

MEETING AGENDA

Valparaiso Board of Zoning Appeals

Wednesday, December 30th, 2020, 4:30 PM

Meet via Web-Conference – Valparaiso Now Facebook Page

1. Roll Call
2. New Business

VAR20-023 – A petition filed by Steve DeBold – Chester Inc. c/o Todd Leeth. The property is located at 3001 Bertholet Blvd. in the Heavy Industrial (INH) Zoning District. The petitioner requests the following variance(s):

- Article 11, Section 11.304(G) – To allow for parking in front of the principal structure.
- Article 11, Section 11.501(B)(2) – To allow for Division 11.500 Nonresidential Design Standards to not apply to this property.

3. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **January 20th, 2021**

Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.

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:

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

OWNER OF SUBJECT PROPERTY:

KYLE YONKER 1501 W. 175th St. 708-798-1004
HOMEWOOD, IL
60430
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY:

3001 BERTHOLET BLVD
Subject property fronts on the N side between (streets)
in the INH Zoning District. EAST OF S.R. No. 49 AND DIRECTLY BEHIND
THE PORTER COUNTY JAIL BUILDING.

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

Lot 4 in 49ER PARTNERS SUBDIVISION, AS SHOWN IN PLAT
FILE 42-E-3, RECORDED APRIL 15, 2002 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. __)

CONSTRUCTION OF A 7,200 SQ. FT. GARBAGE TRUCK WAREHOUSE
AND TRANSPORTATION MAINTENANCE BUILDING.

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

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

EXH. 3

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 91' Rear Setback 315' Side Setbacks 16' / 75' Lot Coverage 54.90%
Height 21'-3"

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.

Article 11, Division 11.300, Section 11.304 – State Route 49 Standards

- Subsection G requires parking be behind principle building wherever practicable. **Variance Required**

Article 11, Division 11.500, Nonresidential Design Standards

- **Section 11.502 – Building Dimensions**
Subsection B requires no uninterrupted façade dimension > 40% of façade length for <15,000 s.f. building. **Variance Required**
- **Section 11.503 - Architectural Features**
Subsection C. No blank walls more than 16' long or high facing public streets. **Variance Required**
- **Section 11.506 – Transparency**
Subsection A requires 60% transparency between 3 and 8 feet above finish grade along Primary Façade. **Variance Required**
- **Section 11.507 – Building Materials**
Subsection E, part 1, prohibits use of pre-fabricated metal siding, except on industrial buildings on walls that do not face rights-of-way. **Variance Required**

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 BUILDING IS COMPARABLE TO ADJACENT
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 BUILDING IS COMPARABLE TO 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: _____

IT IS NOT PRACTICAL FOR STEEL INDUSTRIAL
TYPE BUILDINGS BEING DEVELOPED FOR WAREHOUSE
AND TRANSPORTATION AND GARBAGE TRUCK MAINTENANCE.

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

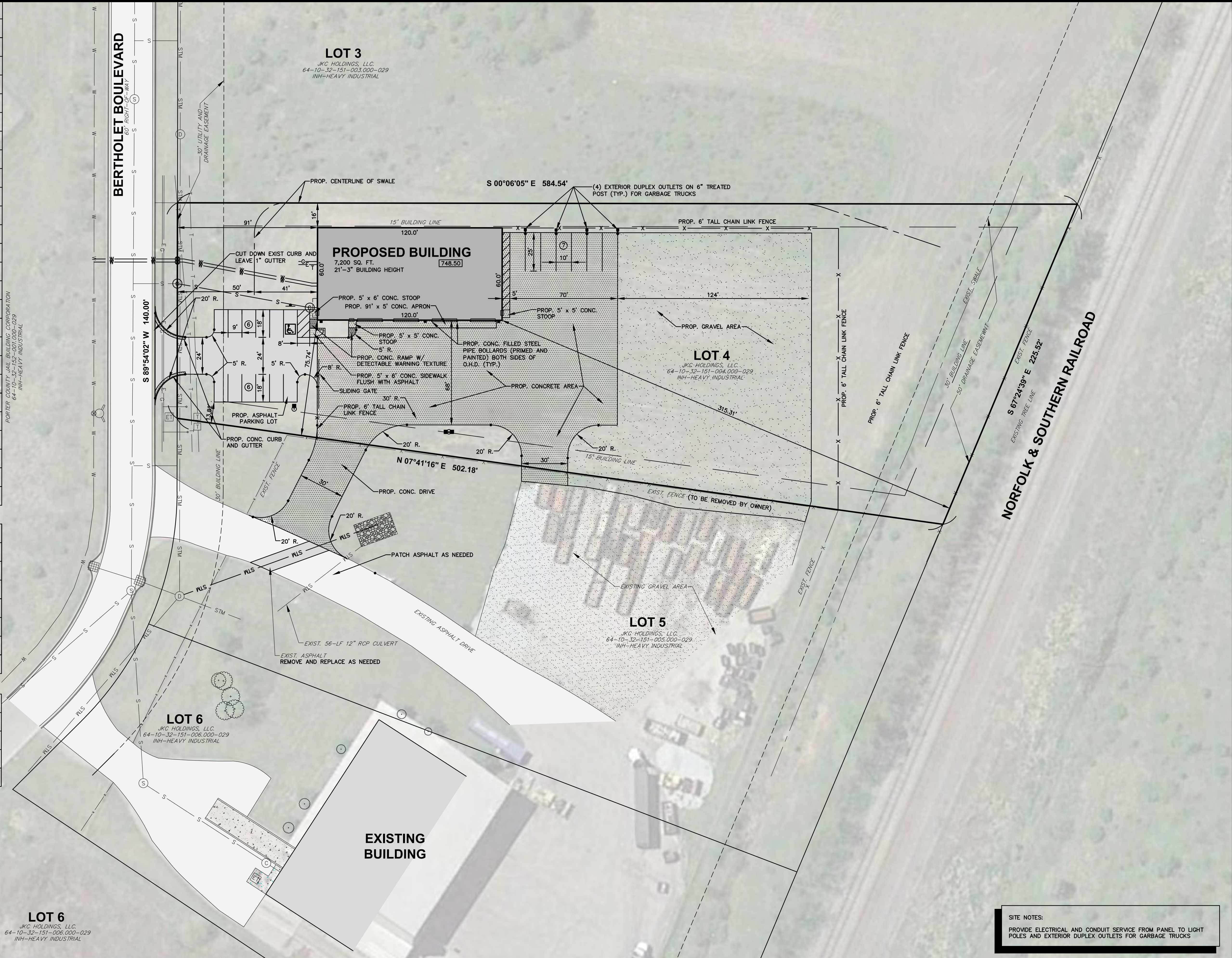
EXHIBIT 1



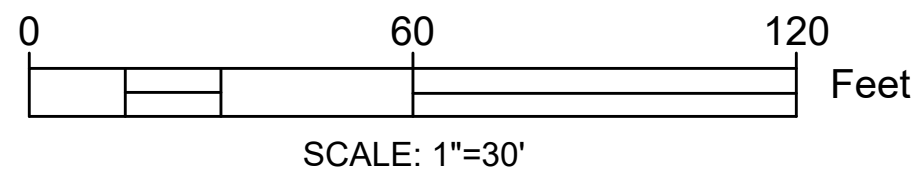
DRAWING LEGEND	
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING STORM CURB INLET
	EXISTING WATER HYDRANT
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRICAL PEDESTAL
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER MAIN
	EXISTING ELECTRICAL LINE
	PROPOSED SANITARY CLEANOUT
	EXTERIOR DUPLEX OUTLETS ON 6" TREATED POST FOR GARBAGE TRUCKS
	PROPOSED HANDICAP PARKING SIGN
	PROPOSED DOWNSPOUT LOCATION
	PROPOSED WATER SERVICE BOX
	PROPOSED PARKING LOT AREA LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE WITH 4" PVC CONDUIT
	PROPOSED ELECTRIC LINE WITH 4" PVC CONDUIT
	PROPOSED FENCE LINE

PARKING REQUIREMENT	
DIVISION 9.200 SECTION 9.201 PARKING REQUIREMENTS	
LAND USE	WAREHOUSING AND TRANSPORTATION
AREA	7,200 S.F.
RULE	1 SPACES/1,000 SQ. FT.
CALCULATION	7,200 S.F. / 1,000 S.F. x 7.2 = 7
REQUIRED	7 PARKING SPACES
TOTAL PROVIDED	12 PARKING SPACES

MAX. COVERAGE	
IMPERVIOUS COVERAGE	1.208 ACRES
TOTAL SITE AREA	2.20 ACRES
MAX. COVERAGE	75% IMPERVIOUS COVERAGE
TOTAL COVERAGE	54.90% IMPERVIOUS COVERAGE



DEVELOPED PROJECT SITE LAYOUT PLAN



SITE NOTES:
PROVIDE ELECTRICAL AND CONDUIT SERVICE FROM PANEL TO LIGHT POLES AND EXTERIOR DUPLEX OUTLETS FOR GARBAGE TRUCKS

SUBMITTALS / REVISIONS	
11/06/2020	ACDR SUBMISSION
11/19/2020	OWNERS REVISIONS
11/23/2020	ISSUE FOR CONSTRUCTION
12/3/2020	REVISIONS
7	
8	
9	
10	
11	
12	
13	
14	

HOMEWOOD DISPOSAL

3001 BERTHOLET BOULEVARD
VALPARAISO, IN 46383

Chester inc.
Architectural Services
Peter D. Brannen • Joseph M. DeCenzo
SINCE 1979 9465-5500 FAX 7749 441-2823

© Chester, Inc. Architects

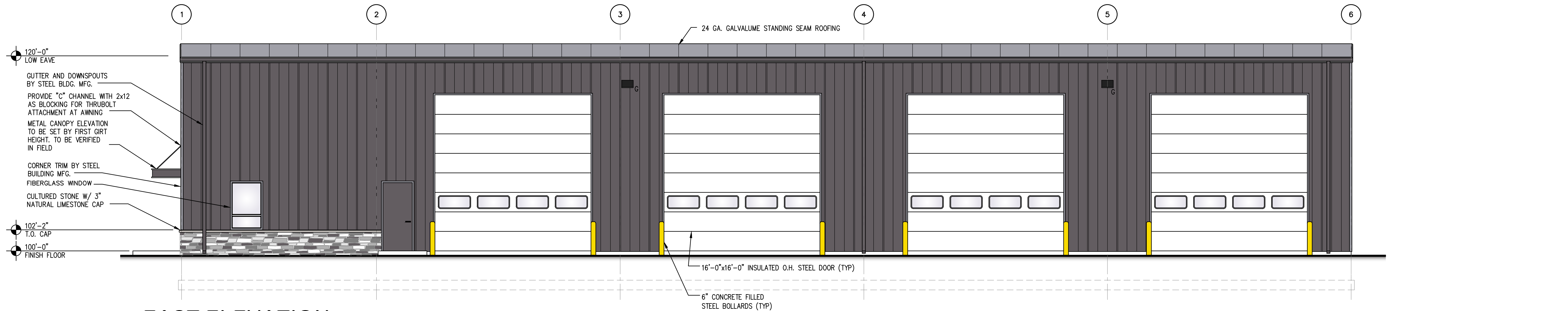
DRAWN BY: SMD

JOB NUMBER: AR20-20

DEVELOPED PROJECT
SITE LAYOUT PLAN

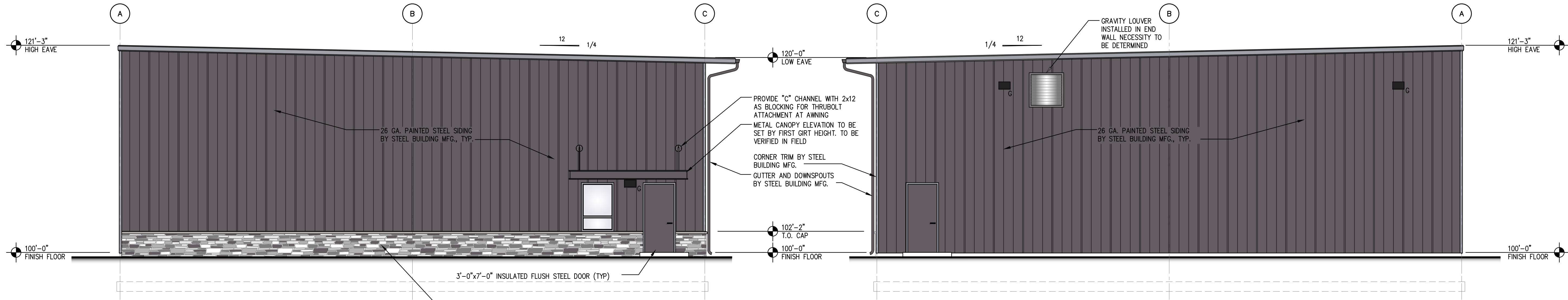
DRAWING NUMBER

C3



EAST ELEVATION

SCALE: 3/16"=1'-0"

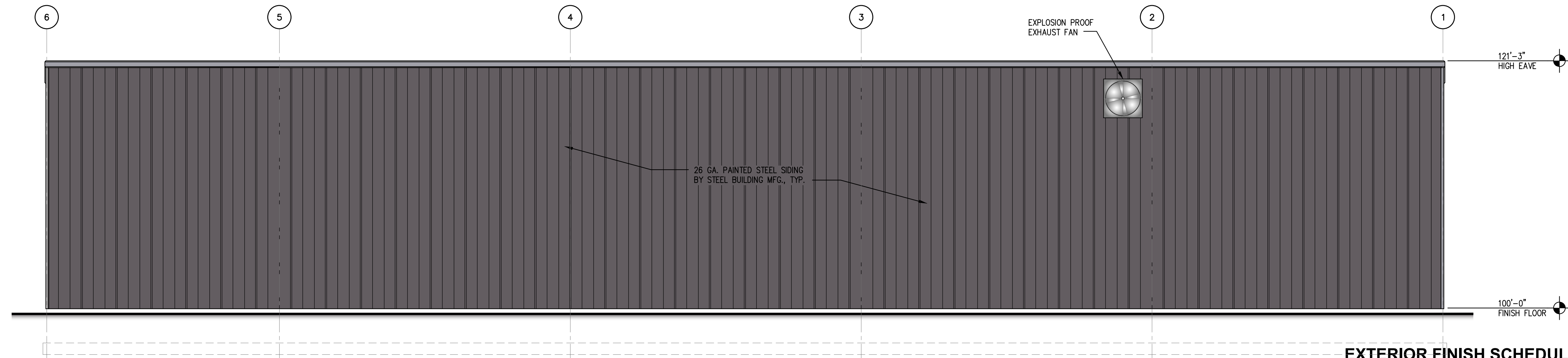


SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NORTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CULTURED STONE VENEER		CUSTOM BLEND
LIMESTONE CAP		NATURAL LIMESTONE
26 GA. PAINTED STEEL SIDING GUTTERS & DS	AMERICAN BUILDINGS	CHARCOAL
HOLLOW MTL DOOR FRAME PAINT	SHERWIN WILLIAMS	TO MATCH PEARL GRAY
HOLLOW MTL DOOR PAINT	SHERWIN WILLIAMS	TO MATCH CHARCOAL
FIBERGLASS WINDOWS	PELLA	WHITE
METAL CANOPIES	TBD	TBD
24 GA. STANDING SEAM ROOFING	AMERICAN BUILDINGS	BY MFG.
TRIMS	AMERICAN BUILDINGS	PEARL GRAY

SUBMITTALS / REVISIONS		8	9	10	11	12	13	14	15
11/06/2020	ACDR SUBMISSION								
1	11/19/2020	OWNERS REVISIONS							
2									
3									
4									
5									
6									
7									

HOMWOOD DISPOSAL

3001 BERTHOLET BOULEVARD
VALPARAISO, IN 46383

Chester inc.
Architectural Services

Peter D. Brannen, Joseph M. DeCenzo
REGISTERED ARCHITECTS
No. 33780
STATE OF INDIANA
ARCHITECT

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DRAWN BY: PDB/ MR

JOB NUMBER: AR20-20

ELEVATIONS

DRAWING NUMBER

A1.1