

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, May 19th, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes
3. Old Business
4. New Business

VAR21-006 – A petition filed by Beth Wrobel. The property is located at 2401 Valley Dr in the Business Park (BP) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.403 (F)(3) – To vary the maximum accessory structure height to allow for an accessory structure height of 19' 8 ³/₄"

VAR21-007 – A petition filed by Stephanie Edwards. The property is located at 3400 Venice Dr in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the maximum lot coverage to allow for a maximum lot coverage of 44.34%.

VAR21-008 – A petition filed by Jason Lynn c/o Todd A. Leeth, 103 Lincolnway, Valparaiso, IN 46383. The property is located at 306 Glendale Blvd in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.303(D)(2) – To vary the maximum accessory building footprint to allow for an accessory building footprint of 1,040.40 Sq. Ft.

VAR21-009 – A petition filed by Matthew Stechly. The property is located at 210 Carter Ct in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.303(D)(6) – To vary the requirement for the accessory structure to match materials of the principal structure to allow for an accessory structure with metal siding

5. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **June 16th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

2411 Valley Dr
Valparaiso, IN 46383Subject property fronts on the east
side between (streets) Marquette & Vale Park Rd
& Marquette & Vale Park RdZoning District: BP-1**PETITIONER INFORMATION**

Applicant Name:

Beth Wrobel (HealthLinc)

Phone:

Email:

Address:

2401 Valley Dr.
Valparaiso, IN 46383**PROPERTY OWNER INFORMATION**

Applicant Name:

Beth Wrobel (HealthLinc)

Address:

2401 Valley Dr.
Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: ____ Section: 2 Paragraph: 403 Item: (F)(3)

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

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

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

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

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

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. ____)

LOT 1 IN HEALTHLINC MINOR SUBDIVISION AS PER THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2020-, ALL OF LOT 11 AND A PART OF LOT 16 BOTH IN THE VALE PARK SOUTH ADDITION AS PER THE PLAT THEREOF RECORDED AS PLAT FILE 15-D-2 BOTH BEING RECORDED IN THE PORTER COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH CORNER OF SAID LOT 11; THENCE NORTH 00D08'50" WEST ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING 3 COURSE:
1. SOUTH 89D56'30" WEST 100.00 FEET;
2. NORTH 00D08'50" WEST 231.10 FEET;
3. NORTH 89D56'30" EAST EXTENDING ONTO THE NORTH LINE OF LAND CONVEYED TO HEALTHLINC BY DOCUMENT NUMBER 2017-000313 AS RECORDED IN SAID RECORDER'S OFFICE 435.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF VALLEY DRIVE;
THENCE SOUTH 00D08'50" EAST ALONG SAID RIGHT-OF-WAY LINE 397.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND AN INTERIOR ANGLE OF 90D05'20"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.31 FEET; THENCE SOUTH 89D56'30" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF MARQUETTE STREET 210.83 FEET TO THE POINT OF BEGINNING, CONTAINING 3.348 ACRES, MORE OR LESS.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. ____)

This project is a pre-engineered warehouse building used to store HealthLinc's Mobile Medical Unit (RV) and store additional marketing supplies.

Variance from Development Standards
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

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:

A 2' 9 3/4" height increase variance from the 17'-0" height standard for accessory buildings will have no detrimonious impact on adjacent neighbors.

- 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:

It is a slight height difference from the allowed height restriction

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

HealthLinc's mobile unit requires a clear height of 16'-0" to allow it to enter the building. The structure, etc. of the building requires an eave height of 19' with the ridge of the roof being slightly higher.

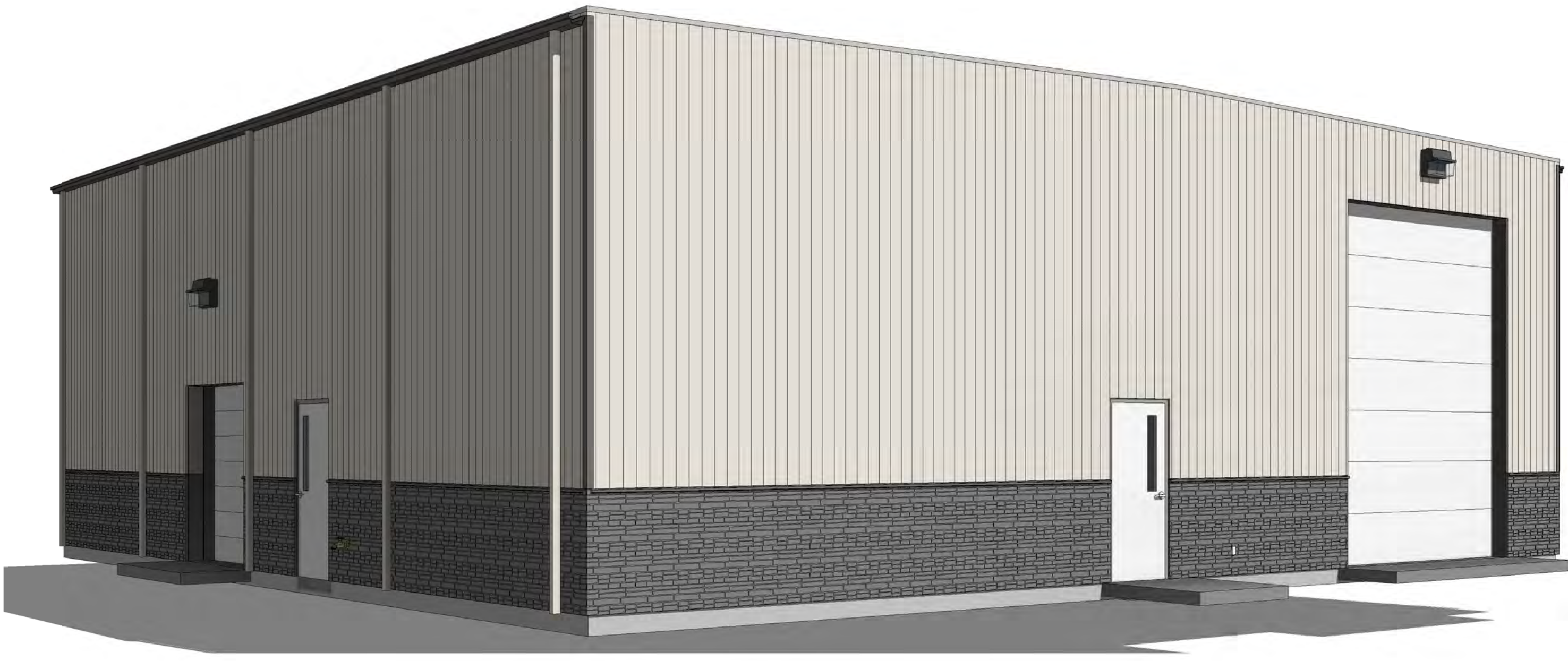
The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

HEALTHLINE MOBILE UNIT WAREHOUSE

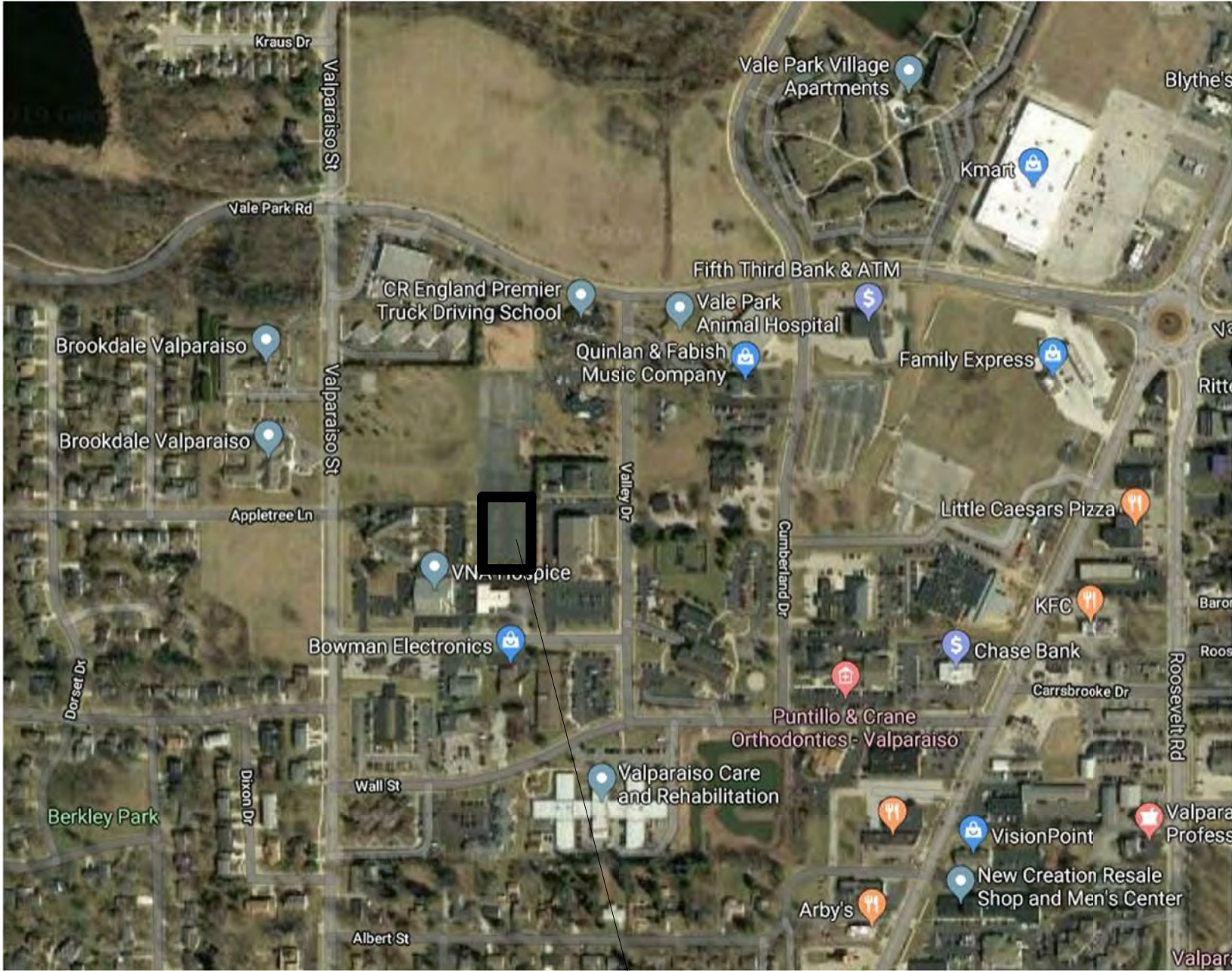
2411 VALLEY DRIVE
VALPARAISO, INDIANA 46383

ABBREVIATIONS

@	AT	FF	FINISH FLOOR	RAD/R	RADIUS
ACT	ACOUSTICAL CEILING TILE	FHC	FIRE HOSE CABINET	RCP	REINFORCED CONCRETE PIPE
ADJ	ADJUSTABLE	FIN	FINISH	REF	REFERENCE
AFF	ABOVE FINISHED FLOOR	FLR	FLOOR	REINF	REINFORCING
AGG	AGGREGATE	FRP	FIBERGLASS REINFORCED PLASTIC	REQ'D	REQUIRED
ALT	ALTERNATIVE	FT / '	FEET	REV	REVISION(S)
AL	ALUMINUM	FTG	FOOTING	RM	ROOM
APPROX	APPROXIMATE	GA	GAUGE	RO	ROUGH OPENING
ARCH	ARCHITECT(URAL)	GALV	GALVANIZED	SA	SUPPLY AIR
&	AND	GB	GRAB BAR	SAN	SANITARY
BLDG	BUILDING	GFI	GROUND FAULT INTERRUPT	SCHED	SCHEDULE
BLKG	BLOCKING	GWB	GYPSUM WALL BOARD	SIM	SIMILAR
BM	BEAM	HAC	HOT ASPHALT COURSE	SPEC(S)	SPECIFICATIONS
B/BOT	BOTTOM	HM	HOLLOW METAL	SQ	SQUARE
BRG	BEARING	HMOF	HOLLOW METAL DOOR FRAME	SQ FT/SF	SQUARE FOOT
CAB	CABINET	HORIZ	HORIZONTAL	SQ IN/SI	SQUARE INCH
CAT	CATALOG	HTG	HEATING	SQ YD/SY	SQUARE YARD
CB	CATCH BASIN	HVAC	HEATING/VENTILATING/AIR COND.	STD	STANDARD
CCT	CUBICLE CURTAIN TRACK	HW	HOT WATER	STL	STEEL
CFM	CUBIC FEET PER MINUTE	ID	INSIDE DIAMETER	STRUC	STRUCTURE
CJ	CONTROL JOINT	IN / "	INCH	SUSP	SUSPENDED
CL	CENTERLINE	INFO	INFORMATION	T&B	TOP AND BOTTOM
CLR	CLEAR	INSUL	INSULATE / INSULATION	T&G	TONGUE AND GROOVE
CLG	CEILING	INV	INVERT	TC	TOP OF CURVE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	TEL	TELEPHONE
COL	COLUMN	LB / #	POUND	TER	TERRAZZO
COMP	COMPACTED	LLH	LONG LEG HORIZONTAL	TOC	TOP OF CONCRETE
CONC	CONCRETE	LLV	LONG LEG VERTICAL	TOF	TOP OF FOOTING
CONSTR	CONSTRUCTION	M	METER / THOUSAND	TOM	TOP OF MASONRY
CONT	CONTINUOUS / CONTINUE	MAT	MATERIAL	TOS	TOP OF STEEL
CONTR	CONTRACTOR	MAX	MAXIMUM	TRD	TREATED
CORR	CORRUGATED	MECH	MECHANICAL	TYP	TYPICAL
CPT	CARPET	MEZZ	MEZZANINE	UNO	UNLESS NOTED OTHERWISE
CPTB	CARPET BASE	MFR	MANUFACTURER	URINAL	URINAL
CT	CERAMIC TILE	MH	MANHOLE	VCT	VINYL COMPOSITION TILE
CU FT/ CF	CUBIC FEET	MIN	MINIMUM	VERT	VERTICAL
CU IN/ CI	CUBIC INCH	MISC	MISCELLANEOUS	VB	VINYL BASE
CU YD/ CY	CUBIC YARD	MLO	MAIN LUG ONLY	VR	VAPOR RETARDER
CW	COLD WATER	MM	MILLIMETER	VT	VINYL TILE
	DEGREE	MO	MASONRY OPENING	WVC	VINYL WALL COVERING
DIA	DIAMETER	MDP	MAIN DISTRIBUTION PANEL	W/	WITH
DIM	DIMENSION	MET	METAL	W/O	WITHOUT
DIV	DIVISION	NIC	NOT IN CONTRACT	WB	WOOD BASE
DL	DEAD LOAD	NO / #	NUMBER	WC	WATER CLOSET/WIND COLUMN
DWG	DRAWING	NOM	NOMINAL	WD	WOOD
DS	DOWNSPOUT	NTS	NOT TO SCALE	WH	WATER HEATER
EA	EACH	OC	ON CENTER	WWF	WELDED WIRE FABRIC
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER	WWM	WELDED WIRE MESH
EL	ELEVATION	OPNG	OPENING		
ELEC	ELECTRIC(AL)	OPP	OPPOSITE		
ELEV	ELEVATOR	OSB	ORIENTED STRAND BOARD		
ENGR	ENGINEER	P	PAINT		
EQ	EQUAL	PERF	PERFORATED		
EQUIP	EQUIPMENT	PL	PLATE / PROPERTY LINE		
EW	EACH WAY	PLAM	PLASTIC LAMINATE		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PLAS	PLASTER		
EXH	EXHAUST	PLUMB	PLUMBING		
EXIST	EXISTING	PLYWD	PLYWOOD		
EXP	EXPANSION	PREFAB	PREFABRICATED		
EXT	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
EXTN	EXTENSION	PSI	POUNDS PER SQUARE INCH		
EWG	ELECTRIC WATER COOLER	PVMT	PAVEMENT		
FD	FLOOR DRAIN	PVC	POLYVINYL CHLORIDE PIPE		
FDN	FOUNDATION	QT	QUARRY TILE		
FE	FIRE EXTINGUISHER	RA	RETURN AIR		
FEC	FIRE EXTINGUISHER CABINET				



SITE MAP



PROJECT LOCATION



TRUE
NORTH

INDEX

SHEET NUMBER SHEET NAME

G001	TITLE SHEET
C1	CIVIL TITLE SHEET
C2	EXISTING SITE CONDITIONS
C3	DEMOLITION AND REMOVAL PLAN
C4	GEOMETRIC SITE PLAN
C5	GRADING PLAN
C6	UTILITY PLAN
C7	DETAILS AND GENERAL NOTES
S100	FOUNDATION PLAN
A101	FLOOR PLAN
A151	RCP & LIGHTING PLAN
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTION
A600	DOOR SCHEDULE & WALL TYPES
A800	ADA STANDARDS
P101	PLUMBING PLAN
E101	ELECTRICAL POWER PLAN

CODE REVIEW

(INTERNATIONAL BUILDING CODE, 2012 EDITION AS ADOPTED AND MODIFIED BY THE INDIANA BUILDING CODE, 2014 EDITION)

TABLE NO. 503 BASIC ALLOWABLE AREA FOR BUILDINGS PER STORY

AREA BEING CONSIDERED	SEC. 302		SEC. 602	SEC. 503	SEC. 506
	OCCUP.	TYPE OF CONST.	BASIC ALLOWED AREA (S.F.)	ALLOWABLE AREA WITH INCREASE	ACTUAL AREA (SQ. FT.)
STORAGE	S-1	II-B	17,500		2,916
TOTAL SQ. FT.					2,916

THE ALLOWABLE AREA FOR AN OCCUPANCY GROUP B, TYPE V-B BUILDING IS 9,000 S.F. PER TABLE 503, BUT SHALL BE INCREASED AS ALLOWED IN SEC. 506.

SEC. NO. 1003 MEANS OF EGRESS

AREA BEING CONSIDERED	USE	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR (SQ. FT.)	NUMBER OF OCCUPANTS	EXIT WIDTH REQ'D	NUMBER OF EXITS REQUIRED
STORAGE	STORAGE	2,916	500	6	44"	1
TOTAL PROVIDED					44"	3

TABLE NO. 29 MINIMUM PLUMBING FACILITIES

	MINIMUM (RATIO)			ACTUAL PROVIDED		
	MEN	WOMEN	TOTAL	MEN	WOMEN	TOTAL
WATER CLOSETS			1			1
URINALS						
LAVATORIES			1			1
DRINKING FOUNTAIN/ WATER STATION			1			*
SERVICE SINK			1			1

*DRINKING WATER FOUNTAIN IS AT ADJACENT BUILDING

SEC. 2902.

SANITATION
(C) MINIMUM PLUMBING FACILITIES.
PLUMBING FIXTURES SHALL BE INSTALLED IN NUMBERS NOT LESS THAN SHOWN IN TABLE NO.

29

FOR PURPOSES OF CALCULATING THE MINIMUM NUMBER OF PLUMBING FIXTURES,
THE ANTICIPATED MAXIMUM NUMBER OF OCCUPANTS IS 85

REVISION DESCRIPTION

DATE

REV. NO.

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HEALTHLINE- WAREHOUSE

2411 VALLEY DRIVE VALPARAISO IN 46383

TITLE SHEET

DRAWN BY:
REW

PROJECT #
37655

SCALE:
12" = 1'-0"

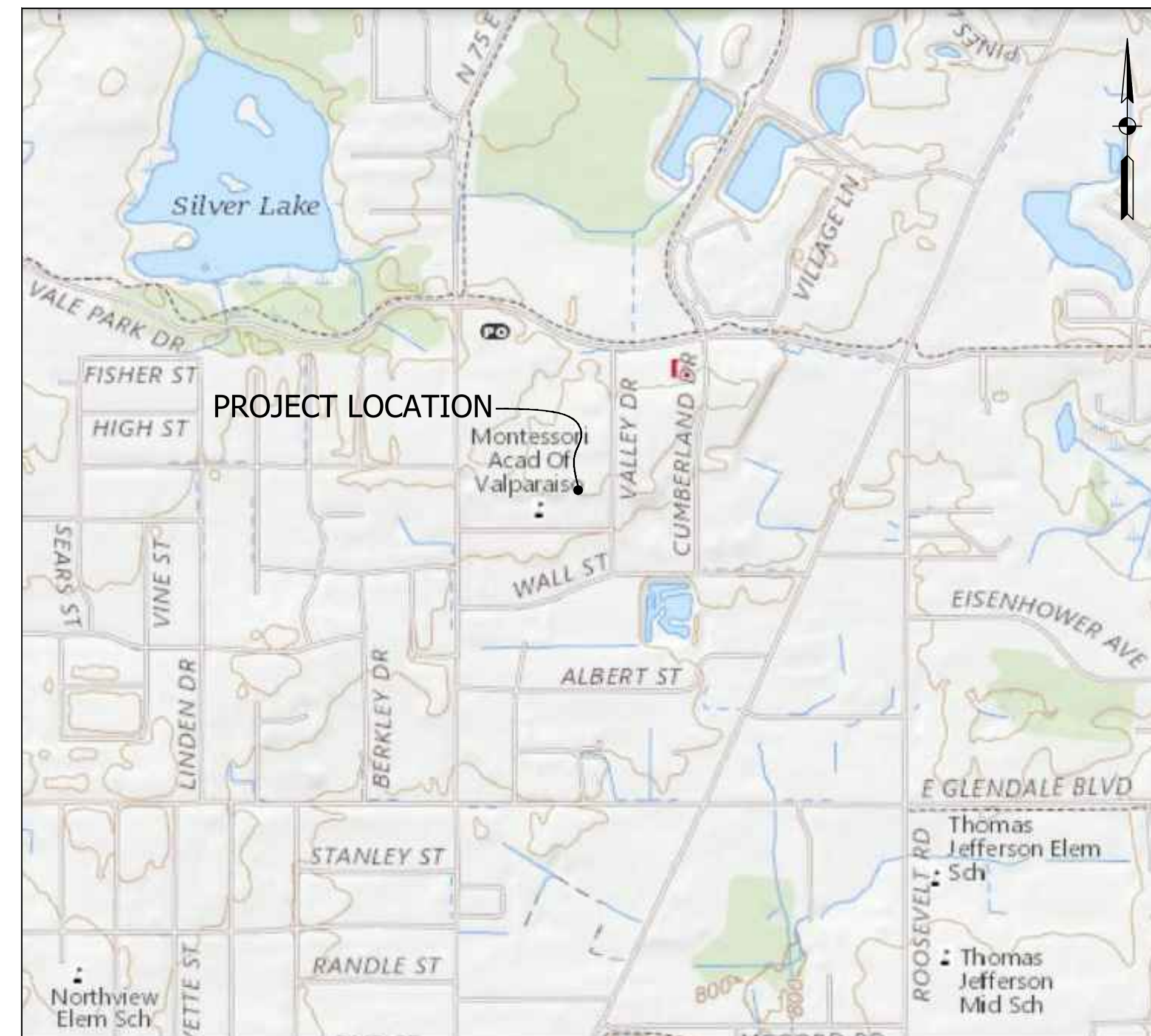
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RELEASE FOR BID:
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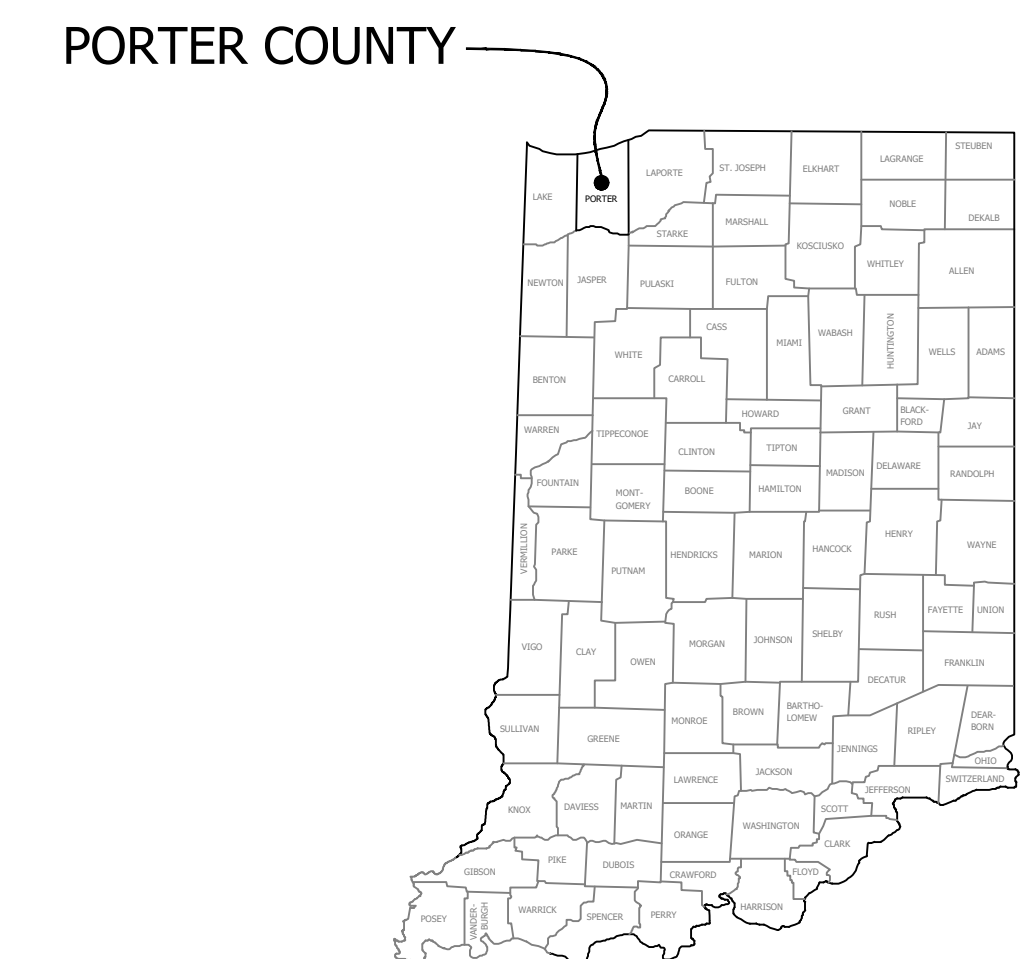
RELEASE FOR PERMIT:
06/08/20

DRAWING NO.
G001

HEALTHLINE WAREHOUSE
2411 VALLEY DRIVE



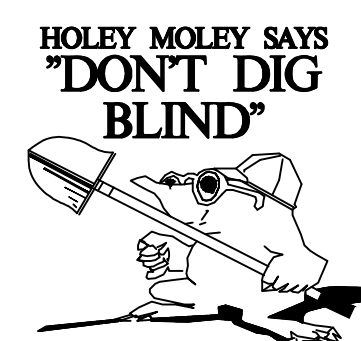
Vicinity Map
not to scale



SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE CONDITIONS
3	DEMOLITION AND REMOVAL PLAN
4	GEOMETRIC SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	DETAILS AND GENERAL NOTES

I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER, REGISTERED
WITH THE STATE OF INDIANA, WHOSE LICENSE IS IN GOOD
STANDING, HEREBY CERTIFY THAT THESE PLANS WERE
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ADAM W. MCALPINE, PE
INDIANA LICENSED PROFESSIONAL ENGINEER NO. PE10606520
EXPIRES 7/31/2022

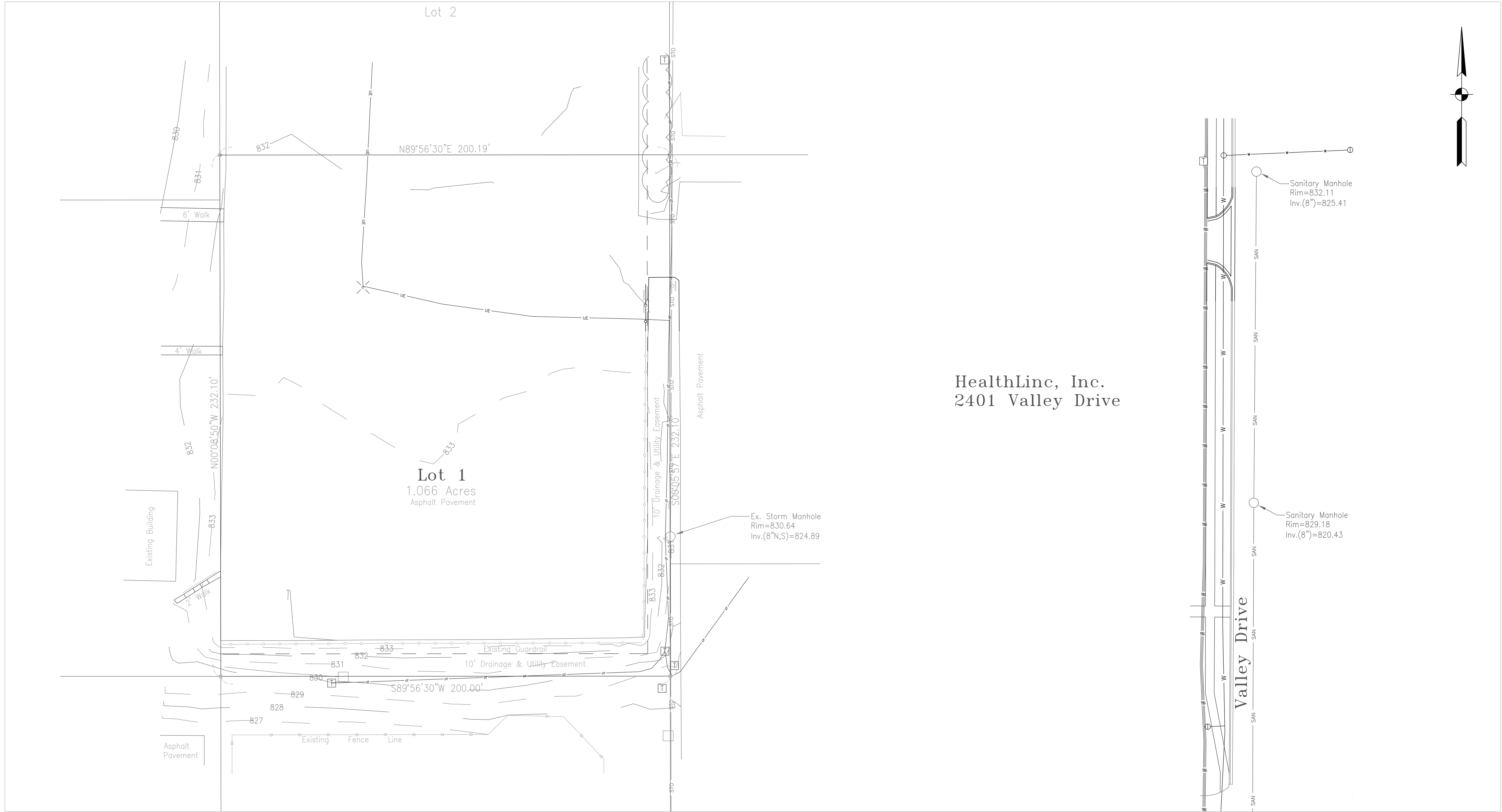


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TOWNSHIP: CENTER

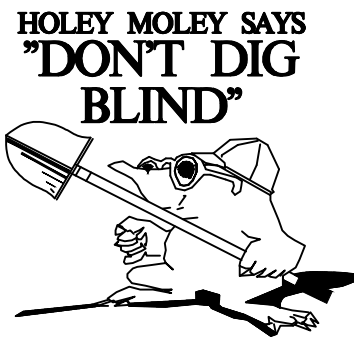
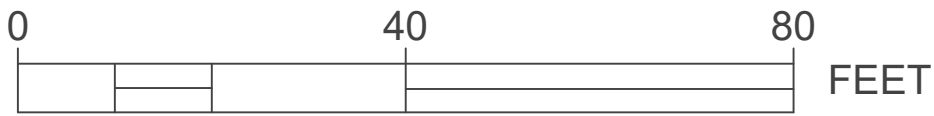
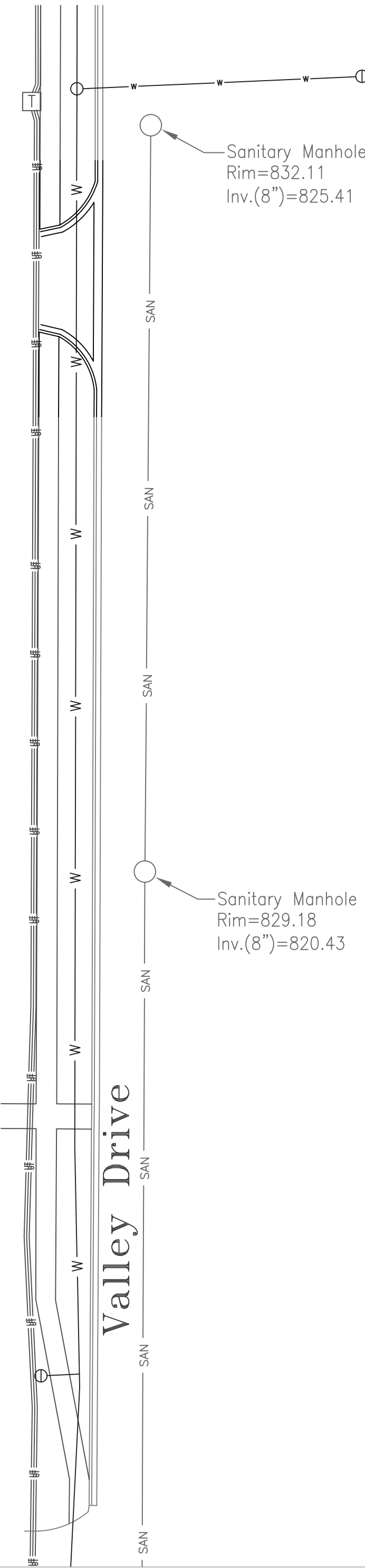


MCALPINE CONSULTING LLC
1402 Monticello Park Drive
Valparaiso, IN 46383
Phone: 219.252.9647
E-Mail: mc Alpine.consulting@yahoo.com

R E V I S I O N S				90% DESIGN PLANS NOT FOR CONSTRUCTION	Design by AM	Date 02.26.21	TITLE SHEET	Scale: N.T.S.	
No.	Date	Description	Approved by		Drawn by AM			Drawing No. 1	
					Reviewed by AM			Sheet 1	Of 7



HealthLinc, Inc.
2401 Valley Drive



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E-Mail: mcalpine.consulting@yahoo.com

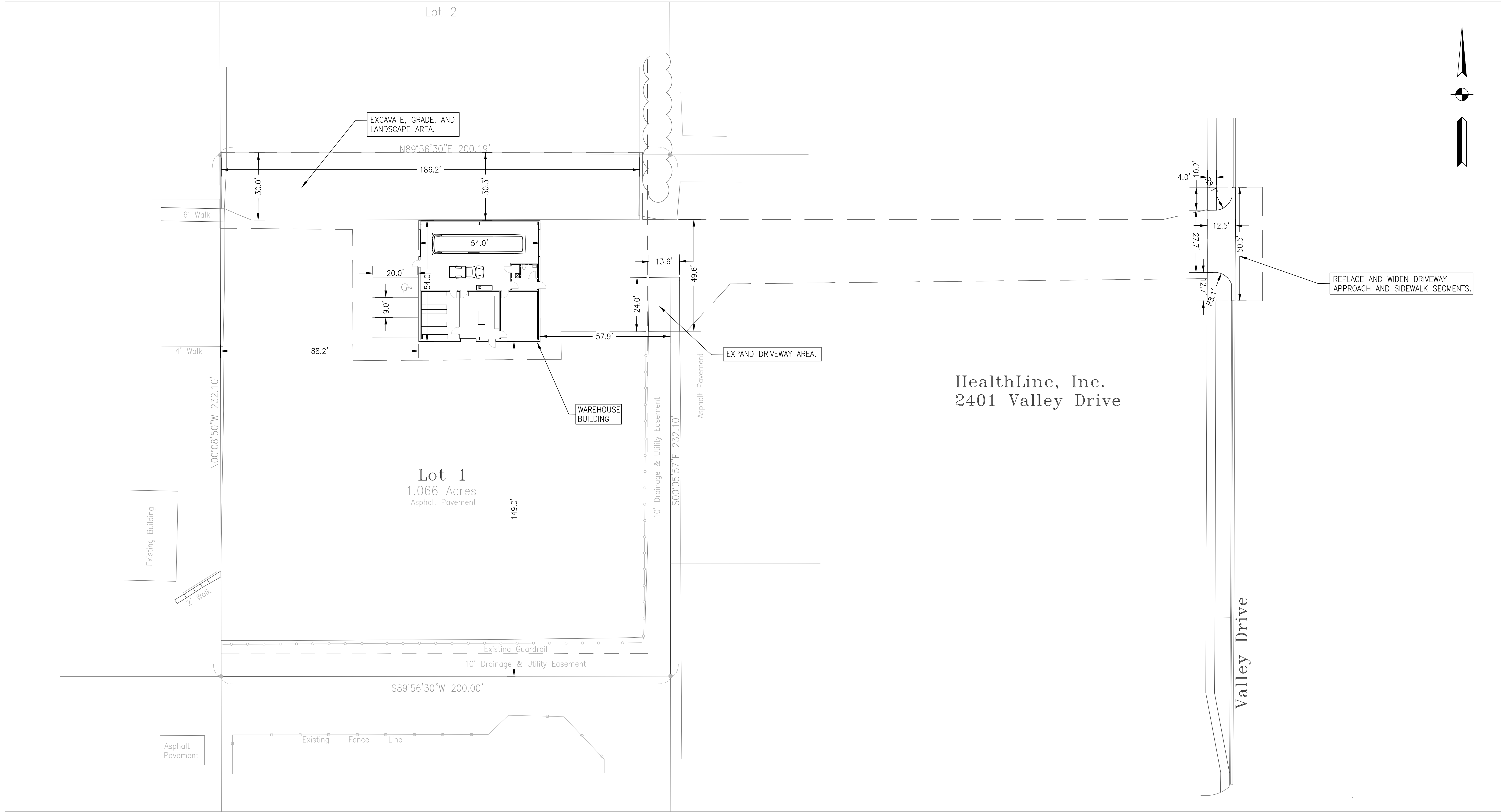
REVISIONS			
No.	Date	Description	Approved by

Design by	Date
AM	02.26.21
Drawn by	
AM	
Reviewed by	
AM	

90% DESIGN PLANS
NOT FOR CONSTRUCTION

HEALTHLINC WAREHOUSE 2411 VALLEY DRIVE	
EXISTING SITE CONDITIONS	

Scale: 1:20	
Project No. P20-220	
Sheet 2	Of 7



HealthLinc, Inc.
2401 Valley Drive

REPLACE AND WIDEN DRIVEWAY
APPROACH AND SIDEWALK SEGMENTS.

EXPAND DRIVEWAY AREA.

WAREHOUSE
BUILDING

Lot 1
1.066 Acres
Asphalt Pavement

EXCAVATE, GRADE, AND
LANDSCAPE AREA.

Existing Building

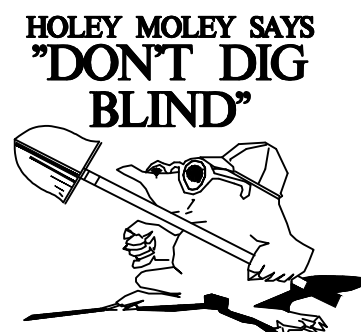
Asphalt
Pavement

Existing Guardrail

10' Drainage & Utility Easement

Asphalt Pavement

Valley Drive



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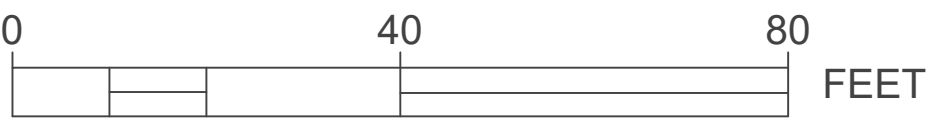
REVISIONS			
No.	Date	Description	Approved by

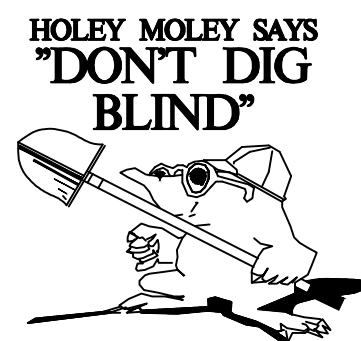
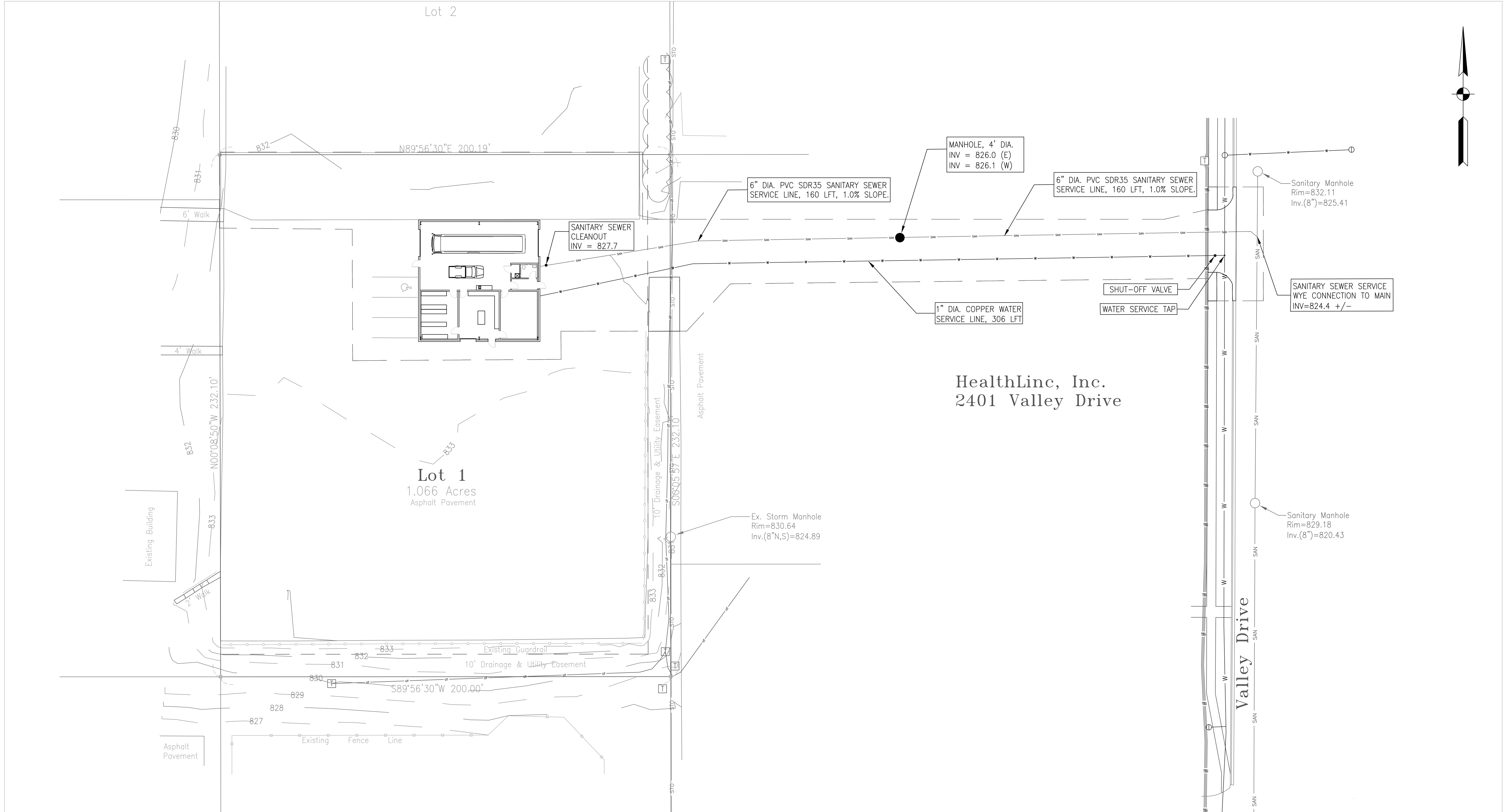
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AM	02.26.21
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Reviewed by	
AM	

90% DESIGN PLANS
NOT FOR CONSTRUCTION

HEALTHLINC WAREHOUSE 2411 VALLEY DRIVE	
GEOMETRIC SITE PLAN	

Scale:	1:20
Project No.	P20-220
Sheet	Of
4	7





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REVISIONS			
No.	Date	Description	Approved by

Design by	Date
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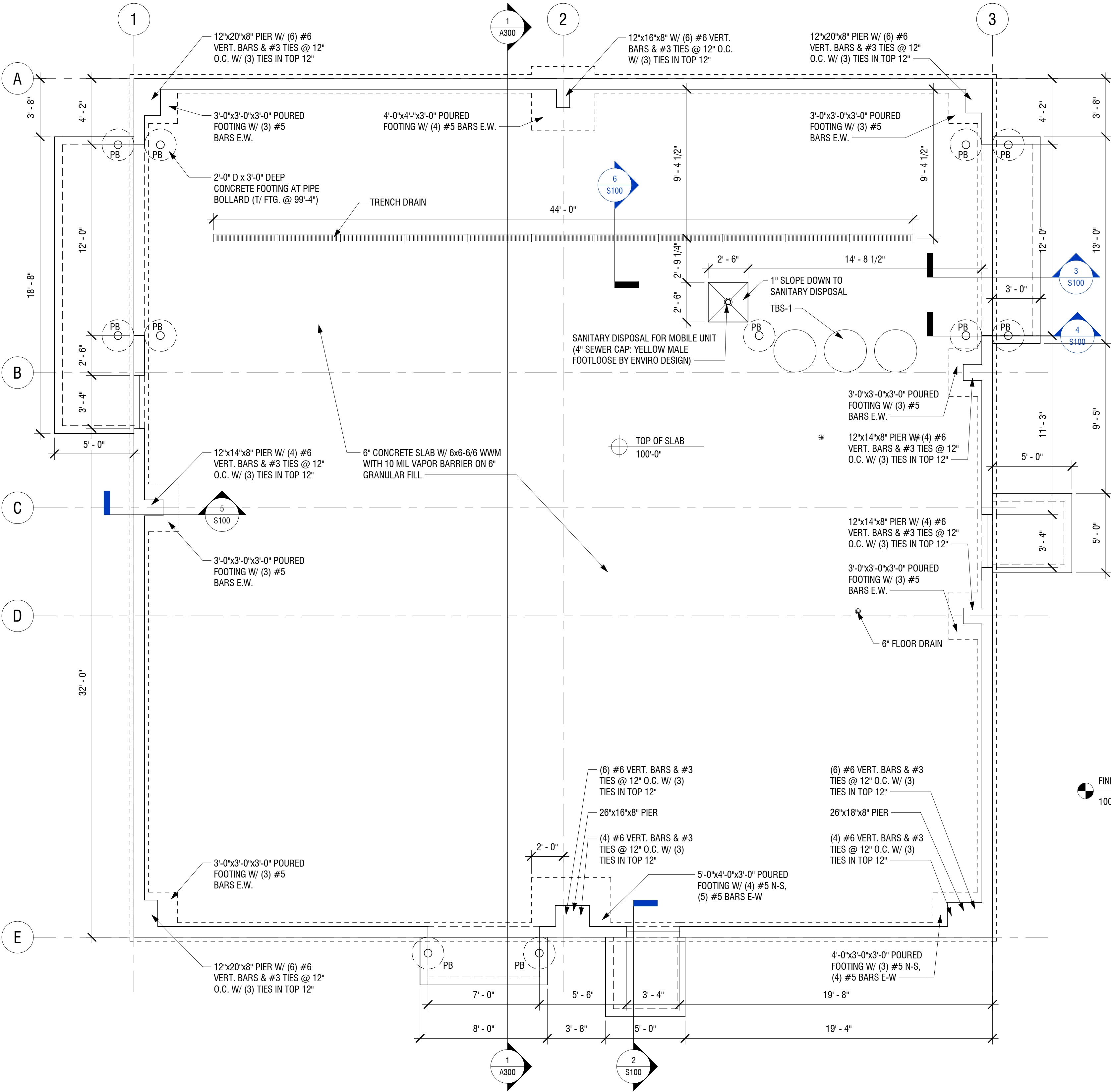
HEALTHLINC WAREHOUSE 2411 VALLEY DRIVE	
UTILITY PLAN	

Scale:	1:20
Project No.	P20-220
Sheet	Of
6	7

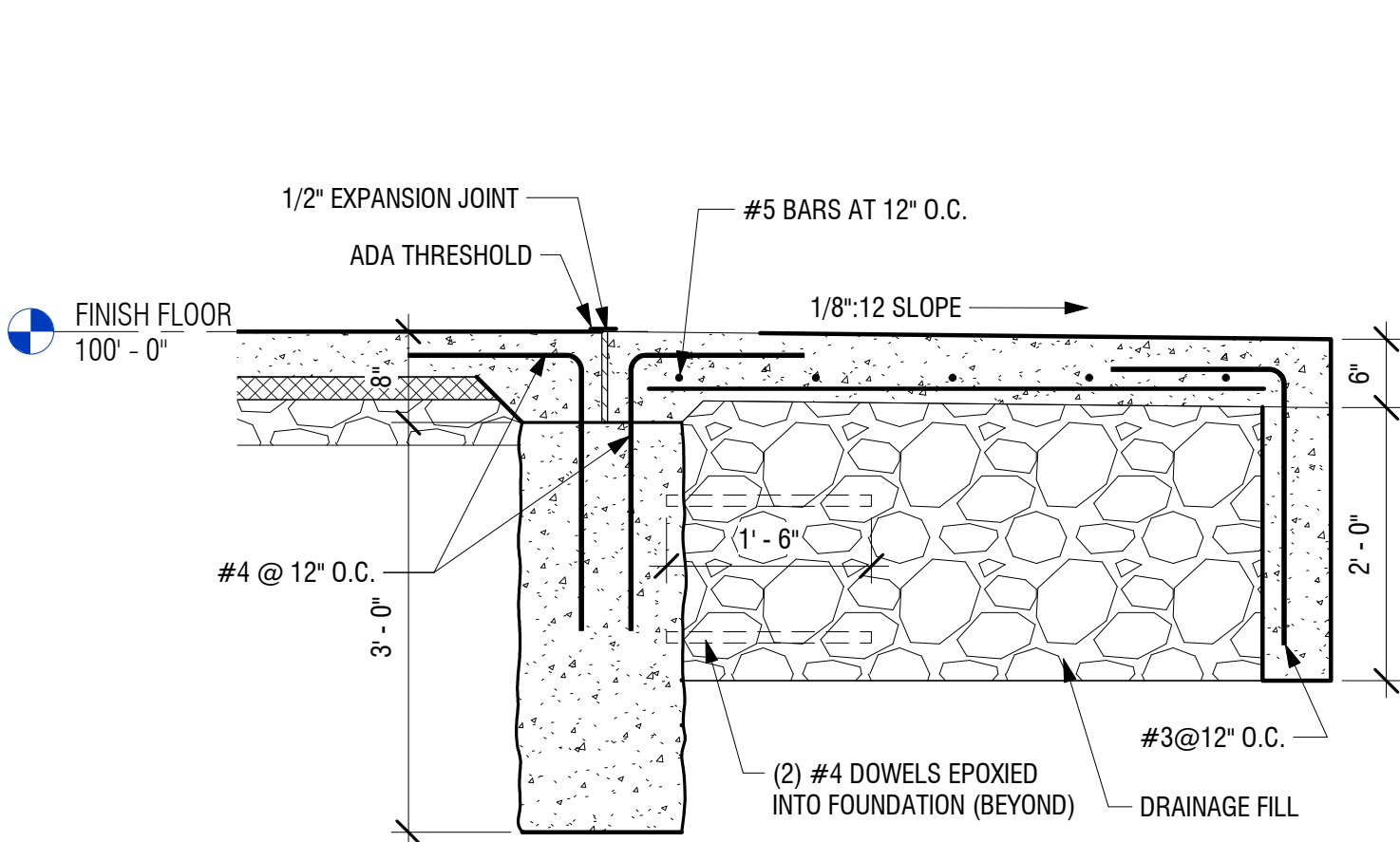


GENERAL FOUNDATION NOTES

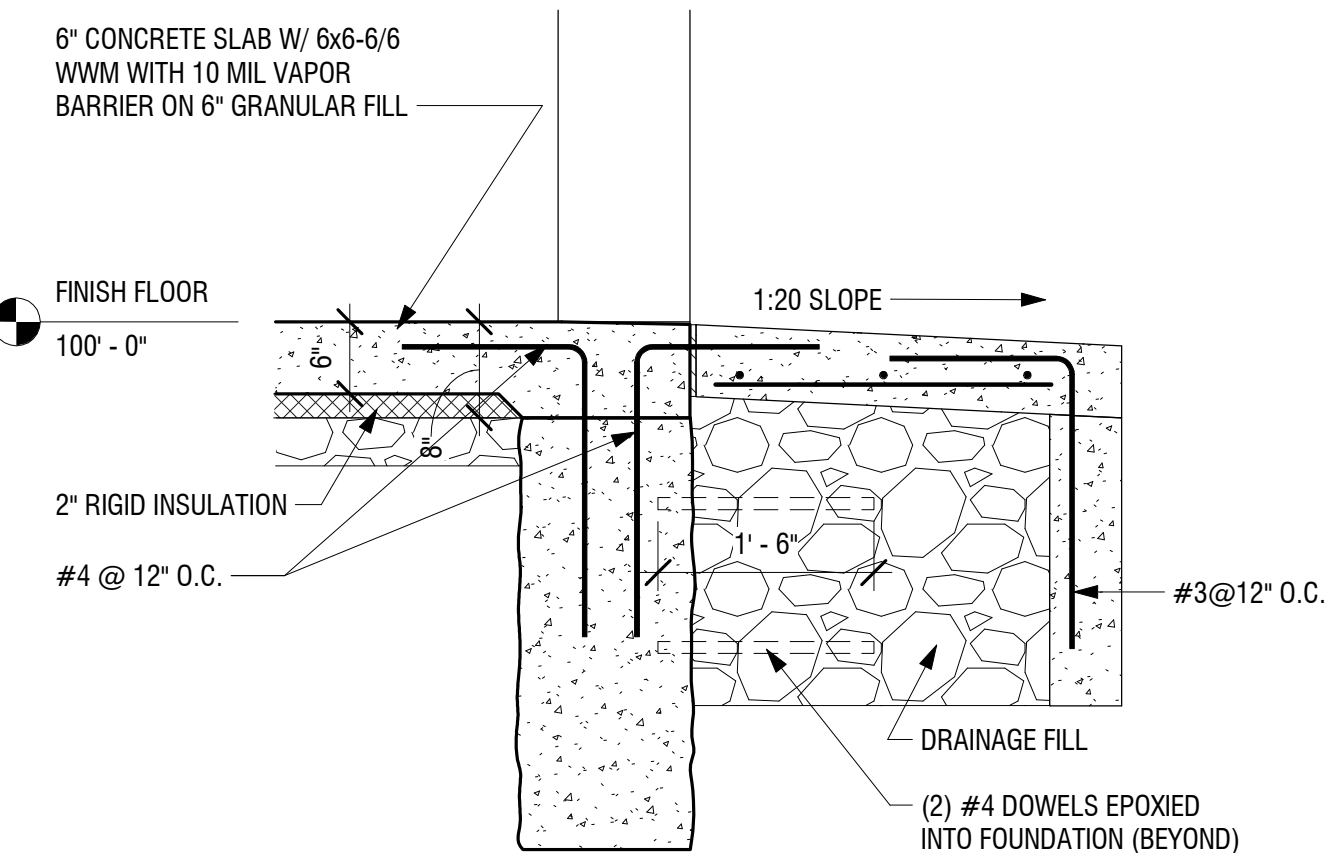
- 1. EXTERIOR CONCRETE TO BE 4,000 PSI LIMESTONE, 6 BAG MINIMUM, 6% AIR ENTRAINMENT.
- 2. FOUNDATIONS TO BE 3,000 PSI.
- 3. FLOOR SLABS TO BE 4,000 PSI STRAIGHT BAG MIX.
- 4. FOUNDATION DESIGN BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 2,000 P.S.F.
- 5. EXTERIOR SLABS AND APRONS TO BE PINNED TO THE CONCRETE SLAB.
- 6. PROVIDE CONCRETE CONTROL JOINTS 1 1/2" DEEP X 1/4" WIDE.



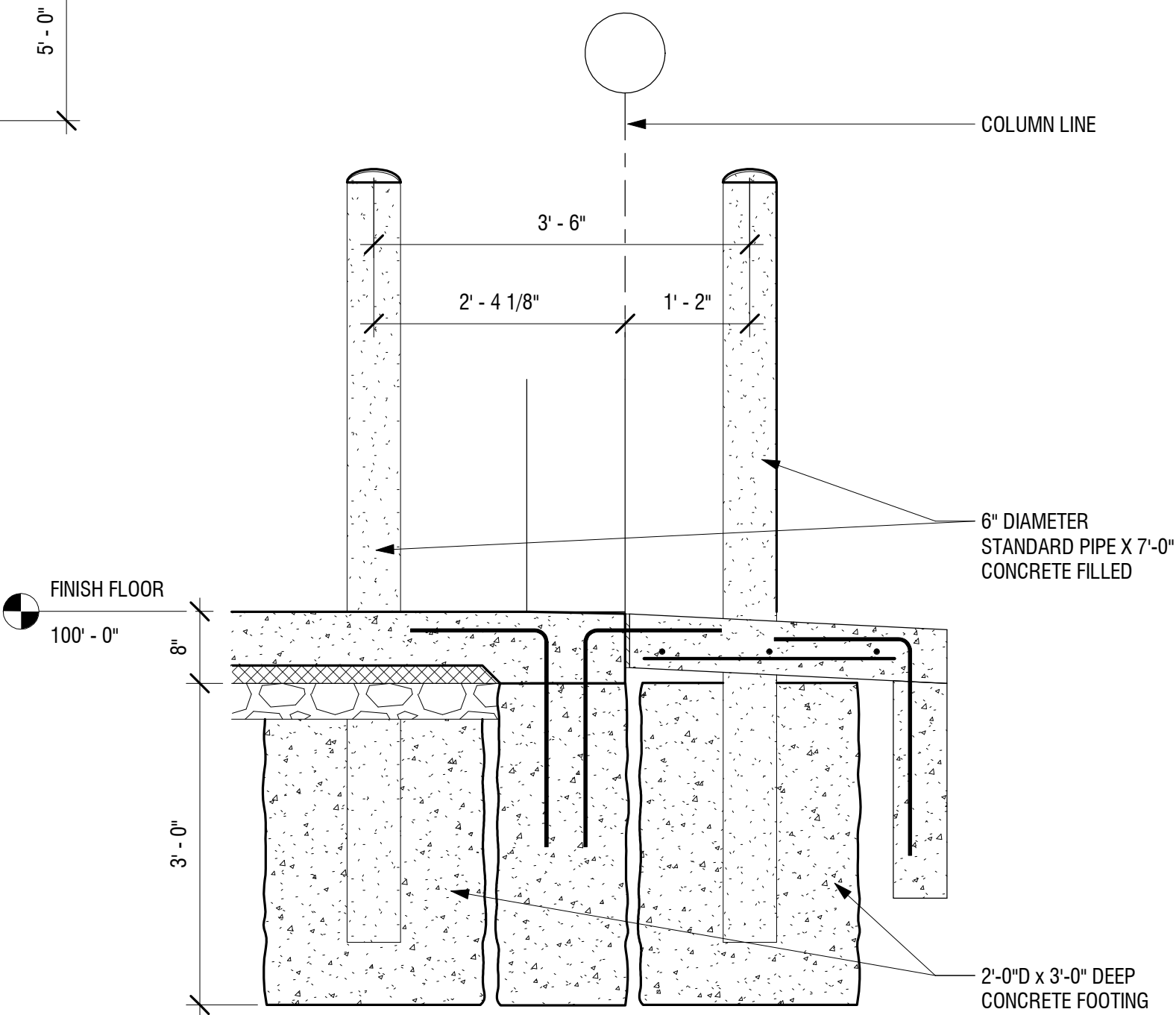
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



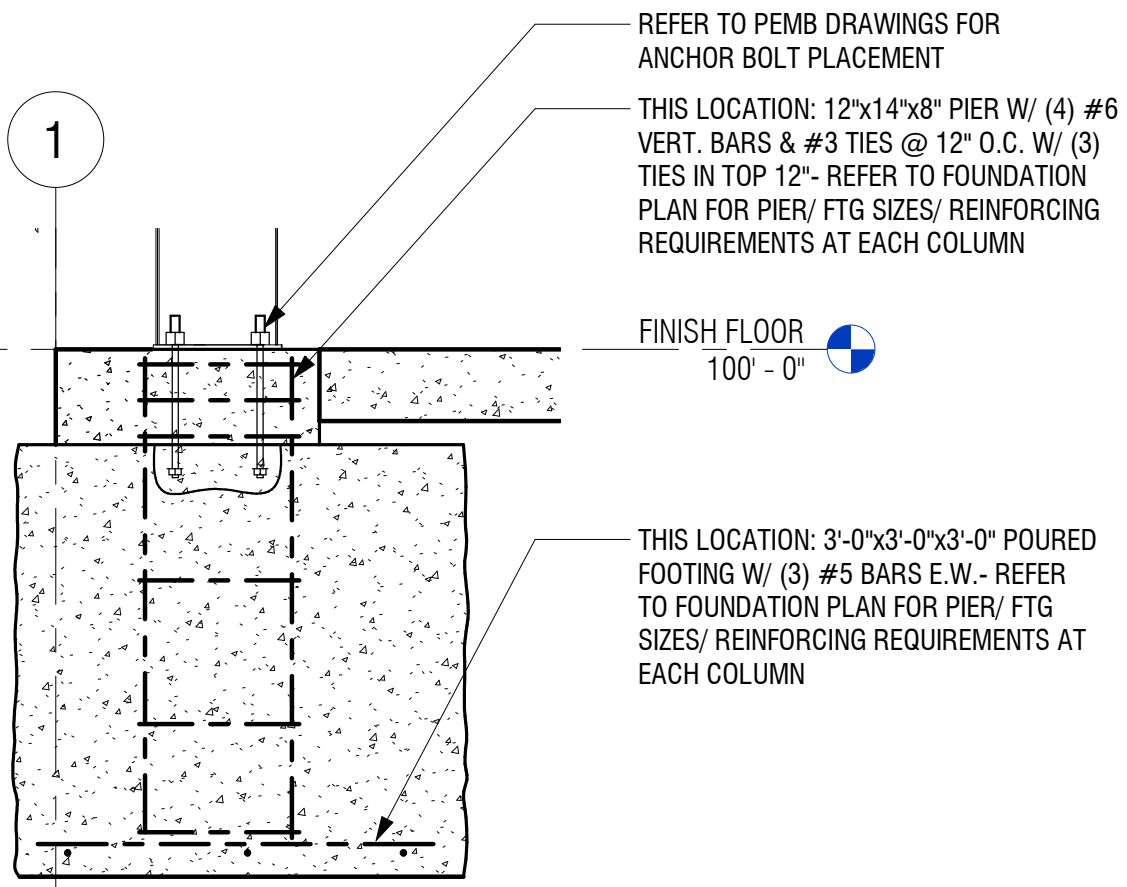
2 APRON @ MAN DOOR
S100/A101 3/4" = 1'-0"



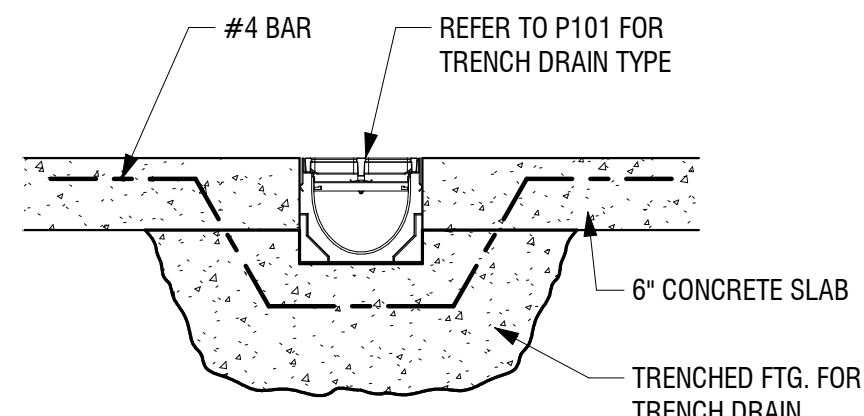
3 APRON @ OHD
S100/S100 3/4" = 1'-0"



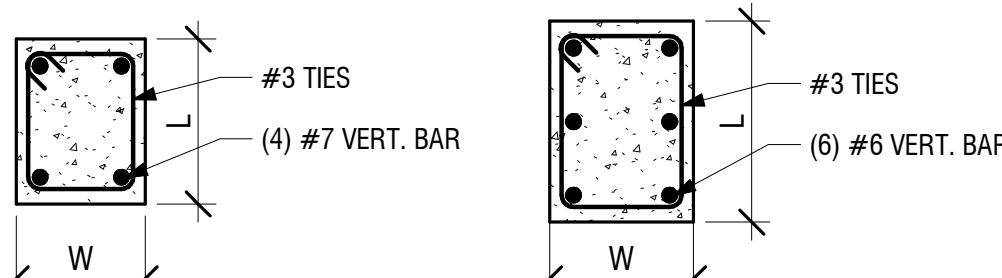
4 PIPE BOLLARDS @ OHD
S100/S100 3/4" = 1'-0"



5 PIER/FTG @ COLUMN
S100/A200 3/4" = 1'-0"

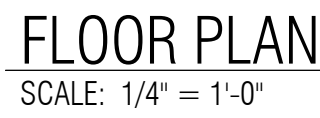


6 TRENCH DETAIL
S100/S100 3/4" = 1'-0"



7 PIER DETAIL
S100 3/4" = 1'-0"

REVISION DESCRIPTION	
REV.	DATE
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302 TYLER STREET LAPORTE, INDIANA 46350 (219) 382-2127 www.larsondanielson.com	
LARSON DANIELSON Construction Company, Inc. QUALITY CONSTRUCTION SINCE 1908	
HEALTHINC- WAREHOUSE	
2411 VALLEY DRIVE VALPARAISO IN 46383	
FOUNDATION PLAN	
DRAWN BY: Designer	
PROJECT # 37655	
SCALE: As indicated	
SHEET DATE: 4/7/2021 1:58:29 PM	
RELEASE FOR BID: -	
RELEASE FOR PERMIT: 10/01/20	
DRAWING NO. S100	



INTERIOR FINISH SCHEDULE

NOTES:
1. MOISTURE RESISTANT GYP. BOARD AT ALL PLUMBING WALLS.
2. INTERIOR FINISHES ARE FOR PRICING ONLY AND ARE PENDING OWNER APPROVAL.

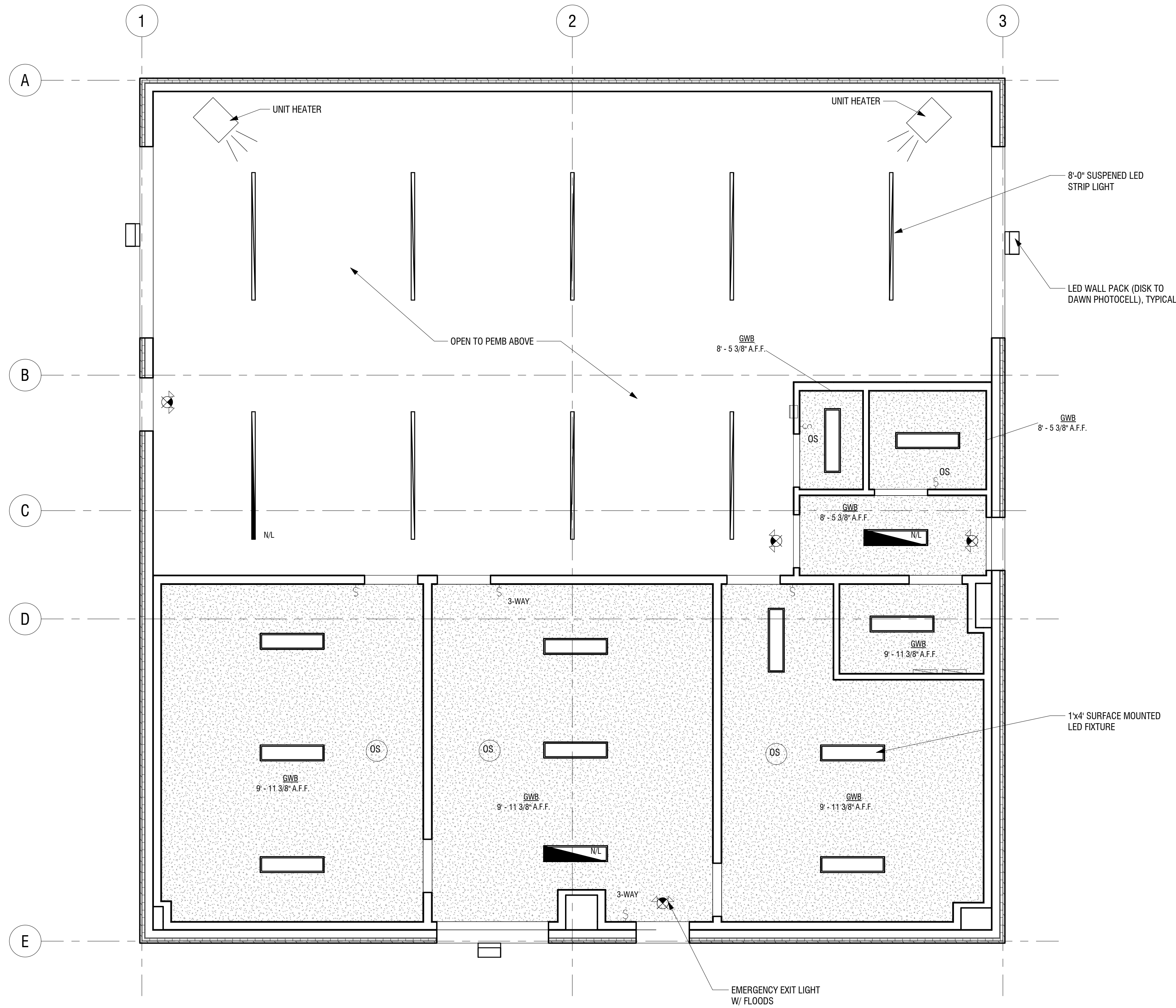
1. ALL DIMENSIONS ARE FINISH DIMENSIONS AND ARE TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.
2. PROVIDE BLOCKING AS NEEDED BEHIND TRIM, CASEWORK, TOILET ACCESSORIES, PLUMBING, HIGH CREDENZA FURNITURE LOCATIONS, WALL MOUNTED TELEVISIONS, ETC. BLOCKING SHALL BE WOOD FRAMING, 3/4" PLYWOOD OR 16 GAUGE METAL STRAPPING AS APPROPRIATE AND APPROVED BY THE DESIGNER FOR THE LOAD OF THE OBJECT SUPPORTED.
3. ALL FURNITURE, FILING CABINETS, COMPUTER EQUIPMENT, TELEVISIONS, AUDIO/VISUAL EQUIPMENT, ARTWORK, AND GRAPHIC SIGNAGE IS BY OWNER.

	DOOR SYMBOL - SEE DOOR SCHEDULE
	WINDOW /CURTAINWALL SYMBOL
	WALL TYPE SYMBOL - SEE SHEET A-3.1
FEC	FIRE EXTINGUISHER - SEMI RECESSED
FE	FIRE EXTINGUISHER CABINET - SURFACE
MS	MOP SINK
WH	WATER HEATER
EP	ELECTRIC PANEL
FD	FLOOR DRAIN
DWF	DRINKING WATER FOUNTAIN

NOTE: ALL ACCESSORY ITEMS BASED ON BOBRICK OR EQUAL

TTD-1	TOILET TISSUE DISPENSER	OWNER SUPPLIED/ GC INSTALLED
M-1	MIRROR	# B-290 2436
GB-1	GRAB BAR 48"	# B-6806 X48
	GRAB BAR 18"	# B-6806 X18
	GRAB BAR 36"	# B-6806 X36
SD-1	AUTO FOAM SOAP DISPENSER	#B-2013
SN-1	SANITARY NAPKIN DISPOSAL	#B-254
HD-1	ELECTRIC HAND DRYER	#B-7128
RH-1	SURFACE MTD. ROBE HOOK	# B-672
MH	MOP HOLDER (LOCATED IN JANITOR 103)	BRADLEY MODEL 9955

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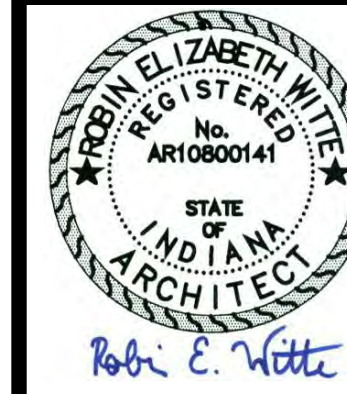


RCP & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING NOTES

1. ELECTRICAL CONTRACTOR SHALL VERIFY DESIGN MEETS OR EXCEEDS THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS AS ADOPTED BY THE STATE AND/OR LOCAL JURISDICTION.
2. PROVIDE AND INSTALL SMOKE DETECTORS, AS REQUIRED PER LOCAL CODE.

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HEALTH, INC- WAREHOUSE

2411 VALLEY DRIVE VALPARAISO IN 46383

RCP & LIGHTING PLAN

DRAWN BY:
Designer

PROJECT #
37655

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

SHEET DATE:
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RELEASE FOR BID:
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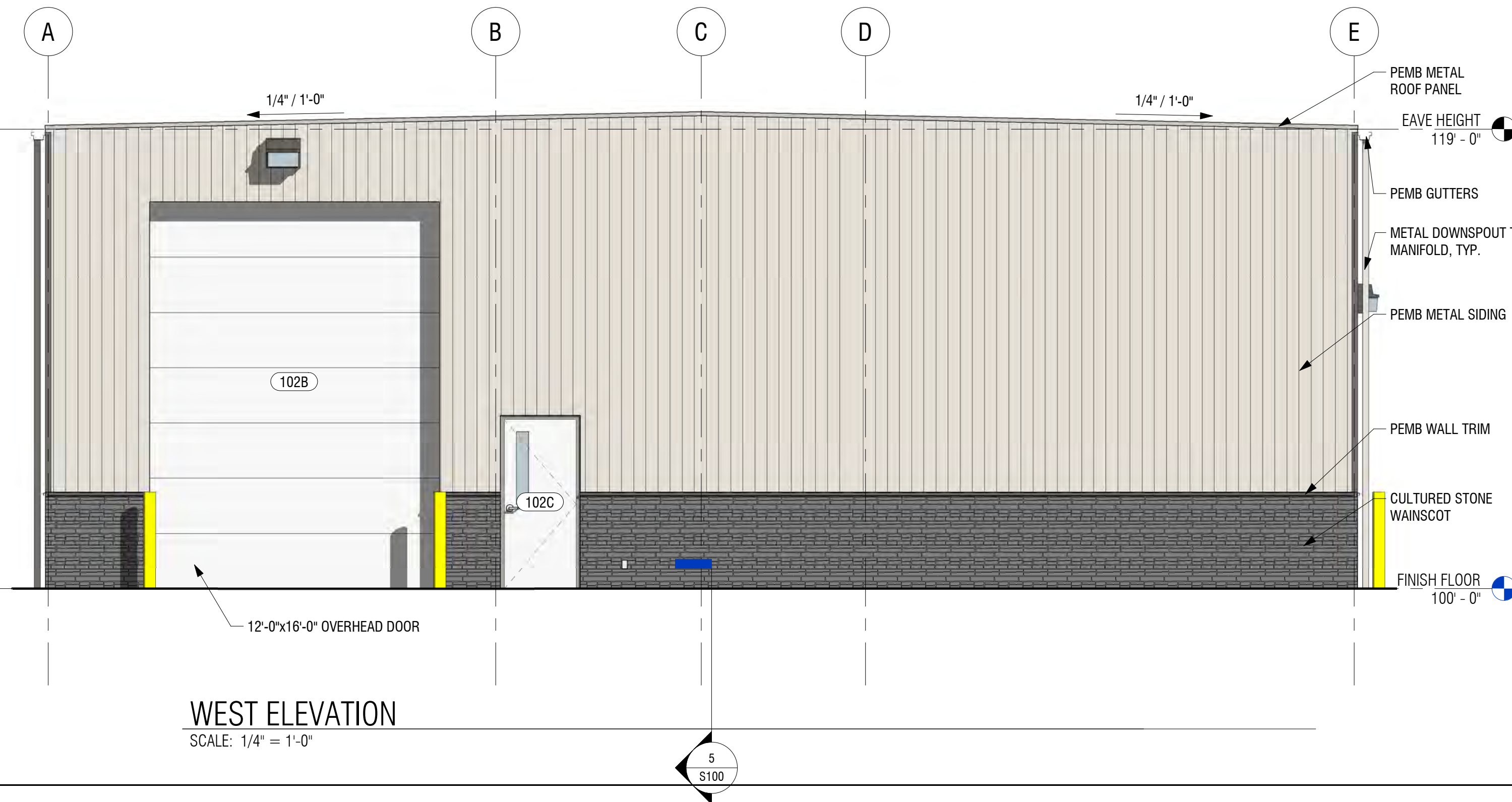
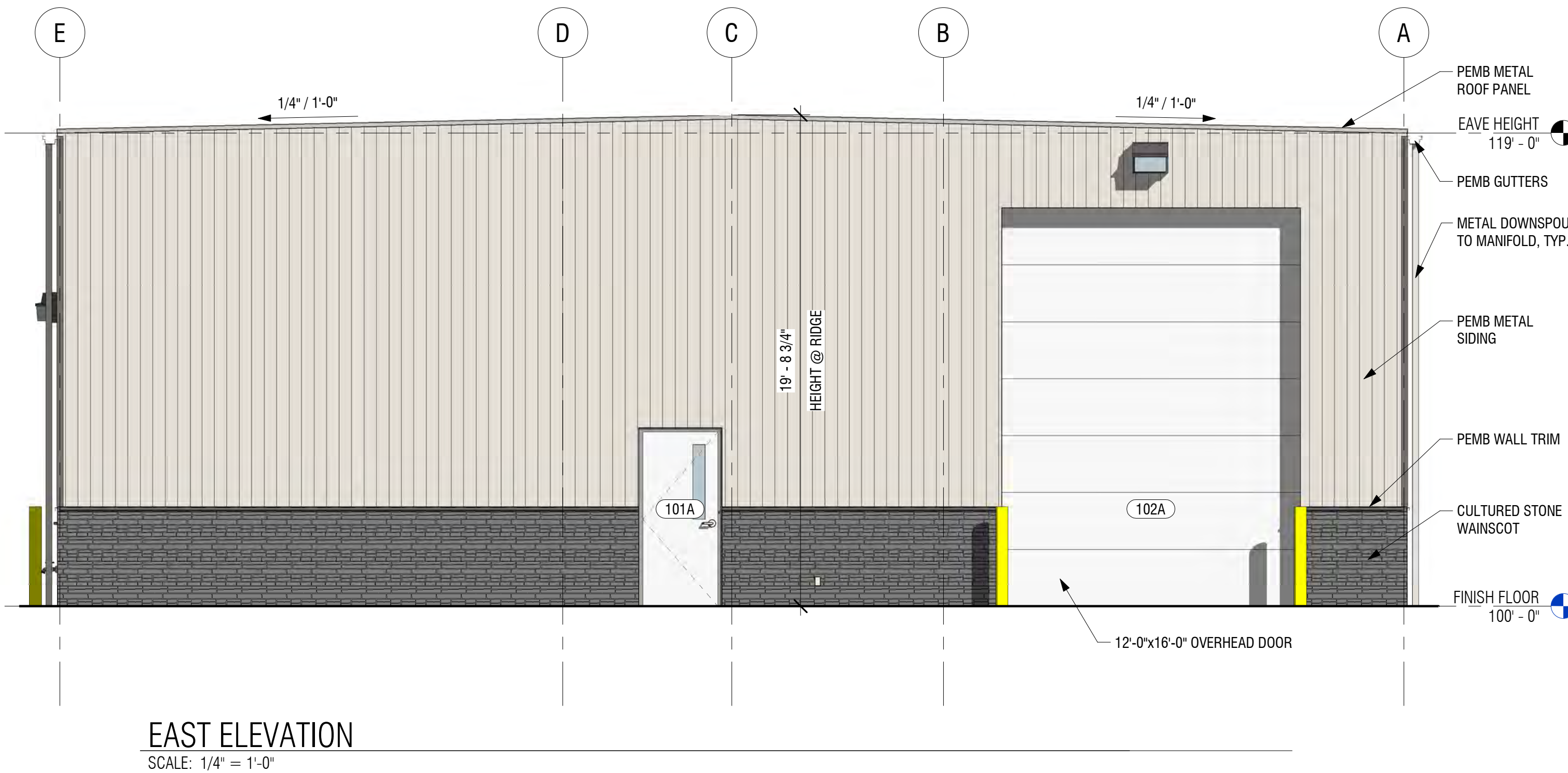
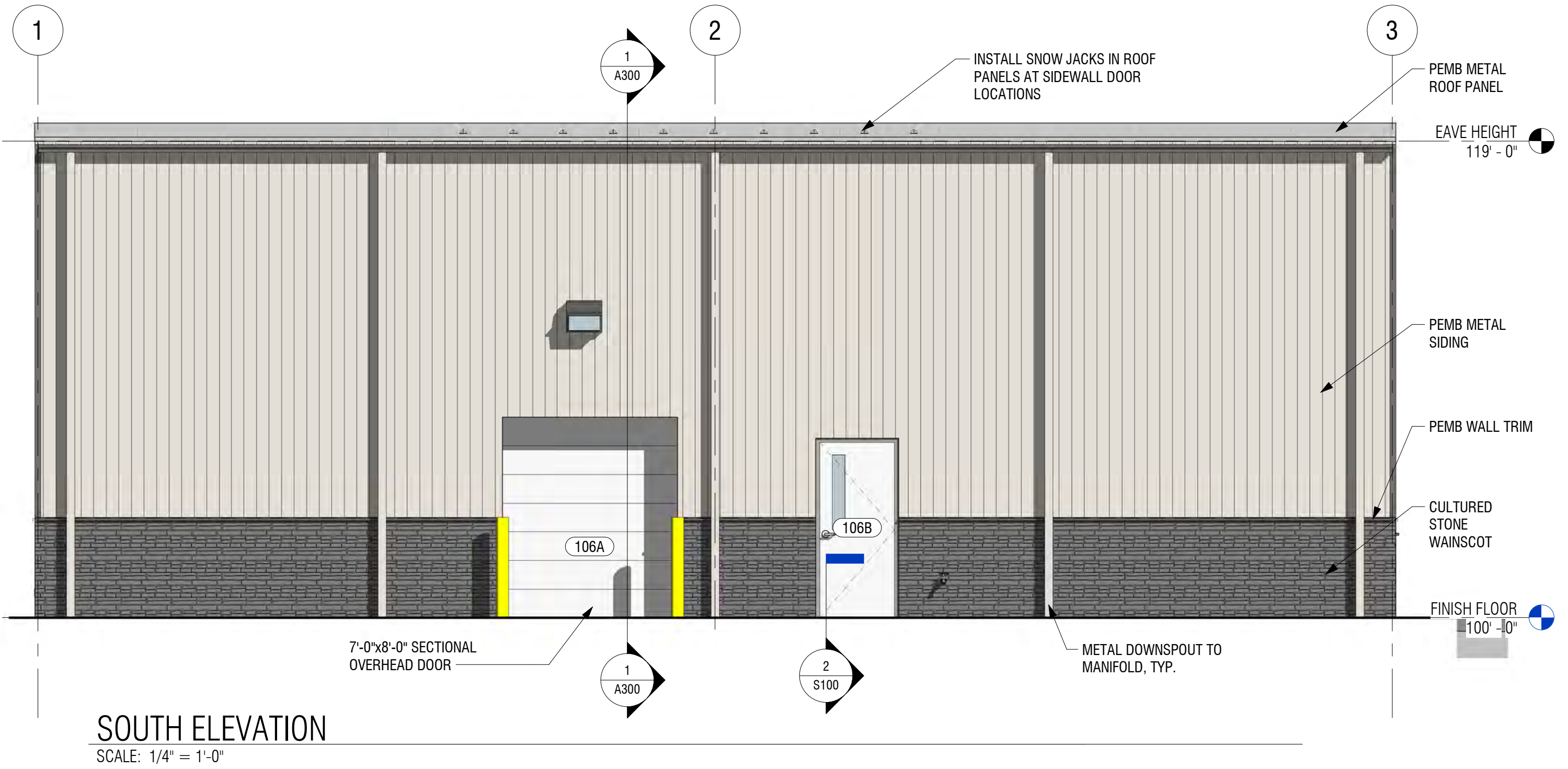
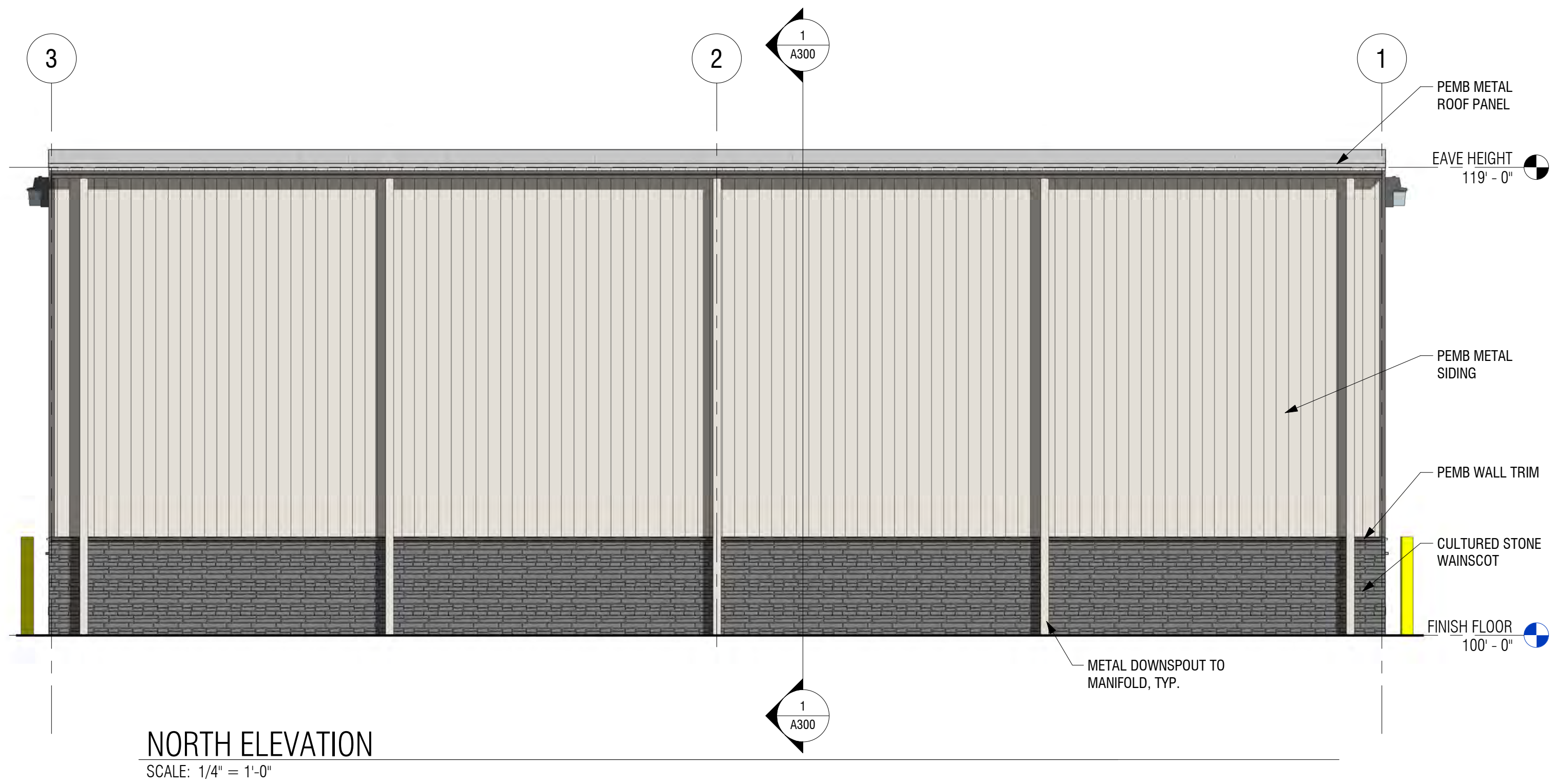
RELEASE FOR PERMIT:
06/05/20

DRAWING NO.
A151



MATERIAL	PRODUCT DESCRIPTION	COLOR
VERTICAL METAL SIDING	MBCI 7.2 PANEL 26 GA. OR EQUAL	SIGNATURE 300- ALMOND
FASCIA AND GUTTER	SHERWIN-WILLIAMS	SIGNATURE 300- ALMOND
TRIM AND DOWNSPOUTS	SHERWIN-WILLIAMS	SIGNATURE 300- ALMOND
CULTURED STONE WAINSCOT	NORTH STAR STONE	RUSTIC QUICKFIT- DESERT SAND
HM DOOR PANEL	SHERWIN-WILLIAMS	MATCH OVERHEAD DOOR COLOR (WHITE)
HM FRAME PAINT	SHERWIN-WILLIAMS	SW 7066 GRAY MATTERS
OVERHEAD DOOR	FACTORY PAINTED	WHITE
BUMPER POST	SHERWIN-WILLIAM	SAFETY YELLOW
METAL ROOF PANEL	MBCI 7.2 PANEL 26 GA. OR EQUAL	GALVALUME

EXTERIOR FINISH NOTES:
1. IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO CONFIRM THAT ALL COATINGS CONFORM TO ALL STATE AND LOCAL REGULATIONS INCLUDING VOC/VOS RULES AT THE TIME OF APPLICATION.
2. ALL MATERIALS SHALL BE APPLIED FREE FROM RUNS, SAGS, WRINKLES, STREAKS, SHINERS, AND BRUSH MARKS.
3. NO EXTERIOR PAINTING OR EIFS FINISH INSTALLATION IS TO BE UNDERTAKEN IF AIR OR SURFACE TEMPERATURE IS BELOW 50 DEGREES F NOR IMMEDIATELY FOLLOWING RAIN OR UNTIL FROST, DEW, OR CONDENSATION HAS EVAPORATED.
4. A MINIMUM TEMPERATURE OF 65 DEGREES F SHALL BE MAINTAINED DURING THE APPLICATION AND DRYING OF THE PAINT.
5. HOLLOW METAL DOORS, FRAMES, AND BUMPER POSTS TO RECEIVE TWO (2) COATS EXTERIOR SUPER ENAMEL A-85 SERIES @ 1.3 MILS PER COAT BY SHERWIN-WILLIAMS. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
6. ALL EXTERIOR FINISHES ARE SELECTED FOR PRICING ONLY AND NOT APPROVED FOR FINAL INSTALLATION.



REVISION DESCRIPTION

DATE

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HEALTHINC- WAREHOUSE

2411 VALLEY DRIVE VALPARAISO IN 46383

EXTERIOR ELEVATIONS

DRAWN BY:
Designer

PROJECT #
37655

SCALE:
As indicated

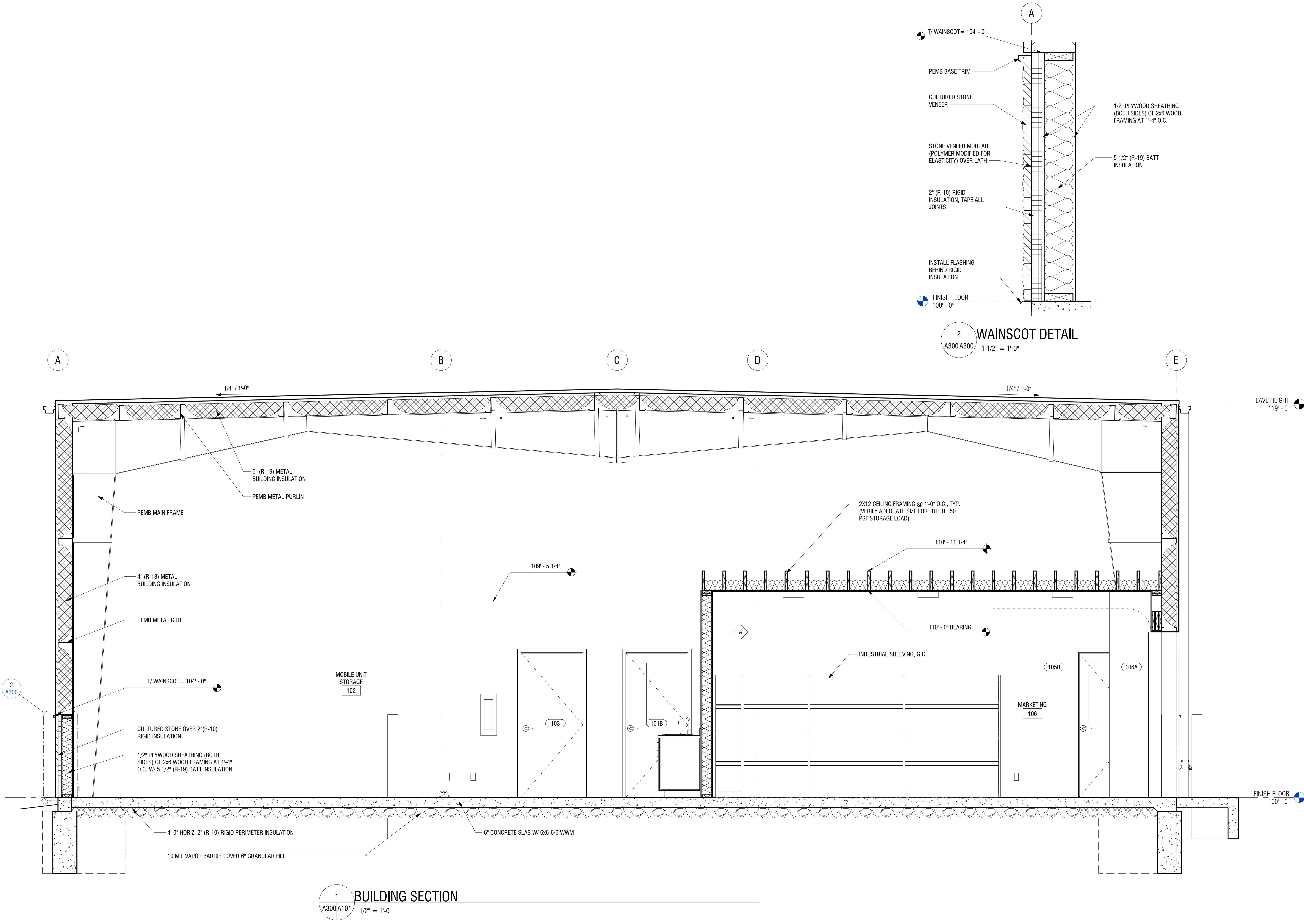
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RELEASE FOR BID:
-

RELEASE FOR PERMIT:
12/11/20

DRAWING NO.
A200

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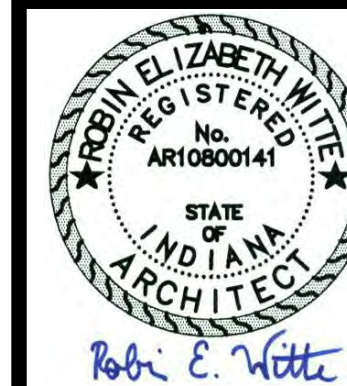


REVISION DESCRIPTION

DATE

REV. NO.

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QUALITY CONSTRUCTION SINCE 1908

HEALTH INC- WAREHOUSE
2411 VALLEY DRIVE VALPARAISO IN 46383
BUILDING SECTION

DRAWN BY:
Designer

PROJECT #
37655

SCALE:
As indicated

SHEET DATE:
4/7/2021 1:58:18 PM

RELEASE FOR BID:
-

RELEASE FOR PERMIT:
08/18/20

DRAWING NO.
A300

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

3400 Venice Drive
Valparaiso, IN 46385

Subject property fronts on the East
side between (streets) Walker Drive
& Naples Drive
Zoning District: Suburban Residential

PETITIONER INFORMATION

Applicant Name:

Stephanie Edwards
[REDACTED]
[REDACTED]
[REDACTED]

Address:

3400 Venice Drive
Valparaiso, IN 46385

PROPERTY OWNER INFORMATION

Applicant Name:

Phone: _____
Email: _____

Address:

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: <u>3</u> Section: <u>507</u> Paragraph: <u>B</u> Item: <u>3.507</u>	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

Single Family Detached Unit
Beauty Creek Estates at Windsor Park North
Lot 25.26A anxd 07/08

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. 1)

We would like to put in a pool.
Attached you will find plans provided
by Caribbean Pools.
The pool will be 16x32, with one side
of the 32' having 4' of concrete and the other
3' of concrete. Then on the 16' sides, concrete
would be 5' on one end and 9' on the other.

Variance from Development Standards
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

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 pool will be in a fenced in yard.

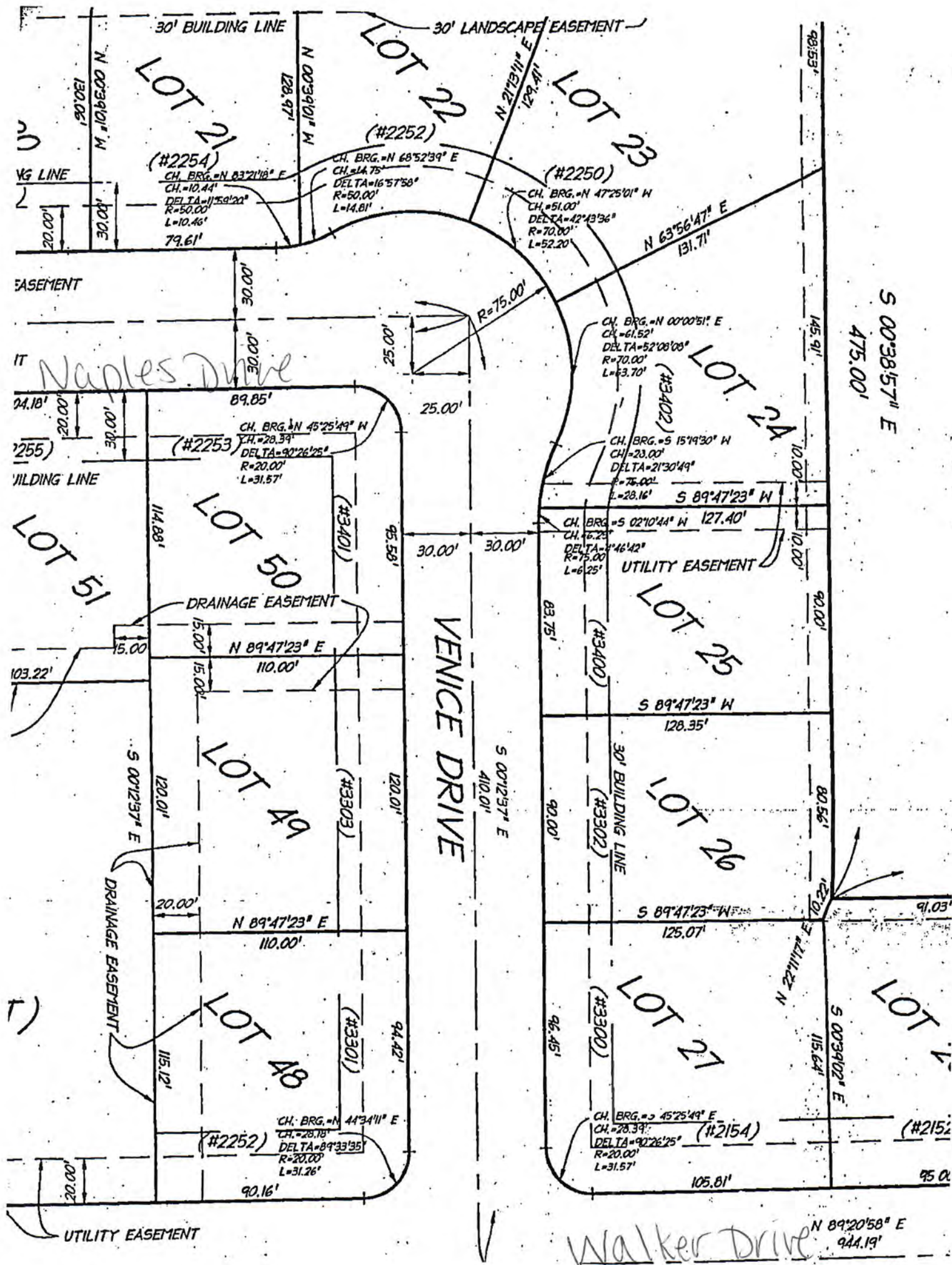
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

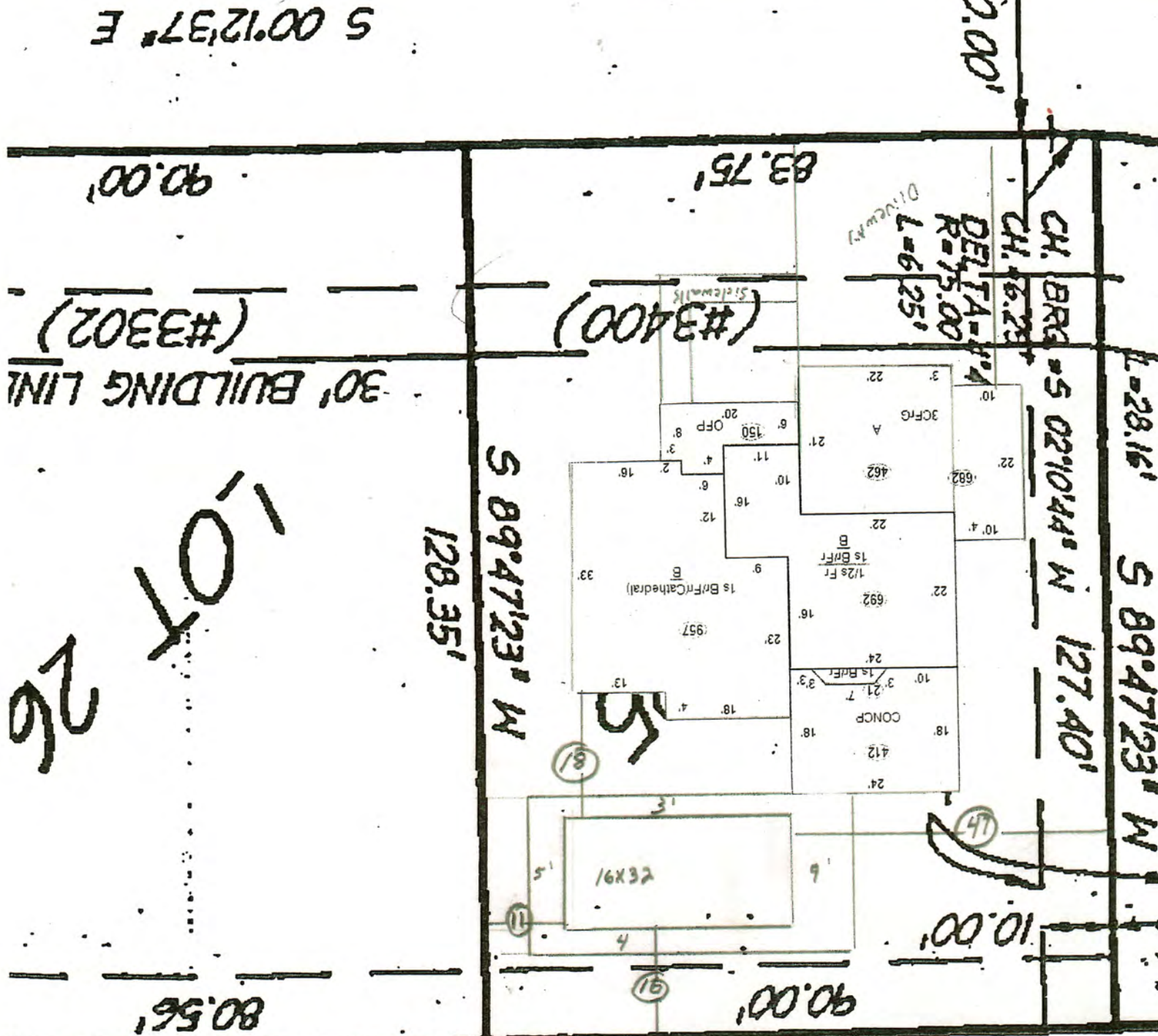
existing fence will not diminish views of adjacent properties.

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

Having a pool would put us over the 40% allowed lot coverage.

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.





LOT = 11,325.6 sq'
 x 40%
 = 4,530.24 allowable
 Residence/Pool/Driveway/Sidewalk = 3,963.96
 Pool & APEN = 1058
 Total = 5021.96 / 11,325.6 = 44.34
 + 491.72



PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: VAR 21-008
Application Type: DEVELOPMENT STD.
Application Filing Fee: 850
Date Filed: 04 / 16 / 21
Meeting: 05 / 19 / 21

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

306 Glendale Blvd.
Valparaiso, Indiana 46383

Subject property fronts on the Glendale Blvd.side between (streets) Franklin Street& Valparaiso StreetZoning District: Residential, General (GR)**PETITIONER INFORMATION**

Applicant Name:

Jason Lawrence Lynn

Address:

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

Phone:

219-464-4961

Email:

tleeth@hwelaw.com**PROPERTY OWNER INFORMATION**

Applicant Name:

Same as Owner

Address:

Same as Owner

Phone:

Email:

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT: See Attached

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

See Attached Exhibit A

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Petitioner seeks a development standard variance to allow for a renovated home, including a garage/carport, accessory structure.



City of Valparaiso
Board of Zoning Appeals Application
Petitioner: Jason Lawrence Lynn
Date: April 16, 2021
Public Hearing: May 19, 2021

UDO Sections From Which Variance is Sought

Maximum Size of Accessory Structure		§2.303(D)(2)
Code:	627.5 square feet	
Proposed:	Garage:	540.6 square feet
	Carport:	499.8 square feet
	Total:	1,040.4 square feet

Reservation of Rights

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.



City of Valparaiso
Board of Zoning Appeals Application
Petitioner: Jason Lawrence Lynn
Date: April 16, 2021
Public Hearing: May 19, 2021

LEGAL DESCRIPTION

LOT NUMBERED THREE (3) AND LOT NUMBERED FOUR (4) EXCEPT THE WEST 23.2 FEET OF LOT NUMBERED FOUR (4), IN INMAN'S ADDITION TO THE CITY OF VALPARAISO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 129 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

EXCEPT:

A PART OF LOTS NUMBERED THREE (3) AND FOUR (4) IN INMAN'S ADDITION TO THE CITY OF VALPARAISO, INDIANA, THE PLAT OF WHICH ADDITION IS RECORDED IN PLAT BOOK 1, PAGE 129, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED THREE (3); THENCE SOUTH 00°07'14" EAST 1.880 METERS (6.17 FEET) ALONG THE EAST LINE OF SAID LOT NUMBERED THREE; THENCE NORTH 89°59'56" WEST 30.602 METERS (100.40 FEET) TO THE EAST LINE OF THE WEST 23.2 FEET OF SAID LOT NUMBERED FOUR (4); THENCE NORTH 00°07'14" WEST 1.880 METERS (6.17 FEET) ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE WEST 23.2 FEET OF SAID LOT NUMBERED FOUR (4); THENCE SOUTH 89°59'56" EAST 30.602 METERS (100.40 FEET) ALONG THE NORTH LINE OF SAID LOTS TO THE POINT OF BEGINNING AND CONTAINING 57.5 SQUARE METERS (619 SQUARE FEET), MORE OR LESS.

PARCEL ID: 64-09-13-328-028.000-004

COMMONLY KNOWN AS: 306 Glendale Blvd., Valparaiso, IN 46383



City of Valparaiso
Board of Zoning Appeals Application
Petitioner: Jason Lawrence Lynn
Date: April 16, 2021
Public Hearing: May 19, 2021

PETITIONER'S PROPOSED FINDINGS OF FACT

CITY OF VALPARAISO BOARD OF ZONING APPEALS

Petitioner: Jason Lawrence Lynn

Legal Description: Exhibit "A"

Location: 306 Glendale Boulevard, Valparaiso, Indiana 46383

Current Zoning: Residential, General (GR) District

Petition: Development Standards Variance:

1. Maximum size of accessory structure §2.303(D)(2)

Code: 627.5 square feet

Proposed: Garage: 540.6 square feet
Carport: 499.8 square feet
Total: 1,040.4 square feet

Case No.:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for a development standards variance to allow for a renovated home, including a garage/carport accessory structure, in accordance with general plans filed with the City 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 variances,

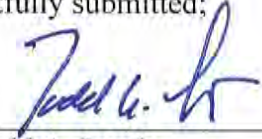
remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

FINDINGS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a) Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variance.
 - b) The granting of the variance will not alter the essential character of the locality.
 - c) The granting of the variance will not adversely affect the aesthetic appeal or the cohesive development of the surrounding area. The Petitioner's property is one of the most aesthetically pleasing in the area,
 - d) The granting of the variance will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways.
 - e) All neighboring property abutting the Petitioner's property is presently developed.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
 - a) The granting of the variance will in no recognizable way encroach on the enjoyment or use of the surrounding properties.
 - b) The granting of the variance will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - c) There will be no substantial change in the use of the property that will result if the variance is granted.
 - d) The granting of the variance will preserve and enhance the scenic beauty, aesthetics and environmental integrity of the community and City.
 - e) The granting of the variance are the most restrictive and the minimum relief available to the Petitioner.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
- a) The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variance are not self-created. The property is constrained, as it consists of only approximately .42 acres, and the Petitioner has renovated an old home built in 1918 into a modern home more than tripling the market value of the subject property.
 - b) Granting the variance allows for more beneficial use of Petitioner's property without detrimentally affecting safety or aesthetics. The home was built on the Petitioner's property in 1918 before automobile usage was common place. The addition of two (2) car parking was necessary and the current remodeling and improvements exposed need for the additional parking addressed by the addition of the carport.

Respectfully submitted;

By: 

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

Attorneys 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

X:\Lynn, Jason Lawrence\Documents\Findings of Fact - DSVariance 2021-04-16.docx

EXHIBIT "A"

LOT NUMBERED THREE (3) AND LOT NUMBERED FOUR (4) EXCEPT THE WEST 23.2 FEET OF LOT NUMBERED FOUR (4), IN INMAN'S ADDITION TO THE CITY OF VALPARAISO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 129 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

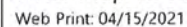
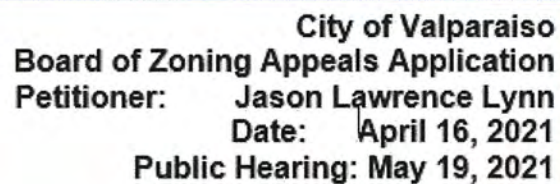
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PARCEL ID: 64-09-13-328-028.000-004

COMMONLY KNOWN AS: 306 Glendale Blvd., Valparaiso, IN 46383



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FILE: Z:\Projects 2021\21.094 SLR 306 Glendale Blvd Kettwig\Survey\03 CAD\01 Reference\21.094 SLR 041221.dwg
PLOT DATE: 4/14/2021 2:51 PM PLOTTED BY: Misty Thompson

SURVEYOR LOCATION REPORT
LOT 3 & LOT 4, EXCEPT W. 23.2' & N. 6.17',
IN INMAN'S ADDITION TO THE CITY OF VALPARAISO,
PORTER COUNTY, IN

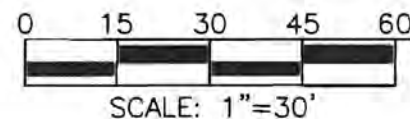
**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

City of Valparaiso
Board of Zoning Appeals Application
Petitioner: Jason Lawrence Lynn
Date: April 16, 2021
Public Hearing: May 19, 2021

AREA OF HOUSE, GARAGE, CARPORT,
WALK, PORCH & DRIVEWAY
= 6,886 S.F. ±

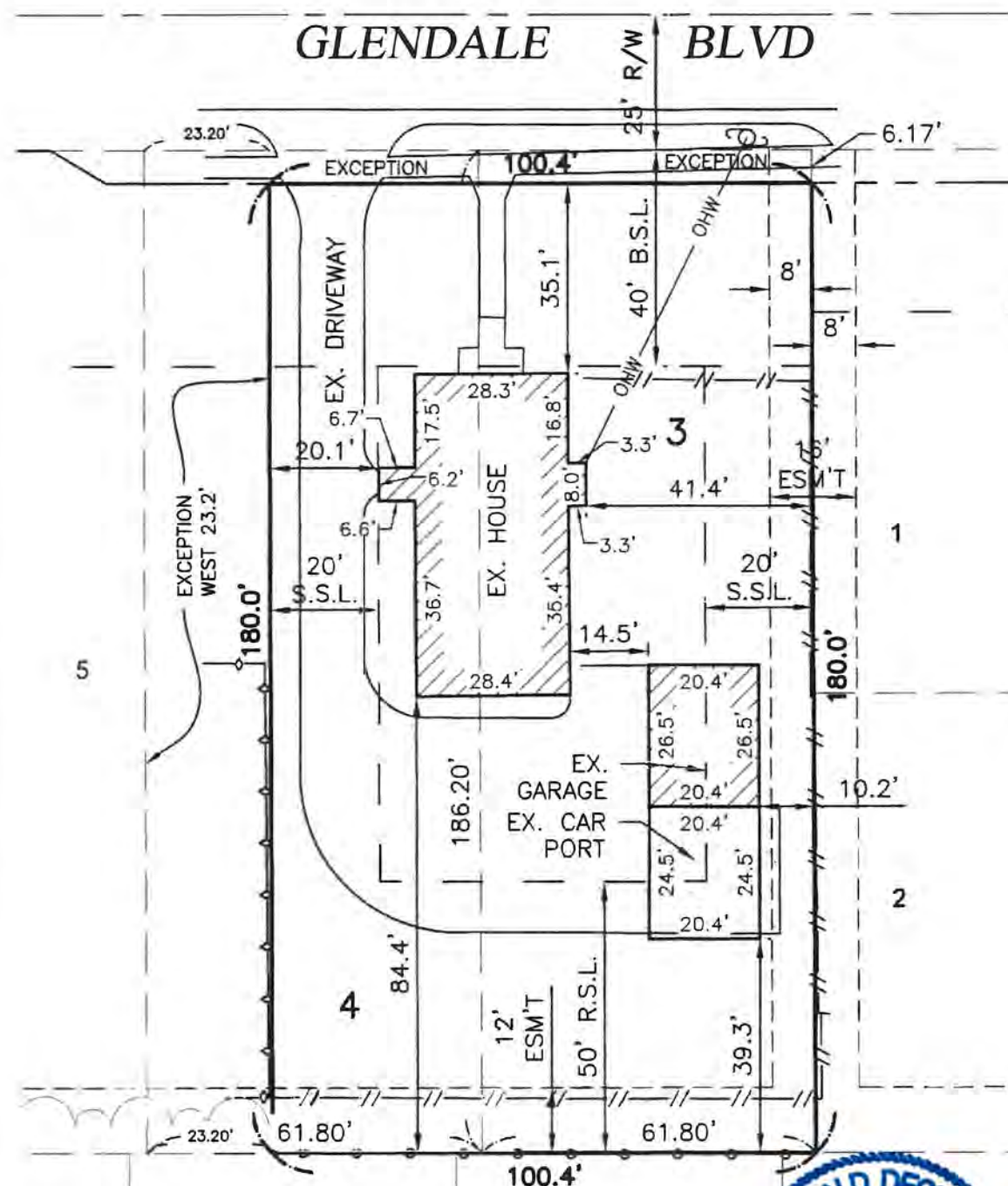
AREA OF LOT = 18,074 S.F. ±

% OF LOT COVERAGE =
6,886/18,074 =
38.1% ±



LEGEND

	POWER POLE
	BUILDING SETBACK LINE
	REAR YARD SETBACK LINE
	SIDE YARD SETBACK LINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	LOT & PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	CENTERLINE
	REAR/SIDE YARD SETBACK LINE
	RIGHT-OF-WAY LINE
	CHAIN LINK FENCE LINE
	VINYL FENCE LINE
	WOOD FENCE LINE
	OVERHEAD WIRES
	LIMITS OF WOODED AREA
	ASPHALT SURFACE
	CONCRETE SURFACE
	BUILDING FOOT PRINT



CLIENT: JASON LYNN
DATE OF SURVEY: 04/12/2021
PROPOSED UNKNOWN
TITLE CO: UNKNOWN
PROPOSED BUYER: UNKNOWN
PROPERTY ADDRESS: 306 GLENDALE BLVD.,
VALPARAISO, IN 46383

LEGAL DESCRIPTION

LOT NUMBERED THREE (3) AND LOT NUMBERED FOUR (4) EXCEPT THE WEST 23.2 FEET OF LOT NUMBERED FOUR (4), IN INMAN'S ADDITION TO THE CITY OF VALPARAISO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 129 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

EXCEPT:

A PART OF LOTS NUMBERED THREE (3) AND FOUR (4) IN INMAN'S ADDITION TO THE CITY OF VALPARAISO, IN DIANA, THE PLAT OF WHICH ADDITION IS RECORDED IN PLAT BOOK 1, PAGE 129, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, IN DIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED THREE (3); THENCE SOUTH 00° 07'14" EAST 1.880 METERS (6.17 FEET) ALONG THE EAST LINE OF SAID LOT NUMBERED THREE; THENCE NORTH 89° 59'56" WEST 30.602 METERS (100.40 FEET) TO THE EAST LINE OF THE WEST 23.2 FEET OF SAID LOT NUMBERED FOUR (4); THENCE NORTH 00° 07'14" WEST 1.880 METERS (6.17 FEET) ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE WEST 23.2 FEET OF SAID LOT NUMBERED FOUR (4); THENCE SOUTH 89° 59'56" EAST 30.602 METERS (100.40 FEET) ALONG THE NORTH LINE OF SAID LOTS TO THE POINT OF BEGINNING AND CONTAINING 57.5 SQUARE METERS (619 SQUARE FEET), MORE OR LESS.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN PRACTICE. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS.

THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



Jason D. Deckard
JASON D. DECKARD, REGISTERED LAND SURVEYOR
STATE OF INDIANA, NO. 20400021

Great Lakes Engineering, Inc.
6084 Lute Road, Portage, IN 46368
Ph: 219.762.3559
www.greatlakeseng.net

GLE

SURVEYOR LOCATION REPORT
306 GLENDALE BLVD
VALPARAISO, IN

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PROJ. No: 21.094
SCALE: 1"=30'
DRAWN BY: MDT
CHECKED BY: JDD
APPROVED BY: JDD
DATE: 04/12/2021
SHEET NUMBER
1 of 1

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

210 Carter Ct. Valparaiso IN. 46383

Subject property fronts on the SOUTHside between (streets) Carter Ct Silhavy Rd& Carter Ct Silhavy RdZoning District: SR**PETITIONER INFORMATION**

Applicant Name:

Matthew Stechly

Phone:

Email:

Address:

210 Carter Ct

PROPERTY OWNER INFORMATION

Applicant Name:

Matthew Stechly

Phone:

Email:

Address:

210 Carter Ct.

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 2 Section: 303 Paragraph: D Item: 6

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

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

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

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

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

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. C)

Amended Carter Sub Lot 4 1.48A Ditch Annexed 06/07

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. C)

Self Perform hobby shop.

31x31 concrete pad with 3ft footers to meet State code

30x30x9 shop: Matching color of primary house and new roof.
Pre-fab structure and trusses

Single Service Door
Two 30"x30" windows
Roll-up doors

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 requested variance is only aesthetic in nature. The Abby Shop & Home will match in color & complement my Ruckey & Home value. The Abby Shop is very well built & will be installed on concrete slabs with 3' footers. The slab side is 12 g. steel.

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:

There are currently 3 metal siding Abby shops that do not match the frame structure in my little neighborhood. All of our Homes have associated in value & a property containing a Abby shop is highly desired & sought after.

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

The approval of this requested variance will not set nor establish precedent. There are much larger and taller metal shops already existing at my neighbors' Homes/Properties.

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.

210 Carter Ct.

152-006

Site Plan = Hobby Shop
30' x 30' x 9'

D. Way

↑
448'
↓

Tree line

← 120' →

↑
286.03
↓

↑
32
↓

"Home"

← 49' →

282'

← 44' →

← 10' →

← 120' →

↑
30'
↓

"Shop"

← 30' →

125'

← 209.71 →

Tree line



REGULAR / A-FRAME 30'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2012, OSHA, AISC 360, AISI 100, ASCE 7-10, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12x1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE T52 1/2"x2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:	INBC 2014 (IBC 2012)
USE GROUP:	U (CARPORTS, BARN)
RISK CATEGORY:	1
1. DEAD LOAD (D)	$D = 4$ PSF
2. ROOF LIVE/SNOW LOAD (Lr)	$L_r = 20 - 61$ PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	$P_g = 20 - 90$ PSF
GROUND SNOW LOAD	$I_s = 0.8$
IMPORTANCE FACTOR	$C_t = 1.2$
THERMAL FACTOR	$C_e = 1.0$
EXPOSURE FACTOR	$C_{ex} = 1.0$
4. WIND LOAD (W)	$V_{ult} = 105 - 180$ MPH
BASIC WIND SPEED	$C =$
5. SEISMIC LOAD (E)	D
DESIGN CATEGORY	$I_e = 1.00$
IMPORTANCE FACTOR	

LOAD COMBINATIONS:

1. $D + (L_r \text{ OR } S)$
2. $D + (0.6W \text{ OR } \pm 0.7E)$
3. $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (L_r \text{ OR } S)$
4. $0.6D + (0.6W \text{ OR } \pm 0.7E)$

DRAWING INDEX

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MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

6036 Renaissance Place, Toledo, OH 43624
Tel: 419-292-1983 • Fax: 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-21-0192

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: A.W. DATE: 1/24/21

CHECKED BY: OAA DATE: 1/24/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



CUSTOMER INFORMATION

OWNER: Matthew Stechly
ADDRESS: 210 Carter Ct.
Valparaiso IN, 46383

DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH: 30'

LENGTH: 30'

HEIGHT: 9'

FRAME TYPE:

ENCLOSURE TYPE:

- XXX A-FRAME
☐ REGULAR
XXX FULL
☐ PARTIAL
☐ OPEN

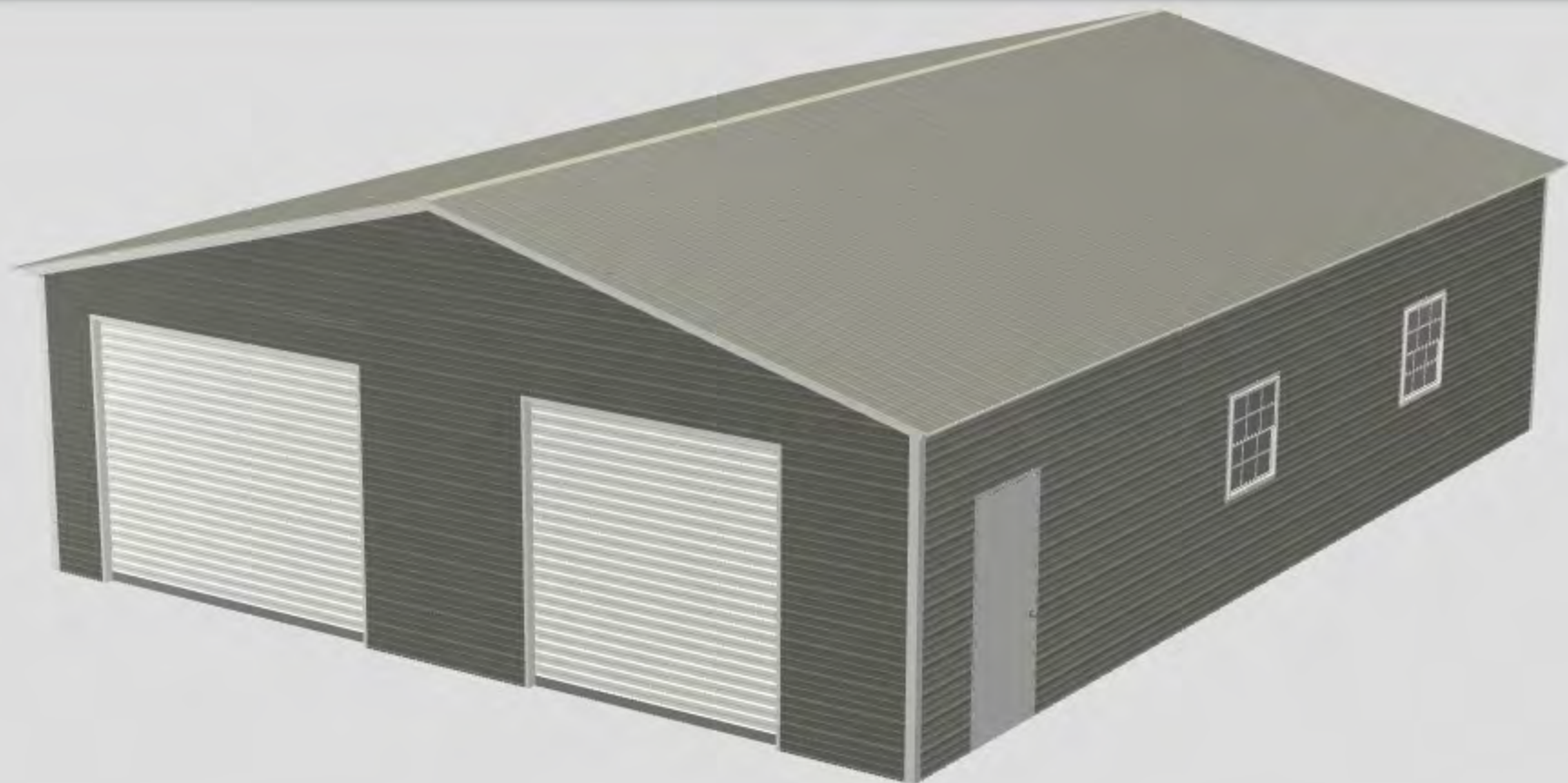
CERTIFICATION VALIDITY NOTICE

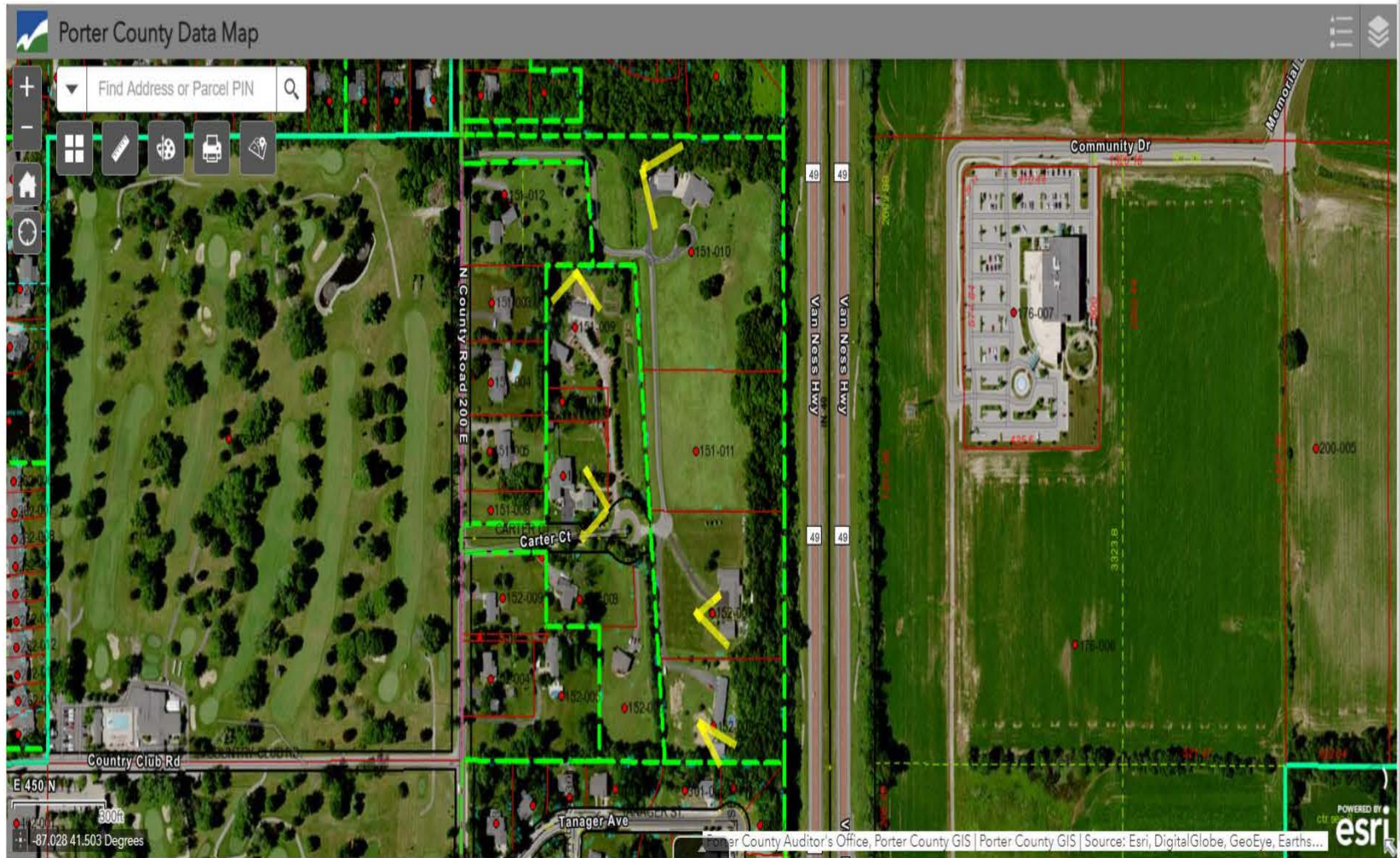
DATE OF PLANS EXPIRATION: **JAN 31 2022**

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

STAMP EXPIRY: **JULY 31 2022**

DATE SIGNED: **JAN 31 2021**





Arrows in Yellow are other hobby shops in my neighborhood. A total of three of them are metal exterior and do not match the primary structure materials.