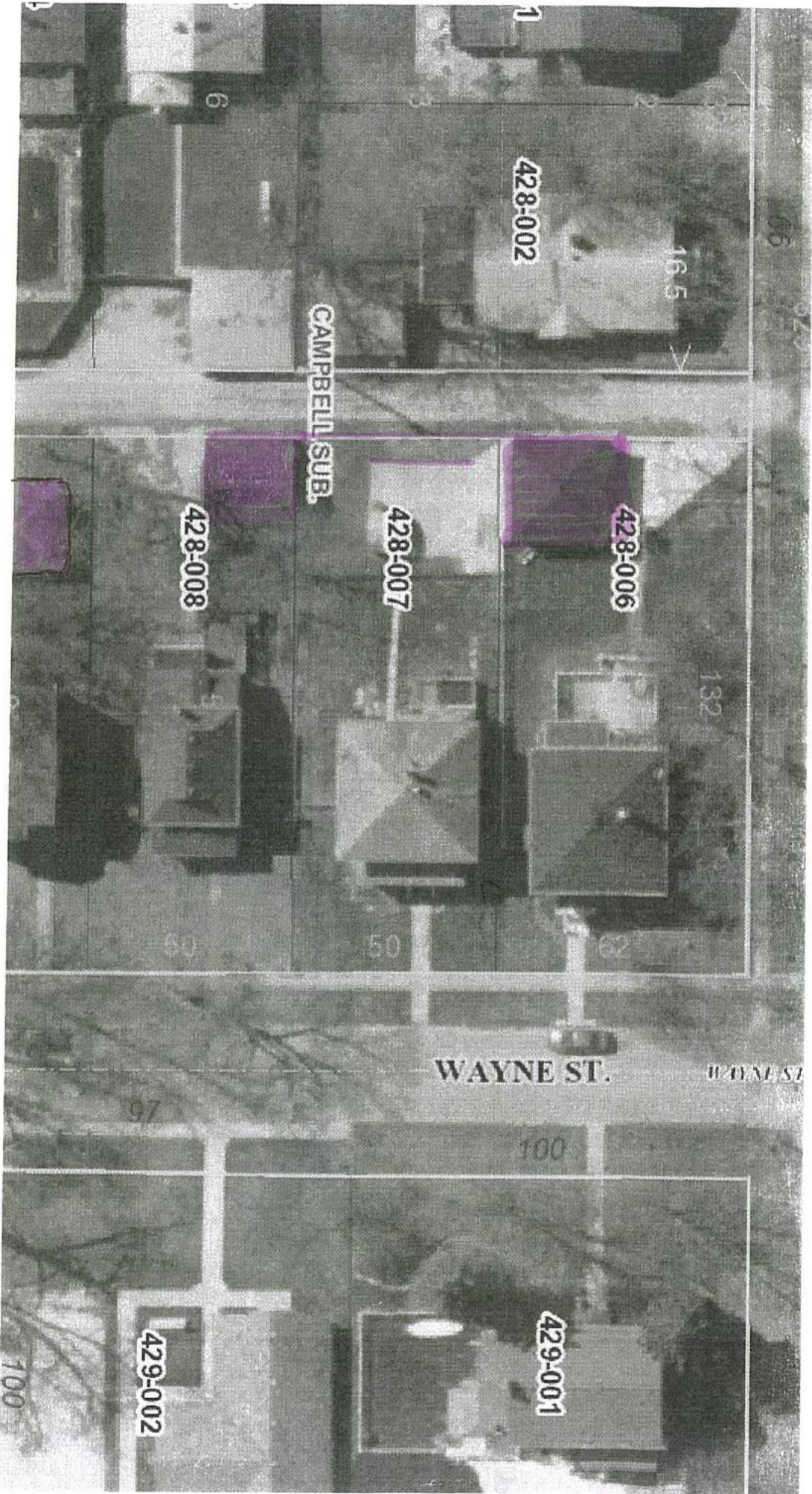
C. The strict application of the terms of the zoning ordinance will result in particular difficulties in the use of the property included in the proposed variance because: _____

A 20 ft set back on a garage at the rear property line will eliminate most of the back yard. It would also not conform to the locations of adjacent property garages.

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.

209 Wayne Street, Valparaiso, IN 46385

CAMPBELLS SUB BLK 82 COUNCILS ADD LOT 4



428-002

16.5

CAMPBELL SUB.

428-006

428-007

428-008

132

WAYNE ST.

WAYNE ST.

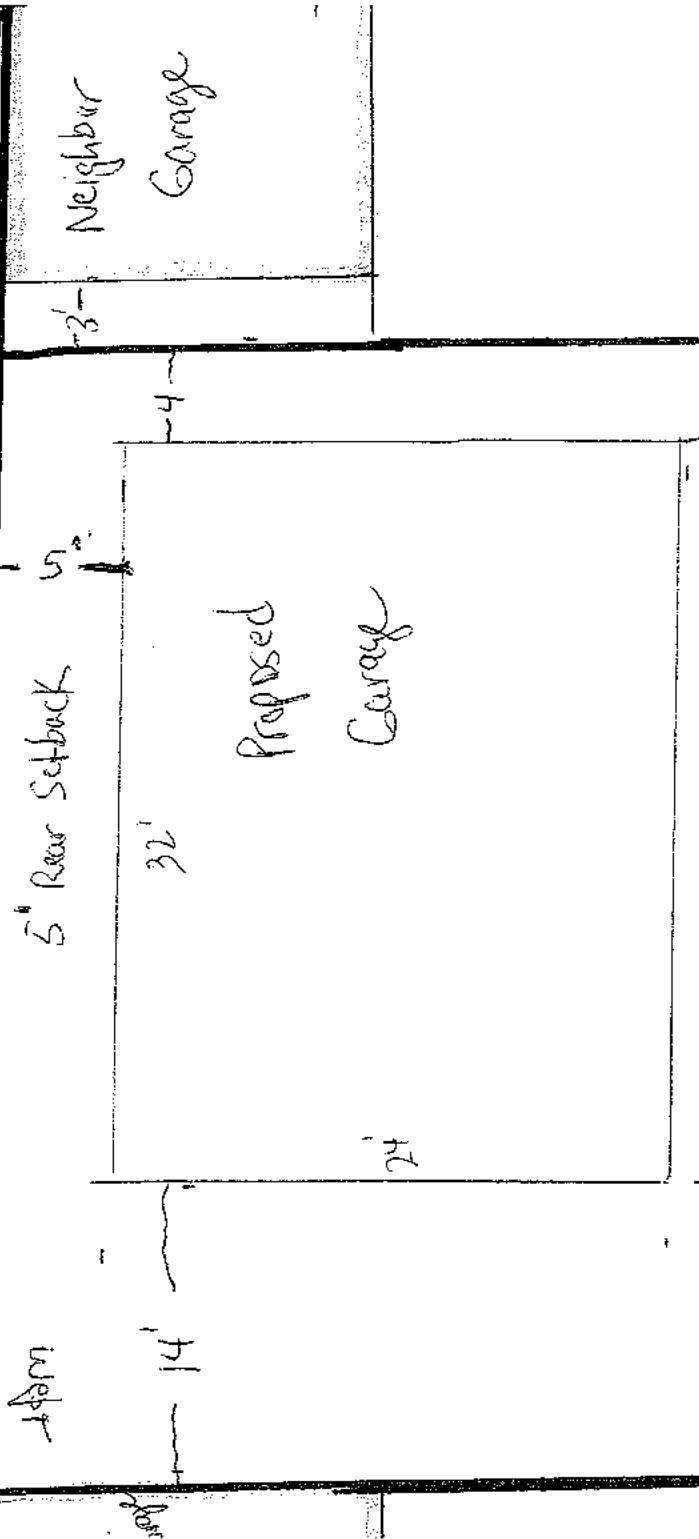
100

429-001

429-002

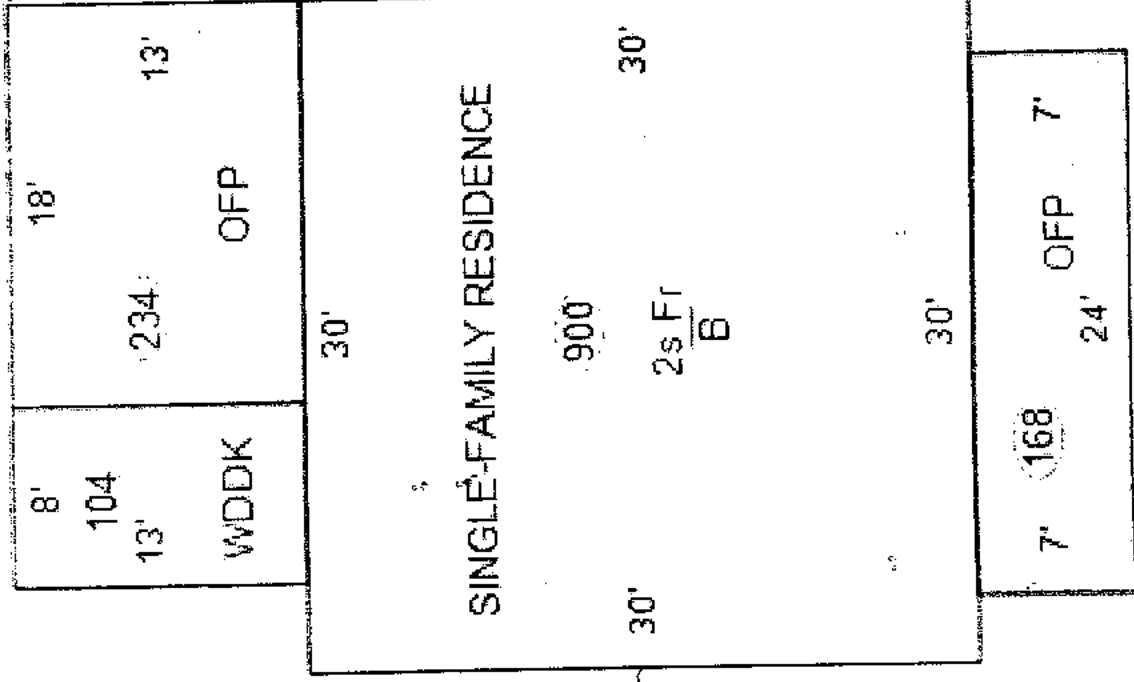
100

Rear Alley



Neighbour
Garage

Utility Shed



130'

1/8" = 1'
10'
1 1/4" = 10'

209 Wayne St

North

1503

Wayne St

Wayne St