

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, July 21st, 2020, 5:30 PM
Butterfield Family Pavilion, 600 Evans Ave

****Notice:** The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on **Tuesday, July 21st, 2020, at 5:30 PM (local time) at Butterfield Family Pavilion at 600 Evans Ave.***

1. Roll Call
2. Adoption of June 16th, 2020 Meeting Minutes
5. Old Business

SE20-001/VAR20-004 - A petition filed by Neighbors Corp, 454 College, Valparaiso, IN 46383. The petitioner requests a special exception from Article 2, Section 2.507(C), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on the property. The petitioner requests a variance from Article 2, Section 2.507(C)(2), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on a property that is not a corner lot. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 15 parking spaces, to allow for a total of 7 parking spaces. A variance from Article 3, Section 3.301 Table 3.301(A), to vary the minimum area of parcel proposed for development from 2.5 Acres to allow for a minimum area of .2 acres. The Property is located at 206 Monroe, in the Residential Transition (RT) Zoning District.

6. New Business

VAR20-002 - A petition filed by ICU Outdoor Advertising, LLC, 555 Eastport Centre Dr., Suite D, Valparaiso, IN 46383. The petitioner requests a variance from Article 5, Section 5.202(A)(8) of the Valparaiso Unified Development Ordinance, to allow for off-premise signage. A variance from Article 5, Section 5.202(18) to allow for a sign to be installed within the right-of-way. A variance from Article 11, Section 11.306 (C), to vary the maximum height of six (6) feet to allow for a sign height of eight (8) feet. The Property is located at 2002 LaPorte Ave, in the Commercial General (CG) Zoning District.

VAR20-012 – A petition filed by Steve DeBold (Chester, Inc.), 555 Eastport Centre Dr, Valparaiso, IN 46383. The petitioner requests a variance from Article 10, Section 10.301, Table 10.301 of the Valparaiso Unified Development Ordinance, to vary the required on-lot landscaping, 4 Large Trees per Acre, 8 Small Trees per Acre and 25 Shrubs, Perennials or Grasses per Acre. A variance from

Article 10, Section 10.304, Table 10.304 to vary the required Parking Lot Landscaping, 1 Large Tree per 4 Spaces and 1 Shrubs, Perennials or Grasses per 2 spaces. A variance from Article 10, Section 10.402, Table 10.402, to vary the required Class D Bufferyard to allow for a bufferyard width of 0 Ft, no berm and to vary the required 3 Large Trees per 100 Linear Feet, 6 Small Trees per 100 Linear Feet and 50 Shrubs per 100 Linear Feet. A variance from Article 9, Section 9.501, to vary the required maximum overspill of lighting onto adjacent properties of three-tenths foot-candle to allow for a maximum overspill of four (4) foot-candles. The Property is located at 1260 Transport Drive, in the Heavy Industrial (INH) Zoning District.

VAR20-013 – A petition filed by Richard Fleming, 257 Jefferson 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 maximum lot coverage of 50% to allow for a lot coverage of 65%. The Property is located at 257 Jefferson Street, in the Neighborhood Conservation – 60 (NC-60) Zoning District.

VAR20-014 – A petition filed by Christian A. Schwerd, 204 Beech Street, 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 minimum lot width from 60 feet to allow for two (2) lots with a minimum lot width of 50 feet. The Property is located at 457 Bond Ave., in the Neighborhood Conservation – 60 (NC-60) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **August 18th, 2020**

- ☐ 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:

ICU Outdoor Advertising, LLC 555 EASTPORT Centre Dr. STE D, VALPO
 Name (Please Print) Address Phone 219 464 0420 IN

OWNER OF SUBJECT PROPERTY:

SUMAN DAS 2020 Laporte Ave, 219-476-0000
 Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 2020 Laporte Avenue

Subject property fronts on the South side between (streets) Sturdy & Lincolnway/Laporte
 in the CG Zoning District.

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

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

Remove the existing Country Inn Suites sign from the west side of drive & replace it with a new 8' (PAH) monument display with Full Color WBMA LED message board. Pending approval of proposed monument, large Dairy Queen pylon to be removed.

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: *5' (From sidewalk (C.))*
Front Setback _____ Rear Setback _____ Side Setbacks _____ / _____ Lot Coverage _____
Height *8' (PAH)*

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.

Parcel Number	Owner	Owner Address	Site Address	Legal Description
64-10-19-451-010.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	252 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 3
64-10-19-332-011.000-004	University Plaza 1/2 & Miller Micha	1851 Manchester Ct Valparaiso IN 46385	1805 Lincolnway Valparaiso IN 46383	Parc In E1/2 Sw 19-35-5 N Of Rd Ex N985.5 Ex Pt To City For Rd Sw 19-35-5 8.55A
64-10-19-451-002.000-004	Valparaiso Acquisition Llc Attn: G	1000 Fianna Way Fort Smith AR 72919	251 Sturdy Rd Valparaiso IN 46383	Parc In Se Desc D#2008-003344 19-35-5 2.42A
64-10-19-451-044.000-004	Das & Das LLC	125 Crestview Dr Valparaiso IN 46383	2002 Laporte Ave Valparaiso IN 46383	Parc In SE Desc DR491 P279 Ex Rd Parc 19-35-5 .889A.197A split to & combined into 64-10-19-451-041.000-004
64-10-19-401-039.000-004	Das & Das LLC	125 Crestview Dr Valparaiso IN 46383	2005 Laporte Ave Valparaiso IN 46383	Kaplan's Lots 13 -17 ex Rd parc on W 1.058A TIF
64-10-19-451-009.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	158 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 2
64-10-19-401-038.000-004	Das & Das LLC	125 Crestview Dr Valparaiso IN 46383	Laporte Ave Valparaiso IN 46383	Vac Rd ROW S of Kaplans Sub Lots 14 & 16 & 17 in W1/2 E1/2 SW 19-35-5 .2A
64-10-19-451-016.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	362 Mayfield Ave Valparaiso IN 46383	Parc In N147.25 S534.27 E363.8W663SE Desc Dr475 P591-593 19-35-5 .12A
64-10-19-451-013.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	258 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 6
64-10-19-401-013.000-004	Schroeder Pamela J	51 Sturdy Rd Valparaiso IN 46383	51 Sturdy Rd Valparaiso IN 46383	Kaplans Sub Lot 12 Dr415 P306
64-10-19-451-041.000-004	Das & Das LLC	125 Crestview Dr Valparaiso IN 46383	2020 Laporte Ave Valparaiso IN 46383	Parc In E245.27 W464.34 S553.71 N1961.18 SE 19-35-5 2.03A Doc#2007-007145
64-10-19-451-012.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	256 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 5
64-10-30-101-006.000-004	University Lutheran Assoc Inc Offic	Kretzmann Hall Valparaiso IN 46383	Kretzmann Hall Valparaiso IN 46383	Parc in E1/2 SW 19-35-5 & Parc in NW 30-35-5 ex parc sold 92.493A
64-10-19-451-011.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	254 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 4
64-10-19-451-007.000-004	Asanoski Lumturije	2112 Laporte Ave Valparaiso IN 46383	2108-2114 Laporte Ave Valparaiso IN 46383	Parcel In W1\2 W1\2 Se S Of Hwy2 &Nof Mayfield Apt Add Ex Pt To City 19-35-5 .47A
64-10-19-451-018.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	356-8-60 Mayfield Ave Valparaiso IN 46383	Parc In N147.25 S534.27 E363.8W663SE Desc Dr475 591-593 19-35-5 .31A
64-10-19-451-014.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1908 Chicago IL 60606	352 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 7
64-10-19-401-037.000-004	Johnson Stephen R	312 W 100 N Valparaiso IN 46385	2105 Laporte Ave Valparaiso IN 46383	PARK LANE ESTATES Parcel A & Parc in S170 E140 W577.9 N ctr St Rd2 SE 19-35-5 .509A
64-10-19-377-001.000-004	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383	1921 Lincolnway Valparaiso IN 46383	Parc In E1/2 Sw S & W St Rd 2 & N St Rd 49 19-35-5 .86A
64-10-19-401-018.000-004	G & J Properties LLC	172 Windridge Rd Valparaiso IN 46385	2101 Laporte Ave Valparaiso IN 46383	Parc In E193.4 W449 S749 N1433.8 Se 19-35-5 3A
64-10-19-451-006.000-004	Das & Das LLC	125 Crestview Dr Valparaiso IN 46383	255 Homestead Ln Valparaiso IN 46383	Parc In W100.52 E300.52 N168.83 S701 W1/2 W1/2 Se 19-35-5 .4A Doc#2007-008431
64-10-19-451-008.000-004	Liangdian Investments III LLC	212 W Washington St Unit 1928 Chicago IL 60606	156 Mayfield Ave Valparaiso IN 46383	Mayfield Apts Add Lot 1

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: _____

Proposed monument display will be fabricated from quality materials by skilled craftsmen.

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 addition of the proposed sign will enhance the professional nature of said property & will continue to operate as they currently are.

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

The proposed sign is needed for our client to operate effectively. The Request also carries plans to remove the large Dairy Queen pylon & this sign will then become the only Road sign. Very Important part of Business

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.

NEW Double Face Internally Illuminated Monument Sign

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



OFFICE: 219.464.0420
FAX: 219.464.0490

555 Eastport Centre Drive
Suite D
Valparaiso, IN 46383

DRAWING NUMBER:
LY-0614-1-REV5

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

CLIENT NAME:
COUNTRY
INN & SUITES
BY RADISSON

JOB LOCATION:
2020 LaPorte Ave.
Valparaiso, IN

CLIENT APPROVAL:

LANDLORD APPROVAL:

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

ICU SALES REP.:
LARRY YURKO

DESIGNER:
JEFF FOGG

REVISIONS:

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

DATE:
5.20.20

STANDARD ROAD

STATE ROAD NO. 2
(LA PORTE AVE)

(EAST DR.)
STATE ROAD NO. 49
(FORMERLY)

LOUISIANA STATE HIGHWAY
DEPARTMENT OF HIGHWAY
RIGHT-OF-WAY

PROPOSED ASPHALT DRIVE

- 417.16 -

MAINTAINED ASPHALT DRIVE

PROPOSED ASPHALT DRIVE

JUN 29 '01 09:32

TOTAL P.04
PAGE.04

219 738 3369

** TOTAL PAGE.04 **

N/A

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.

N/A

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:

555 EASTPORT CENTRE DR.
STEVE DEBOLD-CHESTER, INC. VALPARAISO, IN 46383
Name (Please Print) Address Phone 219-465-7555

OWNER OF SUBJECT PROPERTY:

TONY PEUQUET 555 EASTPORT CENTRE DR., VALPARAISO, IN 46383
Name (Please Print) Address Phone 219-465-7555

ADDRESS OF SUBJECT PROPERTY: 1260 TRANSPORT DRIVE

Subject property fronts on the WEST side between (streets) ENTERPRISE AVE. AND REDBOW DR.
in the INH Zoning District.

Legal Description of Subject Property: (Exhibit No. 1)

SEE ATTACHMENT

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. 1)

SEE ATTACHMENT

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

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

EXHIBIT NO. 3
SEE ATTACHMENT

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 74.29' / 84.16' Rear Setback 21.73' Lot Coverage 28.66%
Height 18'-6" 229.70' Side Setbacks

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.

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 DESIGN ELEMENTS OF THE LANDSCAPING AND LIGHTING DESIGN FIT WELL WITH THE SURROUNDING PROPERTIES.

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 SITE IS CURRENTLY ZONED INH HEAVY INDUSTRIAL AND THIS TYPE OF BUSINESS IS PERMITTED AND FITS WELL IN REGARDS TO USE AND OVERALL DESIGN WITH SURROUNDING 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: _____

IN ORDER TO COMPLY BOTH PARKING LOT LIGHTS HAD TO BE ELIMINATED THUS CREATING A SAFETY HAZARD. DEVELOPMENT WILL TAKE PLACE ON THE EAST HALF OF THE PROPERTY NOW AND THE WEST HALF AT A LATER DATE. LANDSCAPE NEED ONLY TO BE PROVIDED FOR THE EAST HALF AT THIS TIME.

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



Vicinity Map

Legal Description

1260 Transport Drive, Valparaiso, IN 46383.

Lot 15B, as per the Replat of lot 15 Eastport Centre for Commerce and Industry, as per plat thereof recorded in Plat File 23-A-6, in the Office of the Recorder of Porter County, Indiana.

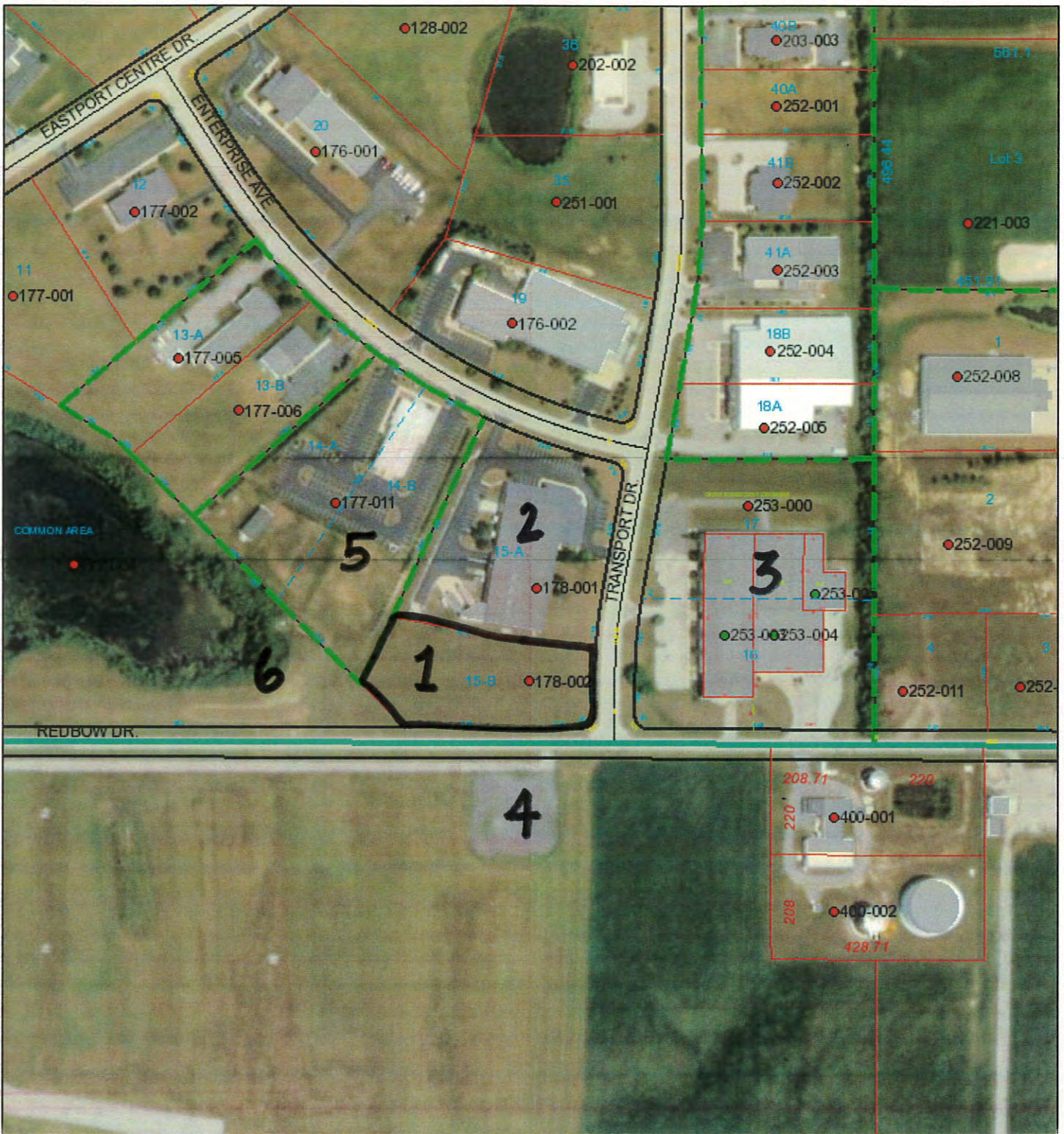
Written Description

The project is located at 1260 Transport Drive in the northwest corner of Redbow Drive and Transport Drive. The parcel is 1.87 acres large zoned INH-Heavy Industrial.

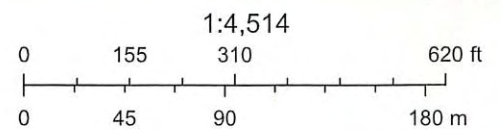
The surrounding parcels to the north, west, and east are all also zoned INH-Heavy Industrial. And the property to the southwest which is a common area designated for the subdivision stormwater detention pond is zoned BP-Business Park.

PK Industrial LLC. is proposing a 6,620 sq. ft. industrial building with a small upfront office area and larger product assembly area and warehouse.

ArcGIS Web Map



5/26/2020, 10:41:37 AM



ExH.2

Porter County GIS, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Porter County Auditor's Office, Porter County GIS

Surrounding Property Owners List

1. Chester, Inc.
555 Eastport Centre Drive
Valparaiso, IN 46383

64-10-29-178-002.000-029
2. Big Dogs LLC.
3602 Enterprise Avenue
Valparaiso, IN 46383

64-10-29-178-001.000-029
3. Aero Machine
1251 Transport Drive, Suite A
Valparaiso, IN 46383

64-10-29-253-000.000-029
4. Porter County Commissioners
155 Indiana Avenue, Room 205
Valparaiso, IN 46383

64-10-29-326-001.000-020
5. Laborers International Union of North America Local 81
3502 Enterprise Avenue
Valparaiso, IN 46383

64-10-29-177-011.000-029

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

1. Article 10 Landscaping, Section 10.301 On-Lot-Landscaping, B. Required, Table 10.301 On-Lot-Landscaping, B. Required, Table 10.301 Heavy Industrial (INH)
 - 7 large trees required and 3 large trees provided (Variance Needed)
 - 15 small trees required and 0 small trees provided (Variance Needed)
 - 47 shrubs required and 24 shrubs provided (Variance Needed)
2. Article 10 Landscaping, Section 10.304 Parking Lot Landscaping, B. Required, Table 10.304 Heavy Industrial (INH)
 - 5 large trees required and 4 large trees provided (Variance Needed)
 - 10 shrubs required and 0 shrubs provided (Variance Needed)
3. Article 10 Landscaping, Section 10.402 Bufferyard Classifications, Table 10.402, Class D
 - 40-feet bufferyard required and 0-feet bufferyard provided (Variance Needed)
 - 4 large trees required and 0 large trees provided (Variance Needed)
 - 7 small trees required and 0 small trees provided (Variance Needed)
 - 61 shrubs required and 61 shrubs provided (Variance Needed)
 - 5-feet high berm required and no berm provided (Variance Needed)

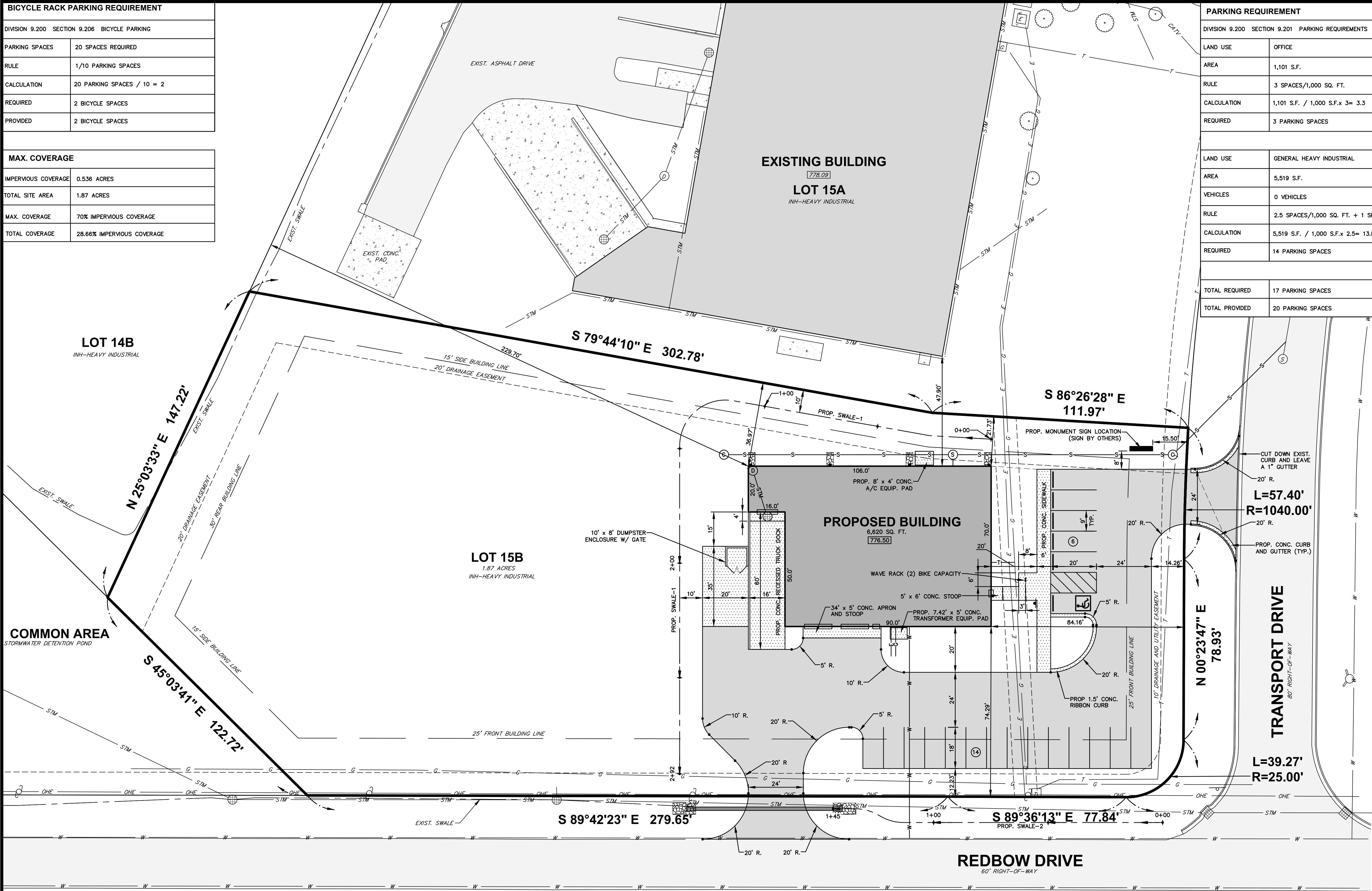
BICYCLE RACK PARKING REQUIREMENT	
DIVISION 9.200 SECTION 9.206 BICYCLE PARKING	
PARKING SPACES	20 SPACES REQUIRED
RULE	1/10 PARKING SPACES
CALCULATION	20 PARKING SPACES / 10 = 2
REQUIRED	2 BICYCLE SPACES
PROVIDED	2 BICYCLE SPACES

MAX. COVERAGE	
IMPERVIOUS COVERAGE	0.536 ACRES
TOTAL SITE AREA	1.87 ACRES
MAX. COVERAGE	70% IMPERVIOUS COVERAGE
TOTAL COVERAGE	28.66% IMPERVIOUS COVERAGE

PARKING REQUIREMENT	
DIVISION 9.200 SECTION 9.201 PARKING REQUIREMENTS	
LAND USE	OFFICE
AREA	1,101 S.F.
RULE	3 SPACES/1,000 SQ. FT.
CALCULATION	1,101 S.F. / 1,000 S.F.x 3= 3.3
REQUIRED	3 PARKING SPACES

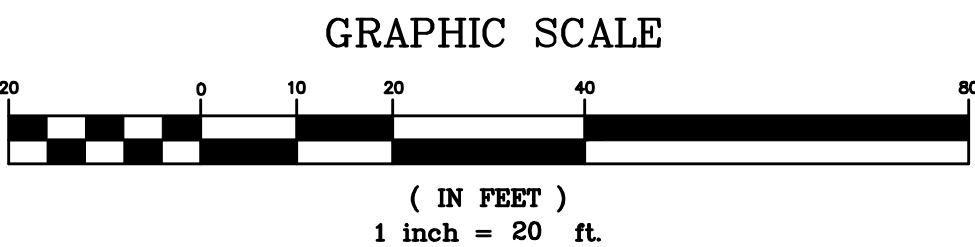
LAND USE	GENERAL HEAVY INDUSTRIAL
AREA	5,519 S.F.
VEHICLES	0 VEHICLES
RULE	2.5 SPACES/1,000 SQ. FT. + 1 SPACE/VEHICLE
CALCULATION	5,519 S.F. / 1,000 S.F.x 2.5= 13.80
REQUIRED	14 PARKING SPACES

TOTAL REQUIRED	17 PARKING SPACES
TOTAL PROVIDED	20 PARKING SPACES



SITE NOTES:
PROVIDE ELECTRICAL AND CONDUIT SERVICE FROM PANEL TO LIGHT
POLES AND SIGN LOCATIONS

DEVELOPED PROJECT SITE LAYOUT PLAN



SUBMITTALS / REVISIONS	
02/27/20 SITE REVIEW	5
03/11/20 BUILDING PERMIT	6
03/23/20 LANDSCAPE PLAN	7
03/31/20 FOR CONSTRUCTION	8
	9
	10
	11
	12

PK INDUSTRIAL

1260 TRANSPORT DRIVE
VALPARAISO, IN 46383

Chester inc.
Architectural Services
Peter D. Brannen • Joseph M. DeCenzo
P.E. License No. 11800945
Phone (219) 465-5555 Fax (219) 465-2992

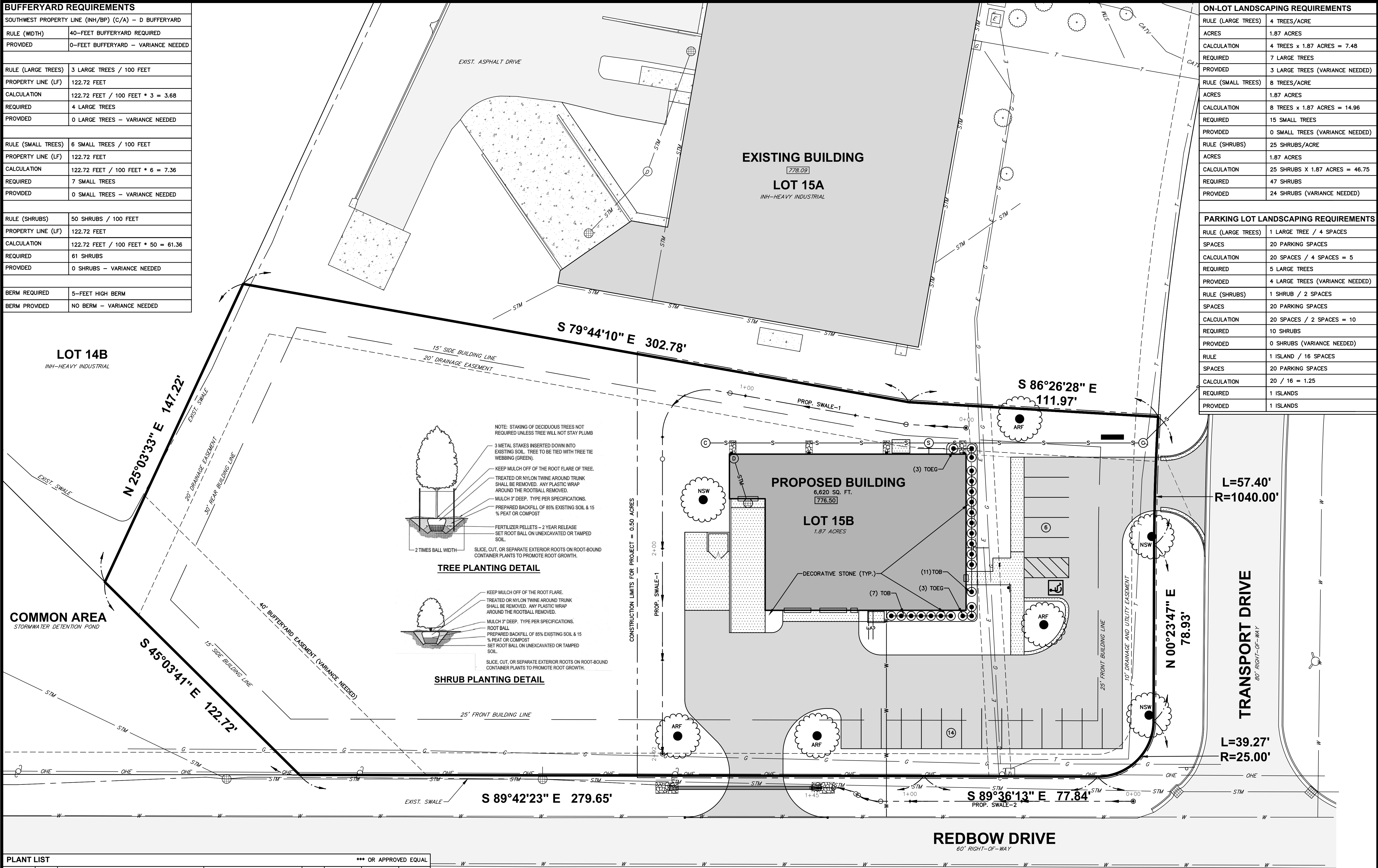
© Chester, Inc. Architects



DRAWN BY:
JOB NUMBER: AR20-01
DEVELOPED PROJECT SITE
LAYOUT PLAN

DRAWING NUMBER
C2

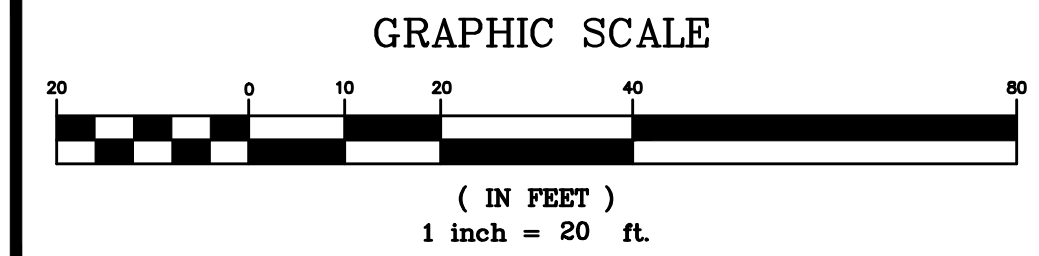
BUFFERYARD REQUIREMENTS	
SOUTHWEST PROPERTY LINE (NH/BP) (C/A) – D BUFFERYARD	
RULE (WIDTH)	40- FEET BUFFERYARD REQUIRED
PROVIDED	0- FEET BUFFERYARD – VARIANCE NEEDED
RULE (LARGE TREES)	3 LARGE TREES / 100 FEET
PROPERTY LINE (LF)	122.72 FEET
CALCULATION	122.72 FEET / 100 FEET * 3 = 3.68
REQUIRED	4 LARGE TREES
PROVIDED	0 LARGE TREES – VARIANCE NEEDED
RULE (SMALL TREES)	6 SMALL TREES / 100 FEET
PROPERTY LINE (LF)	122.72 FEET
CALCULATION	122.72 FEET / 100 FEET * 6 = 7.36
REQUIRED	7 SMALL TREES
PROVIDED	0 SMALL TREES – VARIANCE NEEDED
RULE (SHRUBS)	50 SHRUBS / 100 FEET
PROPERTY LINE (LF)	122.72 FEET
CALCULATION	122.72 FEET / 100 FEET * 50 = 61.36
REQUIRED	61 SHRUBS
PROVIDED	0 SHRUBS – VARIANCE NEEDED
BERM REQUIRED	5- FEET HIGH BERM
BERM PROVIDED	NO BERM – VARIANCE NEEDED



ON-LOT LANDSCAPING REQUIREMENTS	
RULE (LARGE TREES)	4 TREES/ACRE
ACRES	1.87 ACRES
CALCULATION	4 TREES x 1.87 ACRES = 7.48
REQUIRED	7 LARGE TREES
PROVIDED	3 LARGE TREES (VARIANCE NEEDED)
RULE (SMALL TREES)	8 TREES/ACRE
ACRES	1.87 ACRES
CALCULATION	8 TREES x 1.87 ACRES = 14.96
REQUIRED	15 SMALL TREES
PROVIDED	0 SMALL TREES (VARIANCE NEEDED)
RULE (SHRUBS)	25 SHRUBS/ACRE
ACRES	1.87 ACRES
CALCULATION	25 SHRUBS X 1.87 ACRES = 46.75
REQUIRED	47 SHRUBS
PROVIDED	24 SHRUBS (VARIANCE NEEDED)
PARKING LOT LANDSCAPING REQUIREMENTS	
RULE (LARGE TREES)	1 LARGE TREE / 4 SPACES
SPACES	20 PARKING SPACES
CALCULATION	20 SPACES / 4 SPACES = 5
REQUIRED	5 LARGE TREES
PROVIDED	4 LARGE TREES (VARIANCE NEEDED)
RULE (SHRUBS)	1 SHRUB / 2 SPACES
SPACES	20 PARKING SPACES
CALCULATION	20 SPACES / 2 SPACES = 10
REQUIRED	10 SHRUBS
PROVIDED	0 SHRUBS (VARIANCE NEEDED)
RULE	1 ISLAND / 16 SPACES
SPACES	20 PARKING SPACES
CALCULATION	20 / 16 = 1.25
REQUIRED	1 ISLANDS
PROVIDED	1 ISLANDS

PLANT LIST							
TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	SIZE	ROOT
	ARF	ACER RUBRUM 'FRANK JR'	*** REDPOINTE MAPLE	4	2.5"		B&B
	NSW	NYSSA SYLVATICA 'WILDFIRE'	*** WILDFIRE BLACKGUM	3	2.5"		B&B
SHRUBS	TOB	THUJA OCCIDENTALIS 'MR BOWLING BALL'	*** MR BOWLING BALL	18	N/A		#3
	TOEG	THUJA OCCIDENTALIS 'HOLMSTRUP ARBORVITAE'	*** HOLMSTRUP ARBORVITAE	6	N/A	4' HIGH	B&B

LANDSCAPE PLAN



SUBMITTALS / REVISIONS	
02/27/20	SITE REVIEW
03/11/20	BUILDING PERMIT
03/23/20	LANDSCAPE PLAN
03/31/20	FOR CONSTRUCTION
1	
2	
3	
4	

PK INDUSTRIAL

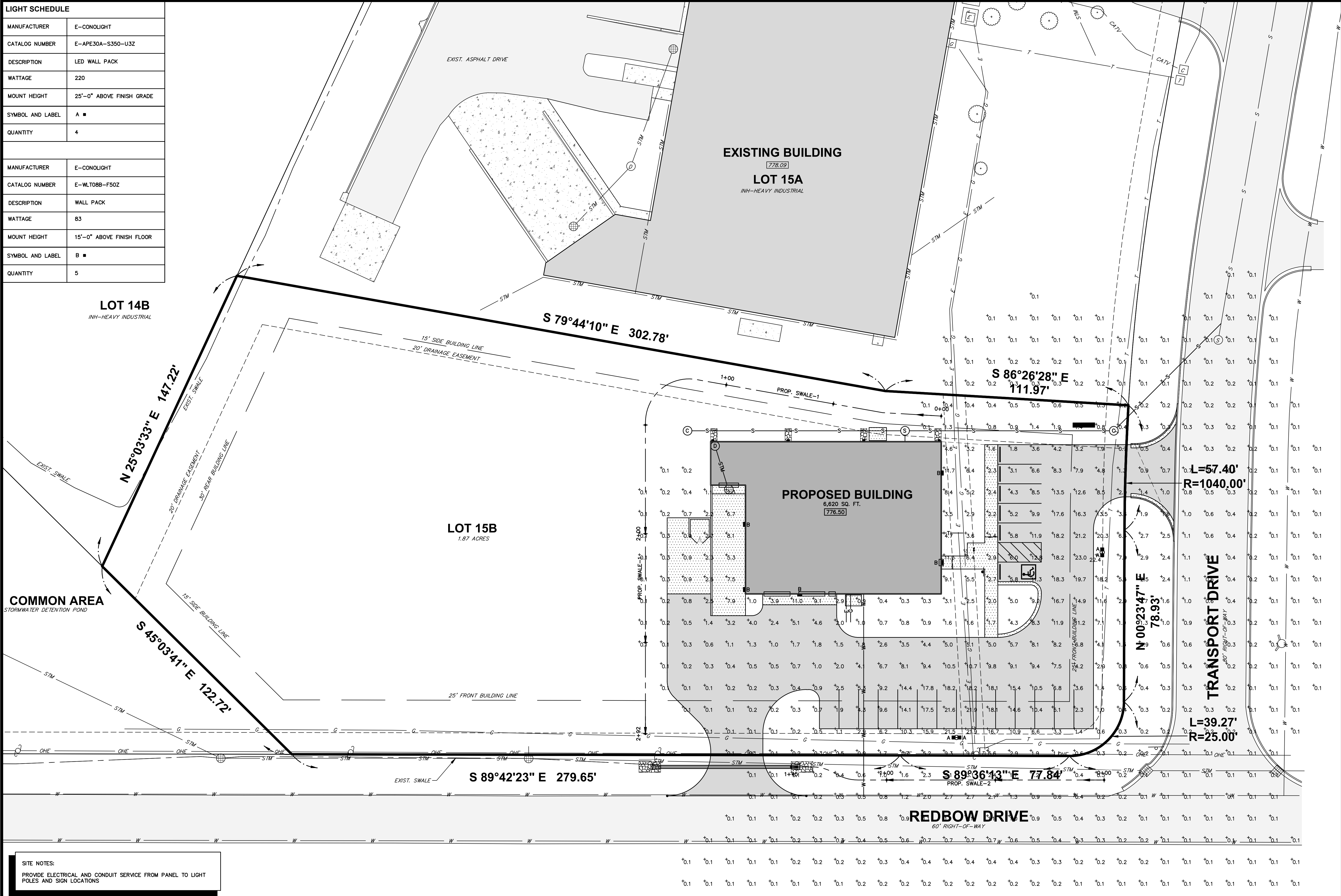
Chester inc.
Architectural Services
Peter D. Brennan • Joseph M. DeCenzo
1600 E. Main Street, Suite 200
Phone: (219) 465-1555 Fax: (219) 465-2592

© Chester, Inc. Architects

DRAWN BY:
JOB NUMBER: AR20-01
LANDSCAPE PLAN

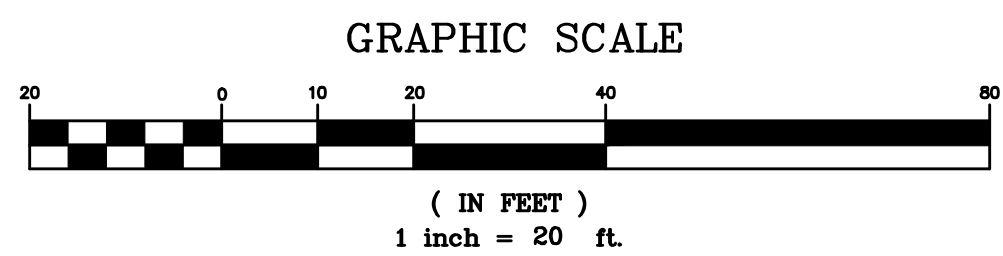
DRAWING NUMBER
C16

LIGHT SCHEDULE	
MANUFACTURER	E--CONOLIGHT
CATALOG NUMBER	E--APE30A--S350--U3Z
DESCRIPTION	LED WALL PACK
WATTAGE	220
MOUNT HEIGHT	25'-0" ABOVE FINISH GRADE
SYMBOL AND LABEL	A ■
QUANTITY	4
MANUFACTURER	E--CONOLIGHT
CATALOG NUMBER	E--WLT08B--F50Z
DESCRIPTION	WALL PACK
WATTAGE	83
MOUNT HEIGHT	15'-0" ABOVE FINISH FLOOR
SYMBOL AND LABEL	B ■
QUANTITY	5



SITE NOTES:
PROVIDE ELECTRICAL AND CONDUIT SERVICE FROM PANEL TO LIGHT
POLES AND SIGN LOCATIONS

SITE PHOTOMETRIC LIGHTING PLAN



SUBMITTALS / REVISIONS	
02/27/20 SITE REVIEW	5
03/11/20 BUILDING PERMIT	6
03/23/20 LANDSCAPE PLAN	7
03/31/20 FOR CONSTRUCTION	8
1	9
2	10
3	11
4	12

PK INDUSTRIAL

1260 TRANSPORT DRIVE
VALPARAISO, IN 46383

Chester inc.
Architectural Services
Peter D. Brennan • Joseph M. DeCenzo
165 East Main Street, Suite 200
Phone: (219) 465-5555 Fax: (219) 465-2932

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DRAWN BY:

JOB NUMBER: AR20-01

SITE PHOTOMETRIC
LIGHTING PLAN

DRAWING NUMBER

C15

E-APE Series

LED Area Light

Replaces Up To 400W PSMH



Seamless. Stress-Free. Score.

Featuring a sleek and low-profile design, the E-APE Area Light brings new meaning to the word 'seamless.' Not only does it blend right into your application, but its unobtrusive design makes for a no-stress install. And, to protect against any electrical surprises, it comes equipped with enhanced 10KVA surge suppression. Need options? Get it in 3000K, 4000K, and 5000K. Seriously, get it. You'll thank us later.

Advanced Technology

- Sleek area product with consistent look and feel
- 3 PIN PC receptacle with shorting cap included
- High efficacy product (up to 140 LPW)

Input Voltage

- Universal (120V through 277V Operation)

Recommended Use

- Automobile Dealerships
- Parking Lots
- General Area Lighting

Certifications



*See output specifications



***WARNING:** Cancer and Reproductive Harm -
www.p65warnings.ca.gov



E-APE Series

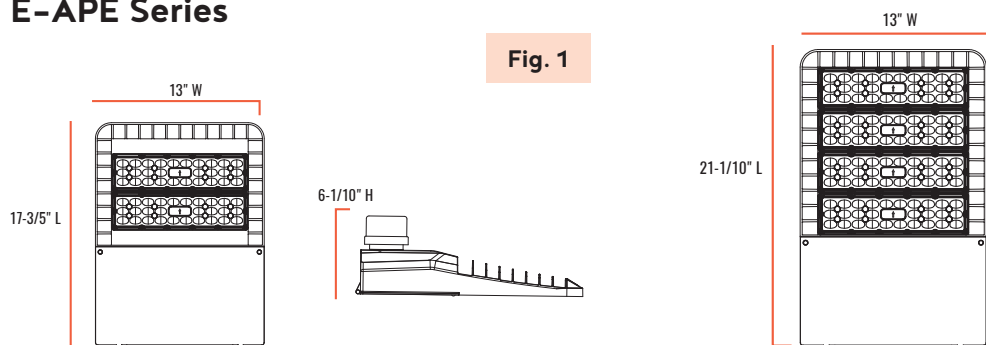


Fig. 1

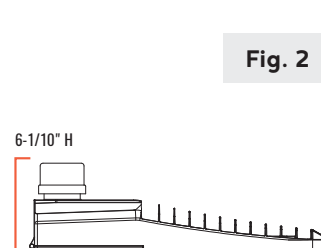


Fig. 2

Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
(73W) 17-3/5" L x 13" W x 6-1/10" H (W/ Short Cap)	10.0 lbs.	E-APE09/10: 15'-20'	4 to 5 times the mounting height
(150W) 17-3/5" L x 13" W x 6-1/10" H (W/ Short Cap)	10.0 lbs.	E-APE16/17/18: 20'-25'	4 to 5 times the mounting height
(220) 21-1/10" L x 13" W x 6-1/10" H (W/ Short Cap)	14.8 lbs.	E-APE27/28/30/31: 25'-35'	4 to 5 times the mounting height

Fixture Specifications

HOUSING	Die-cast aluminum with die-cast hinge panel for easy installation access UV stabilized powder coat dark bronze finish
LENS ASSEMBLY	Polycarbonate. Type III, Type IV and Type V optics
MOUNTING (SOLD SEPARATELY)	2-inch adjustable slip fitter Adjustable U-Bracket 8-inch Mounting Arm for pole mount For use in tilt up to 45° orientation only

Electrical Performance

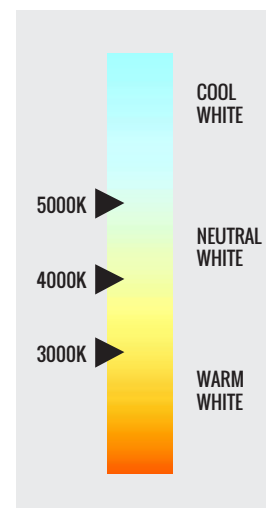
OPERATING RANGE	LIFESPAN L70 AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F) to 40°C (104°F)	Estimated >100,000 Hours	> 0.9	< 20%	Yes (0-10V)

INPUT VOLTAGE Current Draw (Amps)	120V	208V	240V	277V
73W Fixture	0.611A	0.353A	0.306A	0.282A
150W Fixture	0.279A	0.738A	0.347A	0.589A
220W Fixture	1.822A	1.051A	0.911A	0.840A

Warranty & Certifications

WARRANTY	UL LISTED	DLC
5-Year Limited	cULus Listed	Yes (See output specifications)

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.

Revision Date: 07/30/19

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-APE Series (120V - 277V)

Output Specifications

	SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES	DLC
TYPE III	E-APE09A-S330-U3Z	9,200 Lumens	3000K	73W	≥ 80	250W MH	
	E-APE09A-S340-U3Z	9,400 Lumens	4000K	73W	≥ 80	250W MH	
	E-APE09A-S350-U3Z	9,900 Lumens	5000K	73W	≥ 80	250W MH	
	E-APE16A-S330-U3Z	16,100 Lumens	3000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE17A-S340-U3Z	17,800 Lumens	4000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE17A-S350-U3Z	17,800 Lumens	5000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE27A-S330-U3Z	27,400 Lumens	3000K	220W	≥ 80	400W PSMH	
	E-APE30A-S340-U3Z	30,300 Lumens	4000K	220W	≥ 80	400W PSMH	
	E-APE30A-S350-U3Z	30,300 Lumens	5000K	220W	≥ 80	400W PSMH	
Type IV	E-APE09A-S430-U3Z	9,300 Lumens	3000K	73W	≥ 80	250W MH	
	E-APE09A-S440-U3Z	9,400 Lumens	4000K	73W	≥ 80	250W MH	
	E-APE09A-S450-U3Z	9,900 Lumens	5000K	73W	≥ 80	250W MH	
	E-APE16A-S430-U3Z	16,300 Lumens	3000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE17A-S440-U3Z	17,900 Lumens	4000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE17A-S450-U3Z	17,900 Lumens	5000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE27A-S430-U3Z	27,800 Lumens	3000K	220W	≥ 80	400W PSMH	
	E-APE30A-S440-U3Z	30,400 Lumens	4000K	220W	≥ 80	400W PSMH	
	E-APE30A-S450-U3Z	30,400 Lumens	5000K	220W	≥ 80	400W PSMH	
Type V	E-APE09A-S530-U3Z	9,300 Lumens	3000K	73W	≥ 80	250W MH	
	E-APE09A-S540-U3Z	9,800 Lumens	4000K	73W	≥ 80	250W MH	
	E-APE10A-S550-U3Z	10,100 Lumens	5000K	73W	≥ 80	250W MH	
	E-APE16A-S530-U3Z	16,400 Lumens	3000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE18A-S540-U3Z	18,500 Lumens	4000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE18A-S550-U3Z	18,500 Lumens	5000K	150W	≥ 80	320W PSMH / 400W MH	
	E-APE28A-S530-U3Z	28,300 Lumens	3000K	220W	≥ 80	400W PSMH	
	E-APE31A-S540-U3Z	31,100 Lumens	4000K	220W	≥ 80	400W PSMH	
	E-APE31A-S550-U3Z	31,100 Lumens	5000K	220W	≥ 80	400W PSMH	

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 07/30/19

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



E-WLT Series

Full Cutoff LED Wall Pack
Replaces up to 250W MH



Full Cutoff, Full Confidence

cULus listed and certified for wet locations, the E-WLT Series Full Cutoff LED Wall Pack survived aggressive quality tests before ever making it to the marketplace. What does this mean for you? It means that when we say it will last over 100,000 hours of maintenance-free operation, it will. Speaking of endurance, the E-WLT Series comes coated with a UV stabilized powder coat finish, all the while delivering up to 8900 lumens. It's also available in 4000K, 5000K, and an affordable price.

Design

- Full cutoff design, reducing light pollution
- Traditional style with upgraded LED's

Recommended Use

- Security
- Storefronts
- Perimeter
- Commercial

Durable

- Heat & shock-resistant borosilicate glass lens
- Heavy duty, die-cast aluminum housing

Input Voltage

- Universal (120V through 277V Operation)

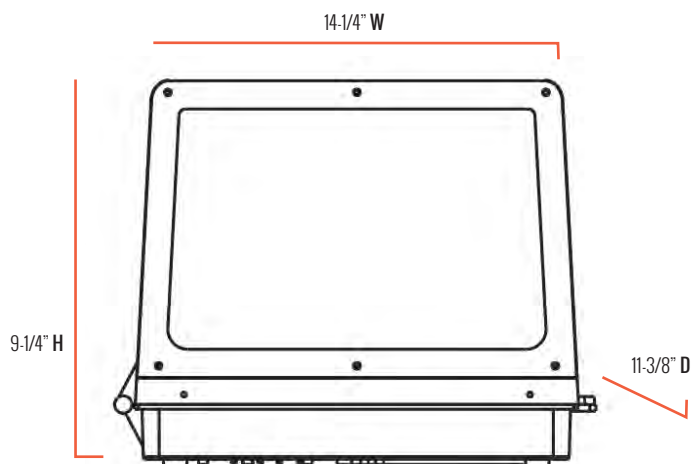
Certifications



"WARNING - Cancer and Reproductive Harm -
www.p65warnings.ca.gov"



E-WLT Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT
11-3/8" D x 14-1/4" W x 9-1/4" H	42W - 10 lbs.	10' - 20'
	54W - 11 lbs.	
	83W - 13 lbs.	

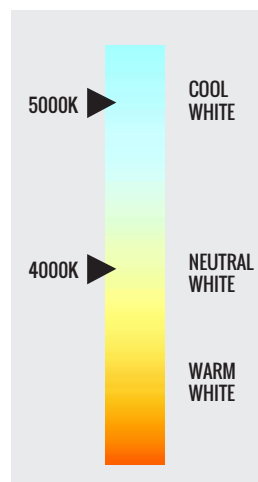
Fixture Specifications

HOUSING	Die-cast aluminum. Dark Bronze, UV stabilized powder coat finish
LENS ASSEMBLY	Heat and impact resistant tempered glass.
MOUNTING	Back plate with a cast-in drill and knock-out template to match any standard recessed junction box. Three 5/16" knock-outs for mounting and three 1/2" NPS tapped holes (on either side and on the top of fixture).

Electrical Performance

OPERATING RANGE	LIFESPAN L₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C to 40°C (-40°F to 104°F)	100,000 hours	> 0.9	< 20%	N/A

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.

The UL logo is a registered trademark of UL LLC. The DLC QPL logo and the DLC QPL Premium logo are registered trademarks of Northeast Efficiency Partnerships, Inc.

Revision Date: 11/07/19

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e-conolight®

E-WLT Series

INPUT VOLTAGE (AMPS)	120V	208V	240V	277V
E-WLT08B-F50Z	0.656	0.378	0.328	0.284
E-WLT08B-F40Z	0.689	0.397	0.344	0.298
E-WLT05B-F50Z	0.445	0.257	0.223	0.193
E-WLT05B-F40Z	0.448	0.258	0.224	0.194
E-WLT04B-F50Z	0.349	0.201	0.175	0.151
E-WLT04B-F40Z	0.345	0.199	0.173	0.150

Warranty & Certifications

WARRANTY	cULus LISTED	DLC
5-Year Limited	Wet Locations	Standard

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WLT08B-F50Z	8900 Lumens	Cool White (5000K)	83W	≥70CRI	250W MH
E-WLT08B-F40Z	8800 Lumens	Neutral White (4000K)	83W	≥70CRI	250W MH
E-WLT05B-F50Z	5600 Lumens	Cool White (5000K)	54W	≥70CRI	150W PSMH
E-WLT05B-F40Z	5750 Lumens	Neutral White (4000K)	54W	≥70CRI	150W PSMH
E-WLT04B-F50Z	4500 Lumens	Cool White (5000K)	42W	≥70CRI	100W PSMH
E-WLT04B-F40Z	4500 Lumens	Neutral White (4000K)	42W	≥70CRI	100W PSMH

Accessories



Photocell - Button, 120V/208V/240V/277V

SKU: E-ACP1 (120V)

E-ACP2 (208/240/277V)

Use: Photocell is field installed.

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Revision Date: 11/07/19

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MEETING: Site Review Committee
SUBJECT: PK Industrial
ADDRESS: 1260 Transport Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: March 10, 2020

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Mike Jabo, Engineering Director
(219) 462-1161 / mjabo@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Steve DeBold, Chester, Inc.
(219) 465-7555 / sdebold@chesterinc.com
Tony Peuquet, Chester, Inc.
(219) 465-7555 / tonyp@chesterinc.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed PK Industrial building to be located at 1260 Transport Drive. Shrader stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: This project is located at the northwest corner of Transport Drive and Redbow Drive within the Eastport Centre Subdivision on Lot 15B. The lot is undeveloped. The storm water drainage is from north to south into an existing swale along Redbow Drive. This swale takes all the water westerly to an existing subdivision detention pond. They are proposing a 6,620 sq. ft. industrial building. There will be a small office space in the front. Production and warehouse space take up most of the building. There are several parking spaces on the east and south sides of the building. A truck dock is being proposed. There will be an entrance off Transport Drive and an entrance off Redbow Drive. The east parking lot will drain east to Transport

Drive and the south parking lot will drain south to the existing swale on Redbow Drive. A storm sewer will take this water to the detention pond. The truck dock will drain inside the building and the water will be pumped out the back of the property to a proposed swale. The roof is a mono-slope and it drains north. The water drains to the back proposed swale and it will carry the water up front to an existing swale by Redbow Drive. The rest of the lot drains in a southwest direction to the existing pond located west of this property. The sanitary sewer connection will come off the back of the building and tie-in to the existing sanitary sewer located on Transport Drive. The water line connection will come out the south portion of the building and connect just south at Redbow Drive.

STAFF COMMENTS:

LEMMON: What is being produced? Peuquet said this will be a distribution center for Summers Heating and Cooling. This building will their HQ for parts for HVAC components.

THRASHER: Will there be any high-pile storage? Peuquet said there will not be high-pile storage. Thrasher indicated a Construction Design Release from the State of Indiana will be required prior to Building Permit issuance. All contractors working on the project must be registered with the City. Signage will require a permit.

ON BEHALF OF TIM STITES, FIRE DEPARTMENT: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase need to be scheduled through the Building Department. The facility will be subject to annual fire inspections. A Knox Box is recommended, but not required.

SCOTT: The plans show employee restrooms and there are no floor drains in the storage or work area. Scott provided no other comments.

LAIRD: Laird complimented DeBold on the detailed plans. Laird mentioned the plans submitted for site review show the building as existing. DeBold said this was mislabeled. Laird stated that the plans do not show the dimensions for the drive widths into the lot. Laird requested the plans include these dimensions. The minimum is 24 ft. DeBold will provide these dimensions. Laird indicated the parking stall widths need to be shown on the plans. The minimum width is 9 ft. A Site Permit will be required. A Right-of-Way Cut Permit will be required. Laird mentioned that Engineering is preparing a technical review form for the IDEM Rule 5 NOI. The technical review will be sent by Mingyan Zhou.

GESKEY: It will be necessary to contact Geskey for the water service. A clean-out within 5 ft. of the building is required.

LEMMON: The property is zoned INH and light industrial is a permitted use within this zoning district. Lemmon asked if only wall packs will be used for the lighting standard. DeBold stated the Photometric Plan shows two (2) light poles.

The lighting is downward LED lighting and there will be wall packs on the building. Lemmon conveyed the overspill on to adjacent properties cannot exceed 3/10's of a foot candle past the property line. The lighting appears to exceed this standard. DeBold asked if this standard includes right-of-way. Lemmon said the standard includes all adjacent properties. Lemmon explained there are instances where the lighting is too bright, and we are trying to be mindful of that. DeBold said in all the projects they do it is important to be around 1 ft. candle on all impervious surfaces for safety reasons. DeBold asked if the light fixtures need to be changed. Lemmon said they need to be dimmed down or they will need to provide some type of cover so that it will not exceed the 3/10's of a foot candle. Thrasher conveyed that the LED lighting is much brighter, and it affects people more at night. The City has been receiving a lot of complaints that the lighting around town is brighter and more disturbing for driving on the streets. We need to make sure the lighting can be downcast or directed only on the pavement. DeBold said the light would not be an issue on the right-of-way because it is only .2. Lemmon conveyed with the projects proximity to the airport we need to be mindful of adjusting the lighting so that it does not affect the airport. Lemmon stated that the LSR for industrial is .30. The gross FAR is 0.478 and the net FAR is 0.683. The minimum area for a parcel proposed for development is 12,000 sq. ft. The minimum lot area for light industrial is one (1) acre. The lot width is 125 ft. There is no build to the line. The front yard setback is 25 ft.; side yard setback is 15 ft. and they must total 30 ft.; the rear yard setback is 30 ft. The maximum height is four (4) stories or 50 ft., whichever is lower. The requirement for parking and loading for light industrial is one (1) space for 500 sq. ft., one (1) space per company vehicle and one (1) space for loading bay. It appears the requirement for parking and loading is met. The requirement for on-lot landscaping is 2 large trees, 4 small trees and 35 shrubs per acre. Parking lot landscaping will require 1 large tree per 8 spaces and 1 shrub, ornamental grass or perennial per 4 spaces. A landscape island is required for every 16 spaces. There are 14 spaces so the requirement for landscape islands is met. Lemmon mentioned there is Business Park Zoning on the west side, and it will need to be buffered. Peuquet stated this is a common area. DeBold said this is a detention pond. DeBold said this subdivision was originally zoned Heavy Industrial. The City changed the zoning to Business Park and Heavy Industrial. This section of the pond just hits the BP zoning. Lemmon said buffering can be discussed when the Zoning Clearance is done. Lemmon will contact them with more information today. Loading and truck access should be behind the principal building. This requirement appears to be met. Loading and truck access needs to be screened from public rights-of-way by building walls, fences, landscaping or topography. Dumpster enclosures shall be located

Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

behind the principal building or in a side/rear yard. This requirement appears to be met. Dumpster enclosures shall be enclosed by an opaque wall that is one foot taller than the dumpster and painted the same color to match the building. This requirement appears to be met. The calculation for signage is 3 sq. ft. of signage per one linear foot of building frontage. Lemmon suggested they contact Kyle Kuebler, Porter County Airport Director, concerning any permits that may be required. A Zoning Clearance is required and has already been submitted.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Rule 5 Permit
- Right-of-Way Permit
- Detailed Site Plan
- Contact Mark Geskey for Water Service
- Clean-out within 5 ft. of Building
- Site Improvement Permit
- Show Drive Entrance Dimensions on Plans
- Show Parking Stall Width Dimensions on Plans
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Knox Box (recommended, but not required)
- Contact Kyle Kuebler, Porter County Airport Director
- Lighting
- Buffering (west side)
- Zoning Clearance

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:

Richard Fleming 257 Jefferson St. Valparaiso, IN 46383 219-680-8287
Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

Richard Fleming 257 Jefferson St. Valparaiso, IN 46383 219-680-8287
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 257 Jefferson St. Valparaiso, IN 46383
Subject property fronts on the Jefferson side between (streets) Campbell and Napoleon
in the NC-60 Zoning District.

Legal Description of Subject Property: (Exhibit No.)

Lot 3, EXCEPTING the East 33 feet of the North 101 feet, thereof in block 39 in the West addition of the Original Survey of the Town (now City) of Valparaiso, as per plat thereto, recorded in Deed Record "A" page 352 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.)

The property owner is petitioning to increase the maximum lot coverage from 0% to 0% by adding a pool, which is 15 feet round and 54 inches high.

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

Article: XV Section: 1550 Paragraph: N/A Item: 5
: : : :
: : : :

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.

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: _____

Increasing the maximum lot coverage for this property will allow for a pool to be added, which will adhere to all regulations. By following all regulations the pool will be safe and will not be injurious.

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 area surrounding the pool will be contained by a fence within the property owners property, therefore the variance will not affect any area in adverse manner.

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

The property owner would like to go over the maximum lot coverage to add an above ground swimming pool.

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

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

1. Regarding property owner at 255 Jefferson ST. Valparaiso, IN. 46383

Northwestern Indiana
Telephone Company, INC.
255 Jefferson ST.
Valparaiso, IN 46383

2. Regarding property owner at 259 Jefferson ST. Valparaiso, IN. 46383

Clark A. Phillips
351 W. Jefferson ST.
Valparaiso IN, 46383

3. Regarding property owner at 251 Jefferson ST. Valparaiso, IN. 46383

Martin Rental 6M, LLC
12 E. 700 N.
Valparaiso, IN 46383

4. Regarding property owner at 256 Jefferson ST. Valparaiso, IN. 46383

Sheryl R. Kiszkan
256 Jefferson ST.
Valparaiso, IN 46383

5. Regarding property owner at 260 Jefferson ST. Valparaiso, IN. 46383

260 Jefferson LLC
111 W. Taylor ST. OFC
Chesterton, IN 46304-1546

6. Regarding property owner at 155 Jefferson ST. Valparaiso, IN. 46383

City of Valparaiso
166 Lincolnway
Valparaiso, IN 46383-5524

7. Regarding property owner at 351 Jefferson ST. Valparaiso, IN. 46383

Clark A. Phillips
351 Jefferson ST.
Valparaiso, IN 46383-4608

8. Regarding property owner at 355 Jefferson ST. Valparaiso, IN. 46383

Sally R. Hatala
355 Jefferson ST.
Valparaiso, IN 46383

9. Regarding property owner at 357 Jefferson ST. Valparaiso, IN. 46383

Jeffery A. Parry & Amy J. Belden
357 Jefferson ST.
Valparaiso, IN 46383

10. Regarding property owner at 354 Jefferson ST. Valparaiso, IN. 46383

Boys and Girls Club of Northwest Indiana, INC.
8392 Mississippi ST. 2nd Floor
Merrillville, IN 46410-6316

11. Regarding property owner at 353 Jefferson ST. Valparaiso, IN. 46383

353 Jefferson BPM LLC
2601 Inverness Drive
Valparaiso, IN 46383-3314

12. Regarding property owner at 258 Jefferson ST. Valparaiso, IN. 46383

Richard Farkus
258 W. Jefferson ST.
Valparaiso, IN 46383

13. Regarding property owner at 253 Jefferson ST. Valparaiso, IN. 46383

Thomas C. Long & Annemarie Marti
255 Jefferson ST.
Valparaiso, IN 46383-4659

14. Regarding property owner at 7 Napoleon ST. Valparaiso, IN. 46383

Seven Napoleon Partnership
7 Napoleon ST.
Valparaiso, IN 46383

15. Regarding property owner at 5 Napoleon ST. Valparaiso, IN. 46383

Ivan E. Bodensteiner and Patricia A. Bodensteiner
5 Napoleon ST.
Valparaiso, IN 46383-4725

16. Regarding property owner at 166 Lincolnway ST. Valparaiso, IN. 46383

City of Valparaiso
166 Lincolnway
Valparaiso, IN 46383

17. Regarding property owner at 160 Jefferson ST. Valparaiso, IN. 46383

Megan A. Odum
160 Jefferson ST.
Valparaiso, IN 46383-4764

18. Regarding property owner at 101 Napoleon ST. Valparaiso, IN. 46383

Matthew K. Goodfellow and Patricia C. Goodfellow
101 Napoleon ST.
Valparaiso, IN 46383-4740

19. Regarding property owner at 103, 104, and 105 Napoleon ST. Valparaiso, IN. 46383

Tristen R A Beardsley
103, 104, and 105 Napoleon ST.
Valparaiso, IN 46383-4740

20. Regarding property owner at 107 Napoleon ST. Valparaiso, IN. 46383

Daniel L. Daly
402 Washington ST.
Valparaiso, IN 46383

21. Regarding property owner at 109 Napoleon ST. Valparaiso, IN. 46383

Mark A. McColley, A Living Trust
109 Napoleon ST.
Valparaiso, IN 46383

22. Regarding property owner at 255 Chicago ST. Valparaiso, IN. 46383

Marisa A. Daly
255 Chicago ST.
Valparaiso, IN 46383-4635

23. Regarding property owner at 255 ½ Chicago ST. Valparaiso, IN. 46383

Andrews Group, LLC
9670 Canal Drive
Rochester, IN 46975-7951

24. Regarding property owner at 257 Chicago ST. Valparaiso, IN. 46383

Laura C. Yoder
257 Chicago ST.
Valparaiso, IN 46383

25. Regarding property owner at 351 Chicago ST. Valparaiso, IN. 46383

Donald W. Hardesty, Inter Vivos Trust
c/o Donna R. Dankoff
153 E. 700 South
Kouts, IN 46347

26. Regarding property owner at 353 Chicago ST. Valparaiso, IN. 46383

John J. Leckrone and Catherine E. Leckrone
552 Ravine Drive
Valparaiso, IN 46385-3343

27. Regarding property owner at 262 Jefferson ST. Valparaiso, IN. 46383

Bruce E. Biggs and Marcia S. Biggs
130 Wheatridge RD.
Valparaiso, IN 46385

28. Regarding property owner at 3 Napoleon ST. Valparaiso, IN. 46383

EJC Property Group, LLC
P.O. Box 1968
Valparaiso, IN 46384-1968

29. Regarding property owner at 1 Napoleon ST. Valparaiso, IN. 46383

Stephen R. Buck, Revocable Trust
285 Durness Ct.
Valparaiso, IN 46385-9274

30. Regarding property owner at 254 Lincolnway ST. Valparaiso, IN. 46383

EJC Property Group, LLC
P.O. Box 1968
Valparaiso, IN 46384-1968

31. Regarding property owner at 256 Lincolnway ST. Valparaiso, IN. 46383

EJC Property Group, LLC
P.O. Box 1968
Valparaiso, IN 46384-1968

32. Regarding property owner at 258 Lincolnway ST. Valparaiso, IN. 46383

Rosemarie C. Flum Trust
11603 Georgetowne CT.
Potomac, MD 20854-3720

33. Regarding property owner at 352 Lincolnway ST. Valparaiso, IN. 46383

Peter G. McClelland
352 Lincolnway
Valparaiso, IN 46383-5561

34. Regarding property owner at 354 Lincolnway ST. Valparaiso, IN. 46383

Norman G. Dygert
356 Lincolnway
Valparaiso, IN 46383-5528

35. Regarding property owner at 356 Lincolnway ST. Valparaiso, IN. 46383

Norman G. Dygert and Linda E. Dygert
356 Lincolnway
Valparaiso, IN 46383

NOTICE OF PUBLIC HEARING
CITY OF VALPARAISO BOARD OF ZONING APPEALS

Dear Property Owner:

This letter is to notify you that the City of Valparaiso Board of Zoning Appeals will conduct a public hearing on Petition Number VAR** on the 21st day of July, 2020 at 7:00 PM at Valparaiso City Hall, 166 Lincolnway, City Council Chambers, to consider a request for Board of Zoning Appeals action to allow a variance from Part III, Article XV, Section 1550 of the Valparaiso Unified Development Ordinance to vary the maximum lot coverage of **% to **% by adding an above ground pool the maximum of 15 feet round and 54 inches high, which will adhere to all town regulations.

The petitioner for the requested action is Richard at 257 Jefferson street Valparaiso, IN 46383; 219-680-8186; (Heidi.fleming.rn@gmail.com). The property is located at 257 Jefferson Street, Valparaiso, Indiana in the Neighborhood Conservation (NC-60) Zoning District and is more particularly described as follows:

Lot 3, EXCEPTING the East 33 Feet of the North 101 feet thereof, in block 39 In the West addition to the Original Survey of the Town (now City) of Valparaiso, as per plat thereof, recorded in Deed Record "A", page 352 in the Office of the Recorder of Porter County, Indiana.

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 abovementioned time of the public hearing all interested parties are invited to attend. To review the petition and the detailed site plans, please contact the planning Department between 8:30 AM and 4:30 PM Monday through Friday.

Correspondence to:

Beth Shrader, Planning Director

City of Valparaiso

166 Lincolnway

Valparaiso, Indiana 46383

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

Email: Bshrader@valpo.us

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

Respectfully submitted,

Richard & Heidi Fleming

A hand-drawn site plan of a rectangular plot, 60' wide and 132' deep. The plan shows a large rectangular area with a circular feature (possibly a well or pond) in the lower-left corner. The circular feature has a diameter of 15'. To the right of the circle is a rectangular structure with a width of 22' and a length of 17'4". Above this structure is another rectangular area with a width of 19'6" and a length of 7'6". The plan includes various dimensions for setbacks and internal structures, such as 30' setbacks on the left and right sides, and 101' setbacks on the top and bottom sides. The overall dimensions are 60' by 132'.





Map

Search

More ▾



6409243.110120

50 ft ▲

POWERED BY
esri

2957988.54, 2265691.08





Map

Search

More ▼



POWERED BY

esri

100 ft



2958339.06, 2265684.83

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:

Christian A. Schwerd 204 Beech St. Velpo 219-406-4268
Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

Christian A. Schwerd 204 Beech St. Velpo 219-406-4268
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY:

457 Bond Ave.
Subject property fronts on the South side between (streets) Campbell & Madison
in the NC Zoning District.

Legal Description of Subject Property: (Exhibit No. 1)

See attached

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

Sub divide the lot so instead of 1 110' lot have 2 50' lots and build a single family house on the vacant lot.

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

Article: XV Section: 1550 Paragraph: 2 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.

Parcel Number	Owner	Owner Address	Site Address	Legal Description
64-09-23-229-025.000-004	Harlan Minna	470 Grove Ave Valparaiso IN 46385	470 Grove Ave Valparaiso IN 46385	City View Lot 29 Blk 2
64-09-23-229-033.000-004	Sworden Adam M	901 Campbell St Valparaiso IN 46385	901 Campbell St Valparaiso IN 46385	City View Add Lots 20 & 21 Ex N70 Blk 2
64-09-23-231-011.000-004	Lundahl Donna Ruth	467 Grove Ave Valparaiso IN 46385	467 Grove Ave Valparaiso IN 46385	City View Add Lot 12 Blk 3
64-09-23-229-011.000-004	Sills Kevin W & Sills Taylor M/JT	465 Bond Ave Valparaiso IN 46385	465 Bond Ave Valparaiso IN 46385	City View Add Lot 12 Blk 2
64-09-23-229-028.000-004	Duncil Adrian N & Wilson Pamela J/J	464 Grove Ave Valparaiso IN 46385	464 Grove Ave Valparaiso IN 46383	City View Add Lot 26 Blk 2
64-09-23-229-014.000-004	Lancaster Harland J & Yong Mi/H&W	459 Bond Ave Valparaiso IN 46385	459 Bond Ave Valparaiso IN 46385	City View Add Lot 15 Blk 2 Dr458 P11
64-09-23-227-017.000-004	Smith James & Natalie L/H&W	234 W 166 S Valparaiso IN 46385	554 Bond Ave Valparaiso IN 46385	City View Add E1/2 Lot 14 Blk 1
64-09-23-231-014.000-004	Ketchmark Paul E & Joan Mrevocable	461 Grove Ave Valparaiso IN 46385	461 Grove Ave Valparaiso IN 46385	City View Add Lot 15 Blk 3 Dr495 P421
64-09-23-229-032.000-004	Raymond Donald J	903 Campbell St Valparaiso IN 46385	903 Campbell St Valparaiso IN 46385	City View Add N70 Lots 20 & 21 Blk 2 Dr466 P347
64-09-23-229-010.000-004	Jagodzinska Paulina	553 Bond Ave Valparaiso IN 46385	553 Bond Ave Valparaiso IN 46385	City View Add Lot 11 Blk 2
64-09-23-229-027.000-004	Halstead Lisa Marie	466 Grove Ave Valparaiso IN 46385	466 Grove Ave Valparaiso IN 46385	City View Add Lot 27 Blk 2
64-09-24-103-001.000-004	McGill Manufacturing Co Inc	909 LaFayette St Valparaiso IN 46383	1002 Campbell St Valparaiso IN 46383	Par In Powells Add Desc Dr343 P79 Nw Ex Par Sld 24-35-6 Electrical Div
64-09-23-227-027.000-004	Porter County Servicesholding Compa	1005 Campbell St Valparaiso IN 46385	1005 Campbell St Valparaiso IN 46385	City View Add Blk 1 E1/2 Ex S132 Lot 17 & W1/2 Ex S198 Lot 17 & All Lot 18 Combined
64-09-23-231-013.000-004	Roseberry Pamela	463 Grove Ave Valparaiso IN 46385	463 Grove Ave Valparaiso IN 46385	City View Add Lot 14 Blk 3
64-09-23-227-016.000-004	Lewin Craig & McIntosh-Lewin Sharon	556 Bond Ave Valparaiso IN 46385	556 Bond Ave Valparaiso IN 46385	City View Add W1/2 Lot 14 Blk 1
64-09-24-105-004.000-004	Copeland Bruce A & Annae/H&W	816 Campbell St Valparaiso IN 46385	816 Campbell St Valparaiso IN 46383	Bond Sub Lot 2 Dr396 P390
64-09-23-229-013.000-004	Moench Katherine E & Brown Cody T/J	461 Bond Ave Valparaiso IN 46385	461 Bond Ave Valparaiso IN 46385	City View Add Lot 14 Blk 2
64-09-23-229-029.000-004	462 Grove Street LLC	418 Wessex Rd Valparaiso IN 46385	462 Grove Ave Valparaiso IN 46383	City View Add Lot 25 & W25 Lot 24 Blk 2
64-09-23-227-019.000-004	Neal Vincent J & Olga M/JT	460 Bond Ave Valparaiso IN 46385	460 Bond Ave Valparaiso IN 46383	City View Add E1/2 Lot 15 Blk 1 Ex S185
64-09-23-229-016.000-004	Kyes Christine M Schiesser	453 Bond Ave Valparaiso IN 46385	453 Bond Ave Valparaiso IN 46385	City View Add Lot 18 Blk 2
64-09-23-227-026.000-004	Priesol Christine Life Est	456 Bond Ave Valparaiso IN 46385	456 Bond Ave Valparaiso IN 46385	City View Add S132 E1/2 Lot 17 Blk 1
64-09-23-231-033.000-004	Travis Randall & Kelly A/H&W	807 Campbell St Valparaiso IN 46385	807 Campbell St Valparaiso IN 46383	City View Add N1/2 Lots 18 & 19 & N1/2 E1/2 Lot 17 Blk 3 Dr496 P377
64-09-23-231-015.000-004	Meely Tordeli A B	457 Grove Ave Valparaiso IN 46385	457 Grove Ave Valparaiso IN 46385	City View Add Lot 16 & W1/2 Lot 17 Blk 3
64-09-23-227-024.000-004	Elmore Brandon J & Julia A/H&W	462 Bond Ave Valparaiso IN 46385	462 Bond Ave Valparaiso IN 46385	City View Add W50 S160 Lot 16 Blk 1
64-09-23-229-012.000-004	Bradley Rick J & Tammie/H&W	463 Bond Ave Valparaiso IN 46385	463 Bond Ave Valparaiso IN 46385	City View Add Lot 13 Blk 2
64-09-23-229-015.000-004	Schwerd Christian A	204 Beech St Valparaiso IN 46383	457 Bond Ave Valparaiso IN 46385	City View Add Lots 16 & 17 Blk 2
64-09-23-227-018.000-004	Davies Leslee A & Michael S/W&H	466 Bond Ave Valparaiso IN 46385	466 Bond Ave Valparaiso IN 46385	City View Add W1/2 Lot 15 Blk 1
64-09-23-229-026.000-004	Ireland Christian P	468 Grove Ave Valparaiso IN 46385	468 Grove Ave Valparaiso IN 46385	City View Add Lt 28 Blk 2
64-09-23-229-031.000-004	Farster Joseph & Smith-Farster Kris	456 Grove Ave Valparaiso IN 46385	456 Grove Ave Valparaiso IN 46385	City View Add Lot 22 Blk 2
64-09-23-227-023.000-004	McDonald Anthony D &Amesha M/H&W	464 Bond Ave Valparaiso IN 46385	464 Bond Ave Valparaiso IN 46385	City View Add E1/2 S185 Lot 15 Blk 1
64-09-24-105-003.000-004	Howard Noel	820 N Campbell St Valparaiso IN 46385	820 Campbell St Valparaiso IN 46383	Bonds Sub Lot 1
64-09-23-227-025.000-004	Cunningham Larry & Sally J	458 Bond Ave Valparaiso IN 46385	458 Bond Ave Valparaiso IN 46385	City View W1/2 Lot 17 S198 Blk 1
64-09-23-229-030.000-004	Nickelson Brian	458 Grove Ave Valparaiso IN 46385	458 Grove Ave Valparaiso IN 46385	City View Add All Lot 23 & Ex W25FT Lot 24 Blk 2
64-09-23-229-017.000-004	Cross Christopher M & Beverly J/H&W	451 Bond Ave Valparaiso IN 46385	451 Bond Ave Valparaiso IN 46385	City View Lot 19 Blk 2
64-09-23-229-009.000-004	Cooper Augustus J	555 Bond Ave Valparaiso IN 46385	555 Bond Ave Valparaiso IN 46385	City View Add Lot 10 Blk 2
64-09-23-227-020.000-004	Neal Vincent J & Olga M/Jt	460 Bond Ave Valparaiso IN 46385	460 Bond Ave Valparaiso IN 46385	City View Add Exs160 W50 Lot 16 Blk 1
64-09-24-105-001.000-004	Popovich Robert J & Linda M Reyes-P	906 Campbell St Valparaiso IN 46385	906 Campbell St Valparaiso IN 46383	Powells Add W121 W1/2 Ex N88.79 Lot 163 Dr457 P312
64-09-23-231-012.000-004	Owens Richard A	465 Grove Ave Valparaiso IN 46385	465 Grove Ave Valparaiso IN 46385	City View Add Lot 13 Blk 3

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: _____

There are many lots in the Neighbor hood that are
50' wide, so the New Lot of 50' + The old lot becoming
50' would blend in. A New home would add to the
Tax base and would attract new people to the Town

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

A New house in the Neighbor hood will increase the
value of adjacent property owners by showing the
Neighbor hood is desirable

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: _____

Without a variance the property is useless other
than Vacant land.

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.

Map Satellite Lot lines
Directions Save Home Share



E-3

Street View

Ex 1

Legal Description:

Lots 16 and 17 in Block 2 in City View Addition to the City of Valparaiso, as per plat thereof, recorded in Miscellaneous Record "J", page 550, in the Office of the Recorder of Porter County, Indiana.

64-09-23-229-015,000-004

MORTGAGE LOAN LOCATION PLAT

BY

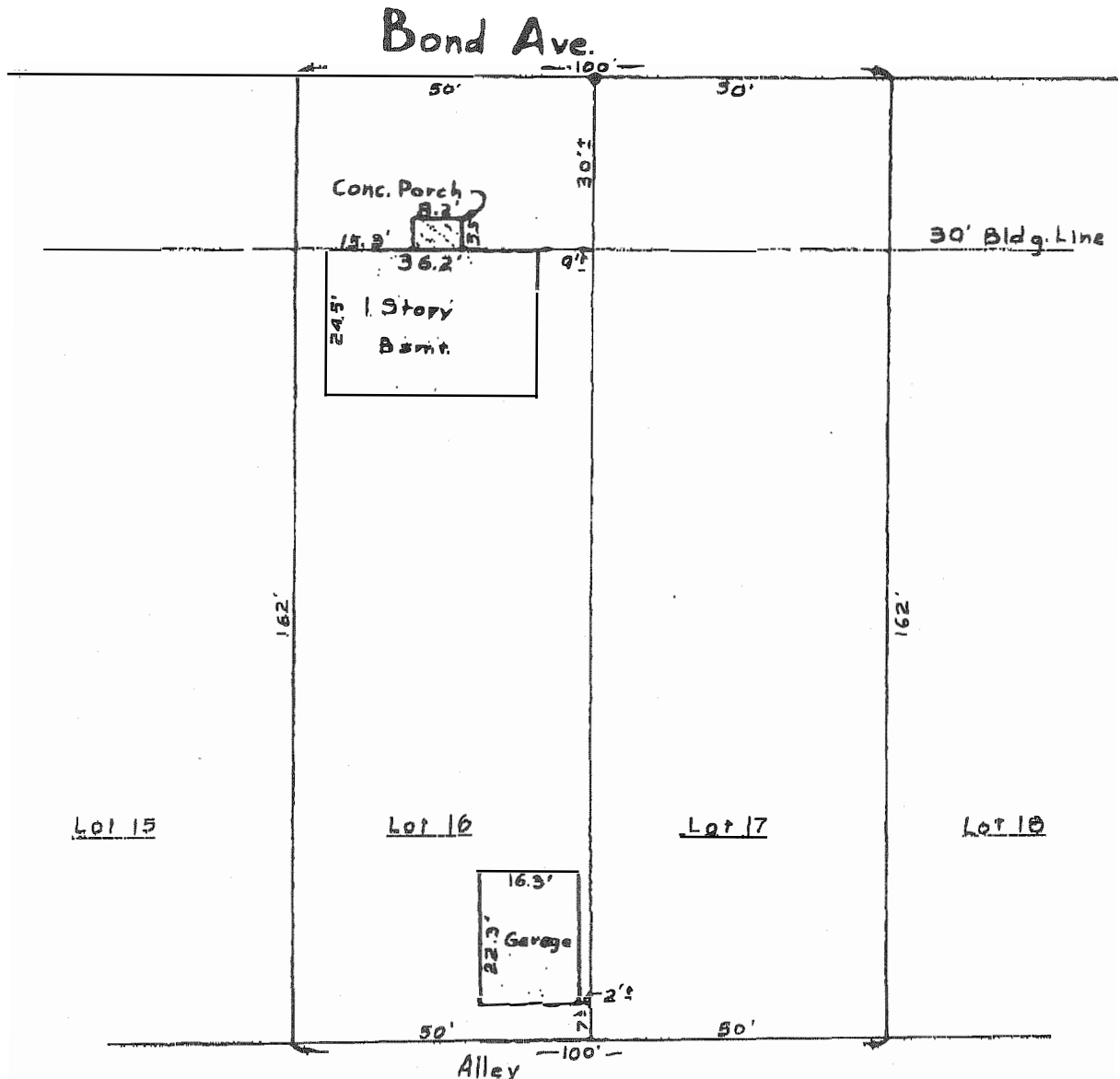
EMIL P. BEEG JR.

8 WASHINGTON STREET VALPARAISO, INDIANA 46383

IND. REG. LAND SURVEYOR NO. S0004

PHONE: 219 - 462-7452

DESCRIPTION OF PROPERTY: Lots 16 & 17 in Block 2 in City View Addition to the City of Valparaiso, as per plat thereof, recorded in Miscellaneous Record "J", page 550, in the Office of the Recorder of Porter County, Indiana.



MORTGAGOR: Douglas S. Winner

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT

TOP OF PLAT IS NORTH

SCALE: 1 INCH = 30 FT.

● SURVEY MARKER FOUND

() SURVEY MARKER SET

THIS INSPECTION PLAT IS MADE FOR AND AT THE INSTANCE OF