

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, July 21st, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

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

VAR21-011 – A petition filed by Adam McAlpine. This property is located at 701-705 Glendale Blvd in the Urban Residential (UR) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.403(C) – To allow for an access spacing on opposite sides of the street of less than 75 feet.
- Article 3, Section 3.503, Table 3.503 – To vary the required 12 ft building separation to allow for a building separation of 10 ft

4. New Business

VAR21-017 – A petition filed by Hilary South. The property is located at 2806 Westwind Dr in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.302(A)(2) – To vary the maximum fence height of four (4) feet in a street side yard to allow for a fence height of six (6) feet.

UV21-003/VAR21-018 – A petition filed by Sara Foreman and Rebekah Brown. The property is located at 1406/1408 Silhavy Rd in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.201, Table 2.201(A) – To allow for Single-Family Attached land use in the Suburban Residential (SR) Zoning District
- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum lot width from 90 feet to allow for a minimum lot width of 70 feet.

VAR21-019 – A petition filed by Rocco Schiralli. The property is located at 702 Lincolnway in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.205, Table 9.205 – To vary the minimum required parking spaces of nine (9) spaces to allow for a minimum of three (3) parking spaces.

VAR21-020 – A petition filed by Kurt Bentley. The property is located at 3200 Winter Park Dr in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum rear yard setback of 25 feet to allow for a minimum rear yard setback of 16 feet.

VAR21-021 – A petition filed by Eagle View Homes, LLC. The property is located at 1011 Center St in the Neighborhood Conservation-60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum side yard setback of six (6) feet to allow for a minimum side yard setback of three (3) feet.

VAR21-022 – A petition filed by Valparaiso Partners, LLC c/o William Ferngren. The property is located at 259 Indiana Ave in the Central Place (CP) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501, Table 3.301(B) – To vary the maximum Gross FAR of 0.456 to allow for a maximum Gross FAR of 0.69
- Article 3, Section 3.501, Table 3.301(B) – To vary the maximum Net FAR of 0.507 to allow for a maximum Net FAR of 0.69
- Article 3, Section 3.505, Table 3.505 – To vary the minimum rear yard setback of twenty (20) feet to allow for a minimum rear yard setback of zero (0) feet
- Article 10, Section 10.301, Table 10.301 – To vary the required on-lot landscaping for a Non-Residential Use in Central Place (CP) per proposed landscape plan.
- Article 9, Section 9.205, Table 9.205 – To vary the required parking of 48 parking spaces to allow for a minimum of 30 parking spaces.
- Article 11, Section 11.506, Table 11.506 – To vary the required transparency along the primary façade of 60% to allow for a minimum of 36%

VAR21-023 – A petition filed by Kevin Kleemann. The property is located at 4207 Oak Grove 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 minimum street yard setback of 25 feet to allow for a minimum street yard setback of 22.2 feet.

VAR21-024 – A petition filed by Craig + Paula Heuring. The property is located at 501 Erie St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.302(A)(2) – To vary the maximum fence height in a street side yard of four (4) feet to allow for a fence height of six (6) feet.

5. Staff Items

RESOLUTION #1-2021 – A resolution establishing the policy by which members of the Board may participate by Electronic Means of Communication.

6. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **August 18th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://bit.ly/3jmYLLL>.

****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:

701/703/705 Glendale Blvd.

Subject property fronts on the Northside between (streets) Calumet Avenue& Calumet AvenueZoning District: Urban Residential**PETITIONER INFORMATION**

Applicant Name:

Adam McAlpine

Phone:



Email:

mcalpine.consulting@yahoo.com

Address:

398 East 400 North
Valparaiso, IN 46383**PROPERTY OWNER INFORMATION**

Applicant Name:

MJF Development, Inc. (c/o Bob Coolman)

Phone:



Email:

bcoolman@coolmanbuilt.com

Address:

359 Franklin Street, Suite A
Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 9 Section: 403 Paragraph: Table 9 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. _____)

Lots 6, 7, 22, and 23 of Artillas Subdivision

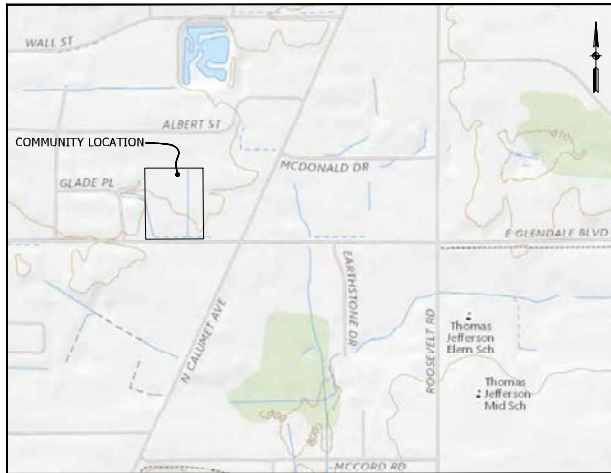
DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

The proposed project includes 14 paired patio apartment buildings including a total of 28 units. An internal loop driveway will provide access to the individual apartments. Each apartment will have a single car garage and driveway. The residents will enter and exit the development from Glendale Blvd. The development access points have a less than 75' offset from the cross access points at Pilz Place and the CVS entrance.

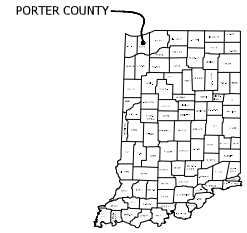
SERENITY

"A LIFESTYLE COMMUNITY"

SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE CONDITIONS
3	CLEARING AND REMOVAL PLAN
4	GEOMETRIC SITE PLAN
5	PROPOSED GRADING PLAN
6	SANITARY SEWER PLAN AND PROFILE
7	WATER MAIN PLAN AND PROFILE
8	STORM SEWER PLAN AND PROFILE (1)
9	STORM SEWER PLAN AND PROFILE (2)
10	GENERAL DETAILS
11	EROSION CONTROL PLAN
12	EROSION CONTROL DETAILS



Vicinity Map
Not to Scale



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

BEFORE ME, NOTARY PUBLIC,
DO NOT BE
BLIND



1-800-362-3544
ADAM W. MCALPINE, PE

TWO WORKING DAYS PLEASE
LOCATION: PORTER COUNTY, INDIANA
TOWNSHIP: CENTER



McALPINE CONSULTING LLC
288 East 400 North
Bloomington, IN 47403
Phone: 317.352.9841
E-Mail: mcalpineconsulting@yahoo.com

REVISIONS			
No.	Date	Description	Revised By



Design by	Date
AM	4/23/21
Drawn by	
AM	
Reviewed by	
RC	

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Project No.		20-280
Sheet	Of	
1	12	

TITLE SHEET



0 60 120
FEET

M
MCDONNELL & ASSOCIATES, LLC
1400 Montclair Park Drive
Voorhees, NJ 08088
Phone: 215-255-9977
E-Mail: mcdonnaconsulting@yahoo.com

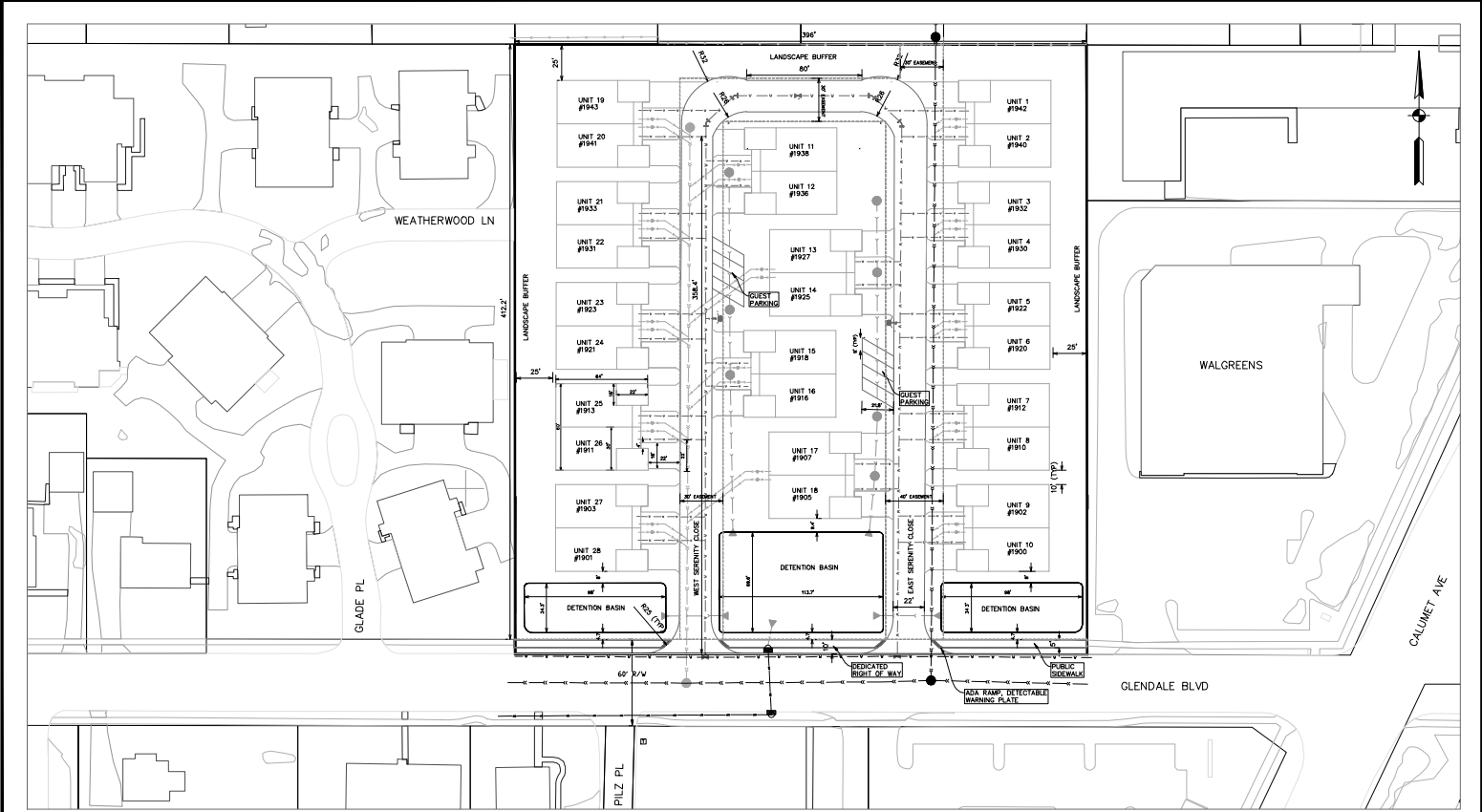
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No.	Date	Description	Revised By

Design by	AM	Date	4/23/21
Drawn by	AM		
Reviewed by	RC		



SERENITY
EXISTING SITE CONDITIONS

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Project No.	20-280
Sheet	2
Of	12




MOORE CONSULTING
 300 East 400 North
 Indianapolis, IN 46333
 Phone: 317.233.9647
 E-Mail: moore@mooreconsultingbyahs.com

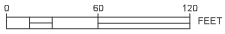
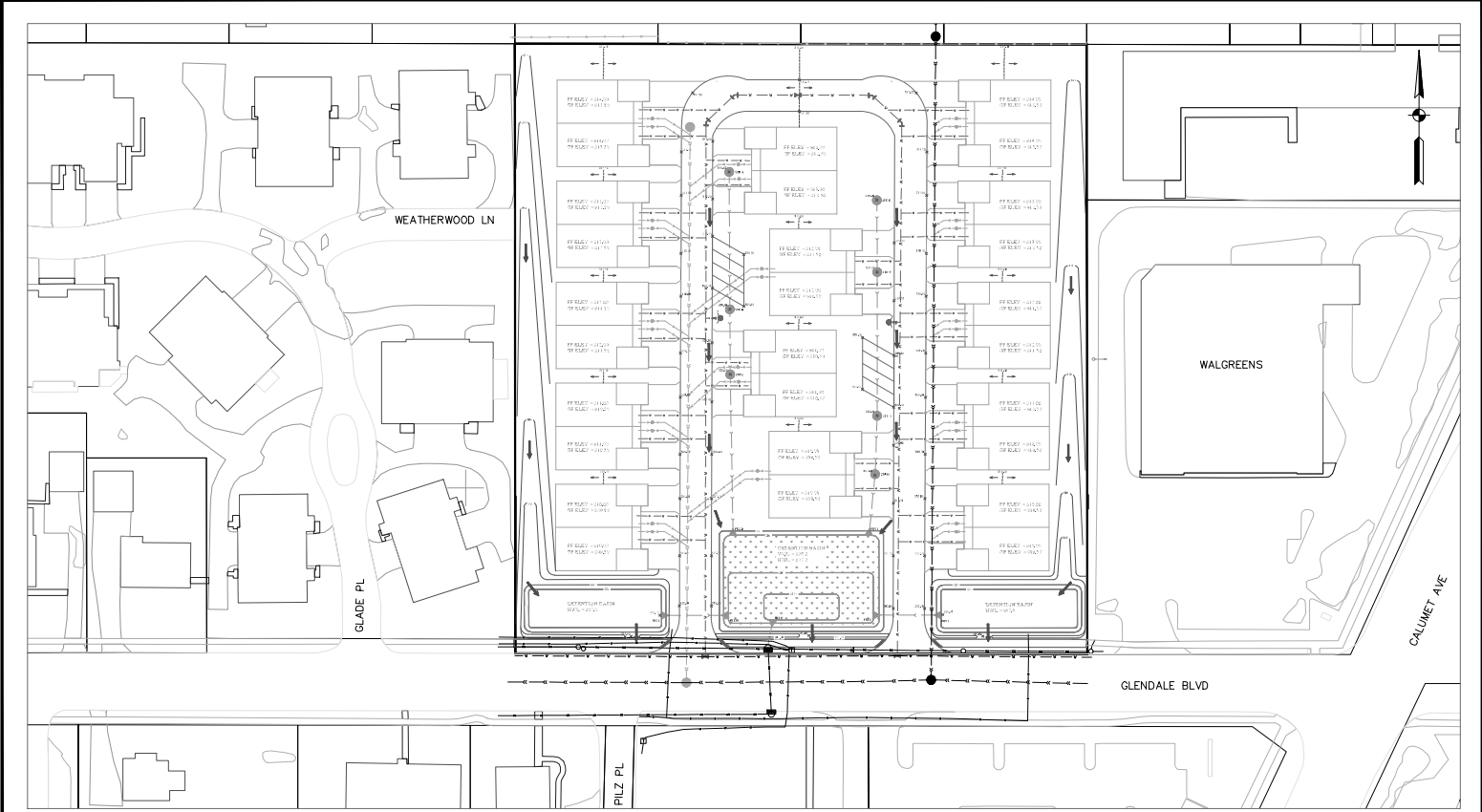
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 AM
 Drawn by
 AM
 Reviewed by
 RC

Date
 4/23/21


SERENITY
 GEOMETRIC SITE PLAN

Scale:
 1:30
 Project No.
 20-280
 Sheet
 4 of 12



M
 MCGRAW-HILL CONSTRUCTION LLC
 300 East 40th Street
 Indianapolis, IN 46201
 Phone: 317.255.9647
 E-Mail: mcgrawhillconsulting@yahoo.com

REVISIONS			
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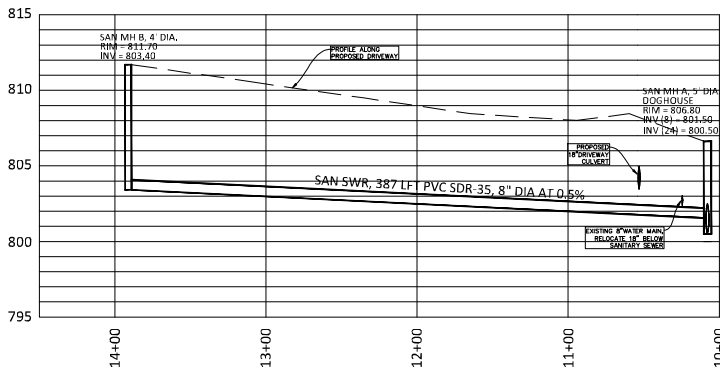
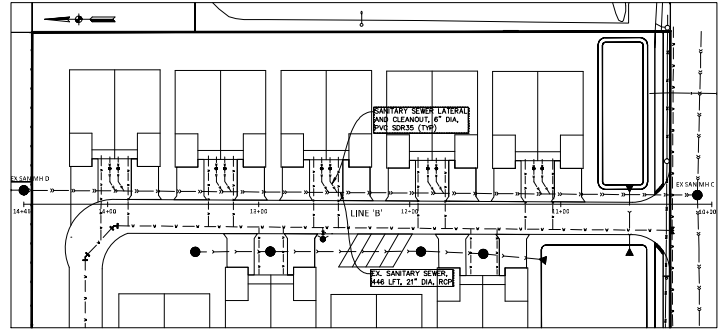
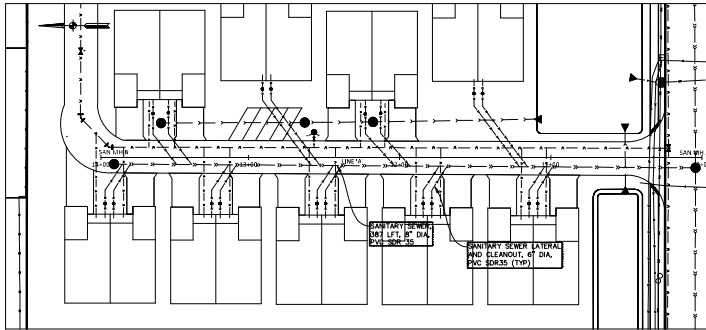
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 Drawn by
 AM
 Reviewed by
 RC

Date
 4/23/21

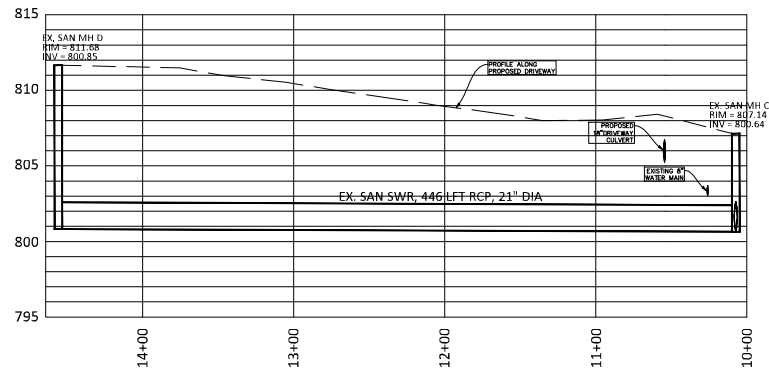


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 PROPOSED GRADING PLAN

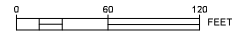
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 20-280
 Sheet
 5 of 12



SANITARY SEWER LINE 'A'



SANITARY SEWER LINE 'B'



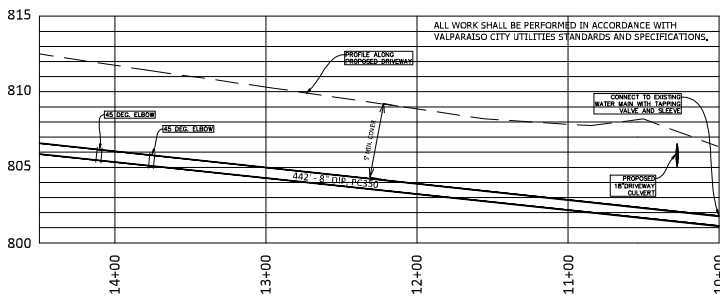
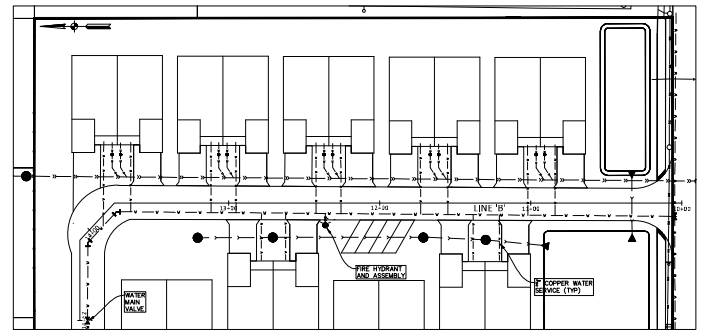
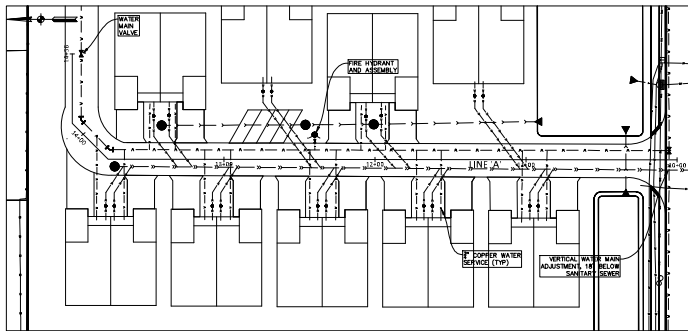
M
MCCARTHY CONSULTING, LLC
388 East 400 North
Vandalia, IL 62453
Phone: 318.232.8647
E-Mail: mccartmyconsulting@yahoo.com

REVISIONS		
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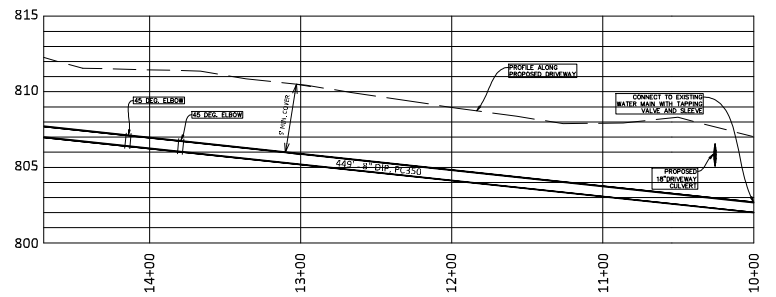
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AM
Reviewed by
RC



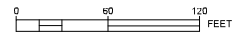
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SANITARY SEWER PLAN AND PROFILE		Project No. 20-280
Sheet 6	Of 12	



WATER MAIN LINE 'A'



WATER MAIN LINE 'B'

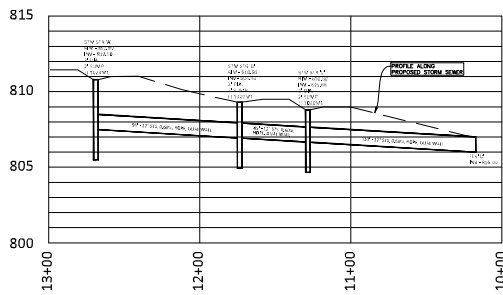
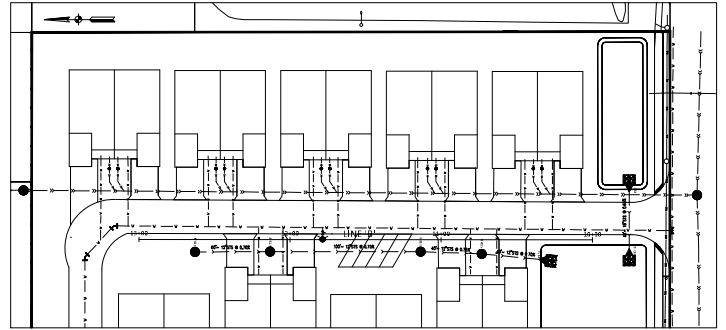
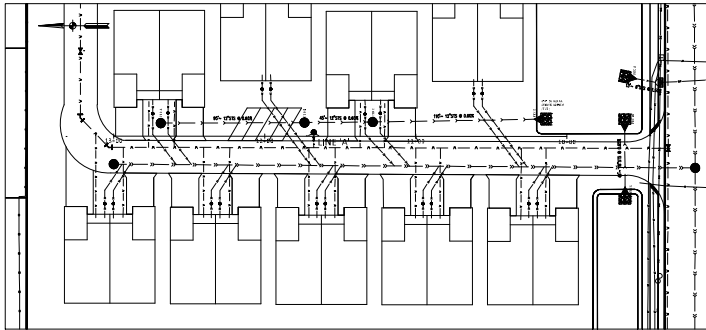


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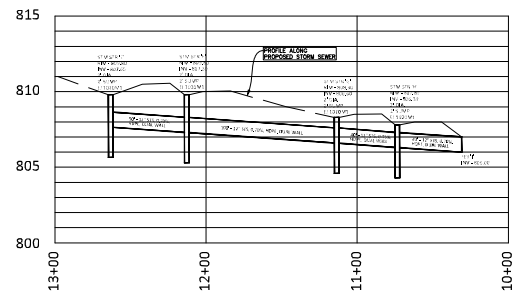
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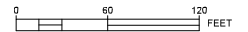
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Project No.	20-280	Sheet
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STORM SEWER LINE 'A'



STORM SEWER LINE 'B'



M
 MCKINLEY CONSULTING, LLC
 388 East 400 North
 Naperville, IL 60563
 Phone: 312.252.9667
 E-Mail: mckinleyconsulting@yahoo.com

REVISIONS			
No.	Date	Description	Approved

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 AM
 Drawn by
 AM
 Reviewed by
 RC

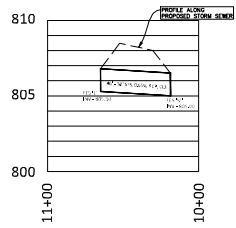
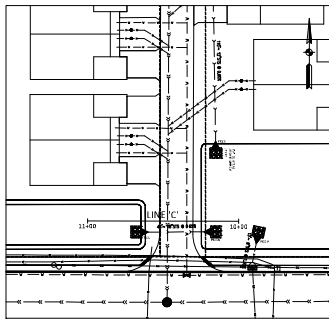
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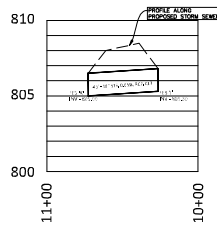
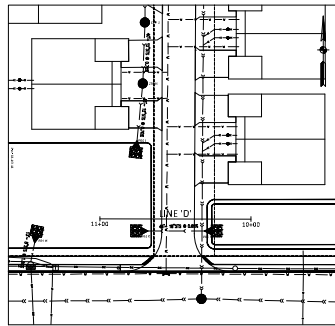
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STORM SEWER PLAN AND PROFILE (1)

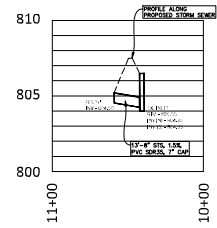
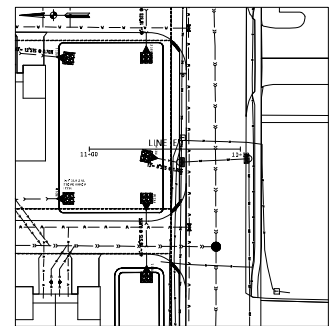
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 20-280
 Sheet
 8 of 12



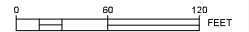
STORM SEWER LINE 'C'



STORM SEWER LINE 'D'



STORM SEWER LINE 'E'



M
 MORPHINE CONSULTING, LLC
 388 East 400 North
 Naperville, IL 60563
 Phone: 218.252.9467
 E-Mail: morphineconsulting@yahoo.com

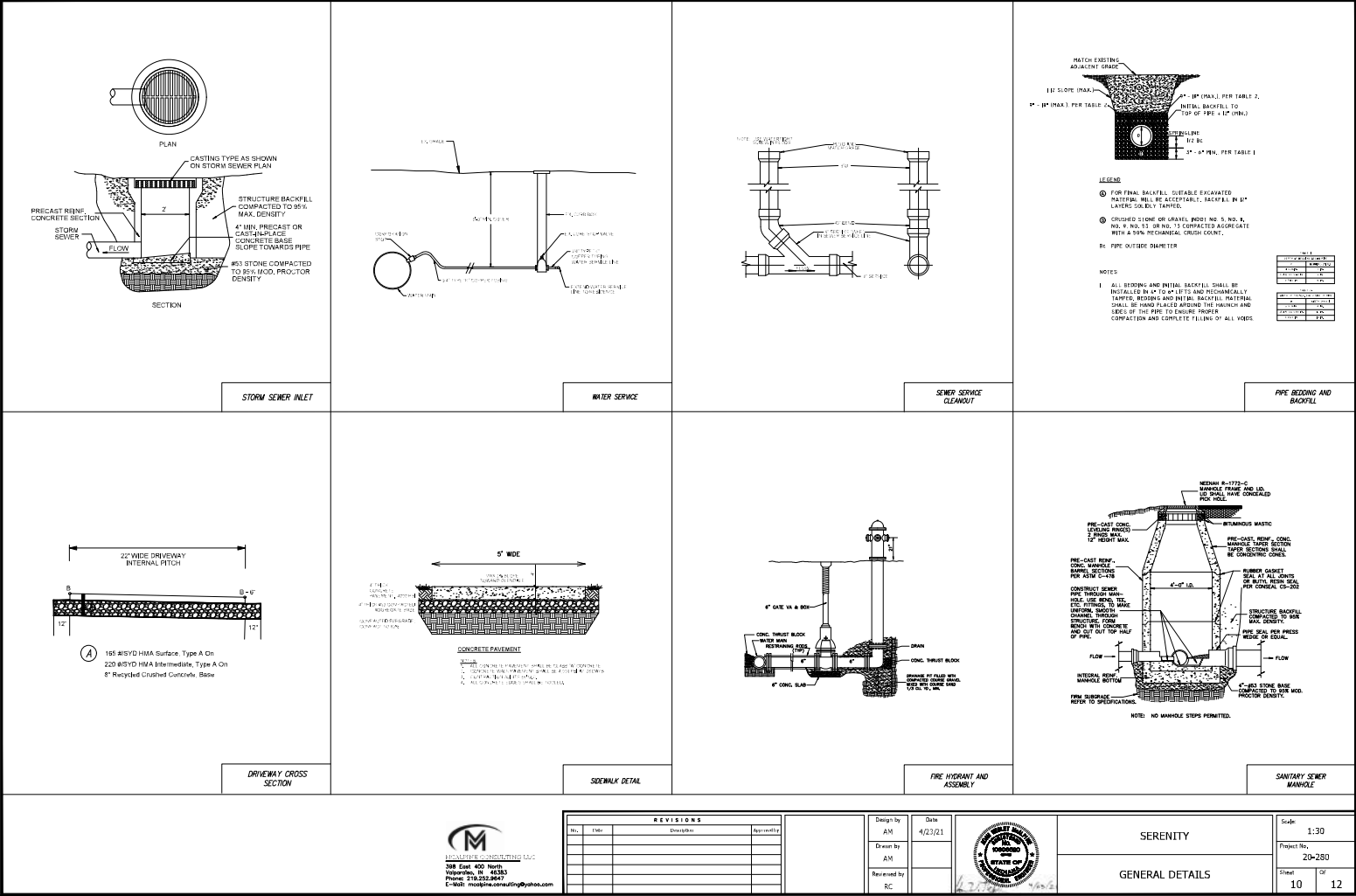
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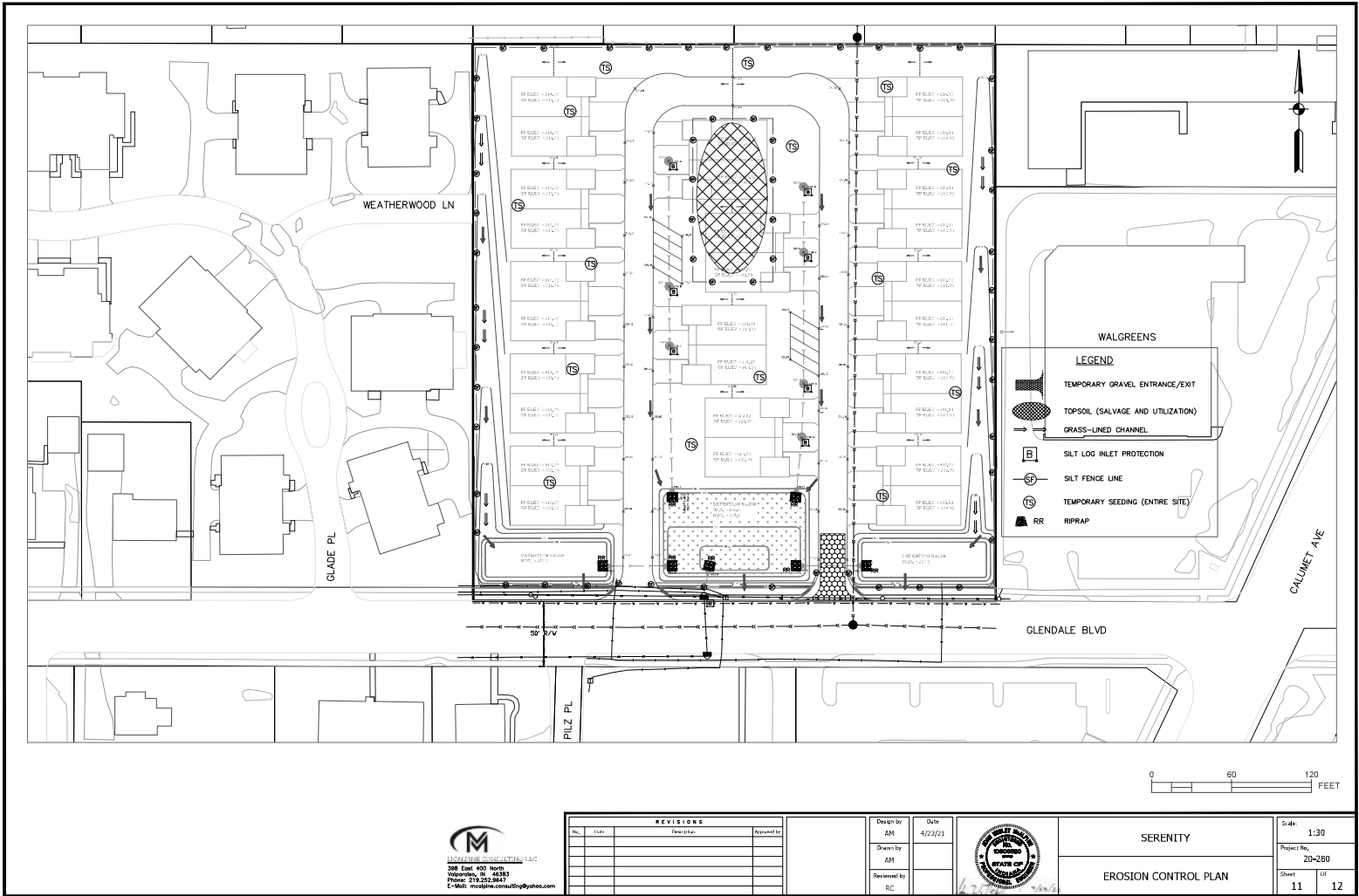
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Reviewed by	RC		



SERENITY
 STORM SEWER PLAN AND PROFILE (2)

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Project No.	20-280
Sheet	9 of 12





M
MODERNE CONSULTING, LLC
388 East 400 North
Naperville, IL 60563
Phone: 312.252.9647
E-Mail: mod@moderneconsulting@yahoo.com

REVISIONS			
No.	Date	Description	Approved By

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AM	4/23/21
Drawn by	
AM	
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RC	



SERENITY
EROSION CONTROL PLAN

Scale:	1:30
Project No.	20-280
Sheet	11
Of	12

[illegible]

- The sequence of activities is measured by the implemented or scheduled timing of activities
 - How many measures will be included in the first six construction cycles
 - Include summary information regarding measures
 - Note the first 6 activities with **PMID** project number and the **Timeline Approved** version (2012) at the bottom of the timeline chart
- The timeline chart and map are to be completed prior to construction. This can be **planned** at the time of the start of the use of "final design".
- The project team is **encouraged** to plan to place a **baseline** surveying station within 200 feet of each station's completion
- Temporary** signage should be placed 7 days after starting a **complete** or a **disturbed** project. It should remain in place for a period of **minimum 14 days**.
- Stencils may be required to be in place and with a completion of the stenciling process.
- Disturbed areas shall be permanently seeded and mulched upon completion of project.
- Excavated soil materials shall be maintained and protected until completion.
- Any temporary measures utilized must be in place to ensure any permanent mitigation upon the site is achieved.
- Final 6 activities should be submitted.

[illegible][illegible]

1. Keep disturbed area as small as possible.
2. Stabilize and/or protect disturbed areas as soon as possible.
3. Keep stormwater runoff velocities low.
4. Retain sediment within immediate construction area.

The contractor shall have a log of incidents and inspections, to be available at the site upon request of the State Inspector.

- Contact the underground utility companies before.
- Post the **NO PARKING** or **SAFETY** signs on site to indicate location.
- Construct 1/4" thick sand construction entrance.
- Install oil lenses around site perimeter.
- Remove inter-lane trees and shrubbery.
- Strip topsoil and stockpile this with perimeter's 3' or less protection.
- **As possible** move earth work on the backhoe grading dirt.
- Install curbs, manholes, and stormwater or fire hydrant work.
- **Place** the protection of the ground surface upon completion of each drainage structure.
- **Place** the signs every two hours during off-peak times and stop signs placement.
- Continue with grading to establish finish grade and utility, incorporating temporary seeding of disturbed areas.
- **Install** temporary impact residential areas, no material existing on site materials.
- **Remove** temporary erosion control measures after areas are stabilized.

[illegible]

- Only approved fuel storage tank shall be allowed on site.
- Spill Kits must be located on-site in the vicinity of the fuel storage tank.
- Mobile Fueling shall be used when possible.
- Fueling should take place in a central location.

- All fuel tanks on the ship have secondary containment approved by IMO.
- No fuel tanks are to be located within 100 feet of a stern engine inlet.
- Fuel storage system shall be kept in good working order and shall be subject to periodic IMO inspections.
- Spill kits must be located on-deck in the vicinity of the fuel storage tank.
- Fuel tanks shall have a discharge.

MATERIAL: 2-3 in. washed stone SAND: C&G No. 21 over a stable foundation.
THICKNESS: 12 in. minimum.
WIDTH: 20 ft. minimum on full width of entrance exit roadway, whichever is greater.
LENGTH: 50 ft. minimum.

TEXTURE: SAND: UNDESIRABLE: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

3. **Edge** means the road shoulder, constructed as follows: (a) from the top of the road to the edge of the road for positive drainage;
4. **F slope** means the road shoulder, constructed as follows: (a) from the top of the road to the edge of the road, at a slope of 3% to 5% to the foundation area about 15 to 20 ft from the structure to give runoff away from the road; (b) from the edge of the road to the foundation area about 15 to 20 ft from the structure;
5. **Full slope** under the pad if needed to maintain proper surface drainage;
6. **Soil conditions** are anticipated, place geotextile fabric on the graded foundation to improve stability;
7. **Base slope** to determine and grade shown in the elevation/dimension control plan, leading to the surface smooth and shaped for drainage;

MAINTENANCE

1. Inspect entrance pad and sediment trap(s) weekly and after storm events or heavy use.
2. Reshape pad as needed for drainage and runoff control.
3. Topdress with clean stone as needed.
4. Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Hauling should only be used if the material conveyed into a sediment trap or basin.
5. Re-seal any broken seal or gasket immediately.

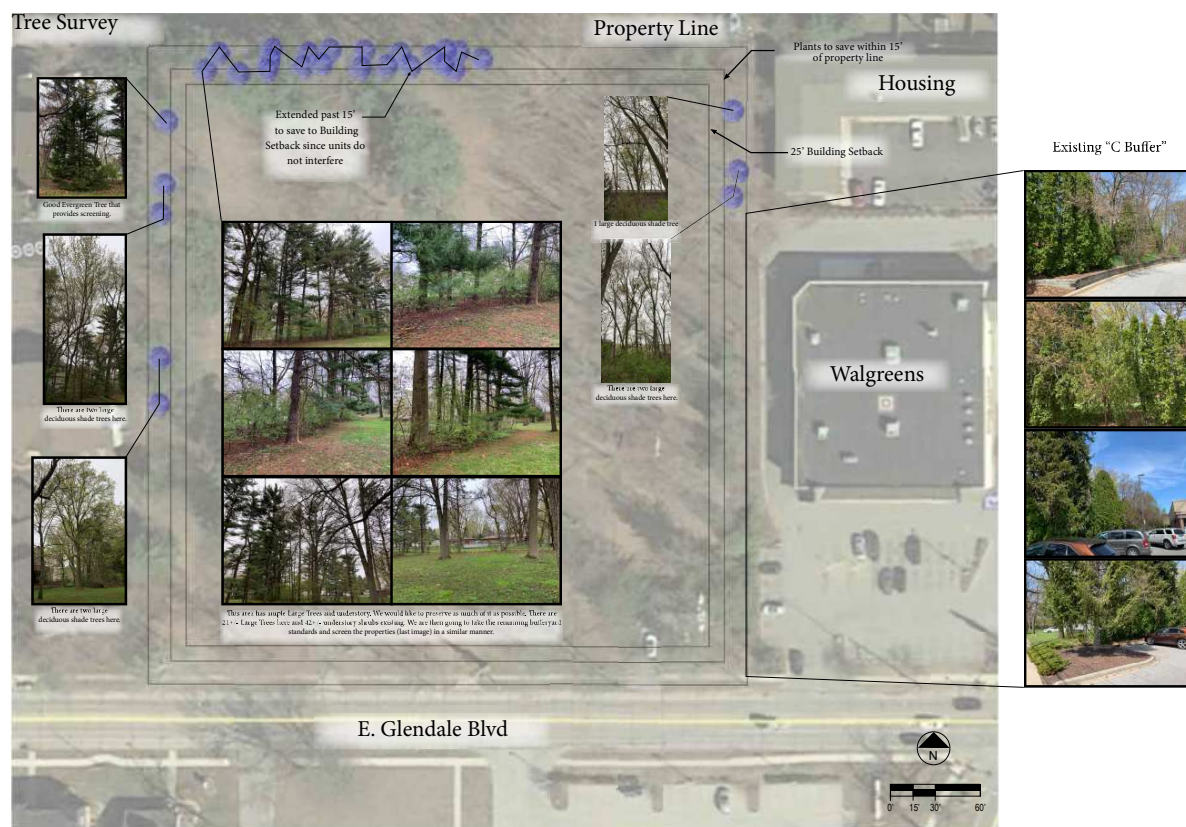
fuel oil storage tanks shall contain the stormwater during construction that include exposed soils, fuel oil and oil from leaking storage equipment and vehicles. Equipment has the potential to leak fuel oil throughout the disturbed areas, or an alternate construction is occurring. The contractor will not be required before initiating construction and immediately thereafter, if leaks are discovered, they will be repaired before the equipment is used or new equipment will be brought to the site.

fuel oil storage tanks must be a leak tight and thereby be a pollutant. All fuel storage tanks shall meet the minimum requirements of the fuel storage requirements.

As noted, such tanks have the potential of being entered by water and wind and must be prevented from entering the stormwater system. The contractor will install with berms, dikes, and seeding in areas disturbed on the site dependent on slope.

REVISIONS				Design by AM	Date 4/23/21		GLENDALE RESIDENTIAL DEVELOPMENT	Scale: 1:30
No.	Date	Description	Approved by					Project No. 20-280
				Drawn by AM			EROSION CONTROL DETAILS	Sheet 12 Of 12
				Reviewed by RC				

Serenity Tree Survey



Serenity Landscape Plan

Landscape Plan



CONCEPT PLANT SCHEDULE SITE PLAN

1. LANTANA	1/2" x 1/2"	1/2" x 1/2"
2. LANTANA	1/2" x 1/2"	1/2" x 1/2"
3. LANTANA	1/2" x 1/2"	1/2" x 1/2"
4. LANTANA	1/2" x 1/2"	1/2" x 1/2"
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PLANTS REQUIRED			
Urban Residential			
	LARGE	SMALL	SHRUBS OR PERENNIALS
1. LANTANA	14	28	218
2. LANTANA	40	80	212
3. LANTANA	28	56	212
4. LANTANA	0	0	0
Suburban Residential "A"			
	LARGE	SMALL	SHRUBS OR PERENNIALS
1. LANTANA	1	2	17
2. LANTANA	0	0	66
3. LANTANA	0	0	21
4. LANTANA	0	0	21
Suburban Residential "B"			
	LARGE	SMALL	SHRUBS OR PERENNIALS
1. LANTANA	1	2	17
2. LANTANA	0	0	66
3. LANTANA	0	0	21
4. LANTANA	0	0	21
Suburban Residential "C"			
	LARGE	SMALL	SHRUBS OR PERENNIALS
1. LANTANA	1	2	17
2. LANTANA	0	0	66
3. LANTANA	0	0	21
4. LANTANA	0	0	21
Suburban Residential "D"			
	LARGE	SMALL	SHRUBS OR PERENNIALS
1. LANTANA	1	2	17
2. LANTANA	0	0	66
3. LANTANA	0	0	21
4. LANTANA	0	0	21

	LARGE	SMALL	SHRUBS OR PERENNIALS
REQUIRED TOTALS	63	113	964
PROVIDED TOTALS	42	113	924
EXISTING TOTALS	29	0	42
ADDITIONAL	8	0	2

Serenity Entrance Landscape Rendering



Serenity Patio Landscape Rendering



Serenity Landscape Rendering



SERENITY ADDITION
TO THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA &
PARTIAL REPLAT OF ARTILLAS AND FREUND'S FIRST ADDITION

SUBJECT PARCEL LEGAL DESCRIPTION

Order from a 3rd party company warranty deed dated 3-16-2018 and recorded 3-27-2018 as document number 201804201

PARCEL 1:
LOTS 19 AND 23, IN ARTILLAS, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "J", PAGE 476, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

PARCEL 2:
LOT 6 AND 7 IN FREUND'S FIRST ADDITION TO ARTILLAS, AS SHOWN BY THE RECORDED PLAT THEREOF IN MISCELLANEOUS RECORD "K", PAGE 336, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

WARRANT OF TITLE

I, THE UNDERSIGNED, MJP DEVELOPMENT, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT IT HAS Laid OFF PLATTED AND SUBMITTED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SERENITY ADDITION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, CABLES, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE AUTHORITY AND TO THE EASEMENTS HERIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OR ON LOT 1 IN THIS SUBDIVISION SHALL TIME THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNER OF LOT 1 IN THIS SUBDIVISION.

OPERATION AND MAINTENANCE OF THE OPEN SPACES, COMMON AREAS, REAR OR SIDE YARD DRIVES, AND DETENTION FACILITIES, SHALL BE BY THE OWNER OF LOT 1. IN THE EVENT OF AN EMERGENCY WHERE PROPERTY DAMAGE OR PERSONAL INJURY MAY RESULT FROM THE OWNER OF LOT 1'S FAILURE TO MAINTAIN OR REPAIR SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY, MAKE ANY NECESSARY CONNECTIONS TO REMEDY THE SITUATION AND THEN RECOVER ALL ADMINISTRATIVE, LEGAL, ENGINEERING, AND CONSTRUCTION COSTS FOR SAID WORK FROM THE OWNER OF LOT 1 OR BY SPECIAL ASSESSMENT OF THE BENEFITED PROPERTY OWNER.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

MJP DEVELOPMENT, INC.

MARK J. CRIST, OWNER

STATE OF _____, SS:

COUNTY OF _____, SS:

Before me, the undersigned notary public, in and for the County and State personally appeared Mark A. Crist, and separately and severally acknowledged the foregoing instrument as his voluntary act and deed for purposes expressed.

Witness my hand and notarial seal this ____ day of _____, 20____.

Notary Public:

Printed Name:

My commission expires:

County of residence:

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-4-1, ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, THE PLAT HAS BEEN APPROVED BY THE CITY AS FOLLOWS:

APPROVED BY THE CITY OF VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE) AT A REGULAR MEETING HELD ON THIS ____ DAY OF _____, 20____.

CITY OF VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE)

MATT EVANS, PRESIDENT

BETH BURGER, EXECUTIVE DIRECTOR

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATION

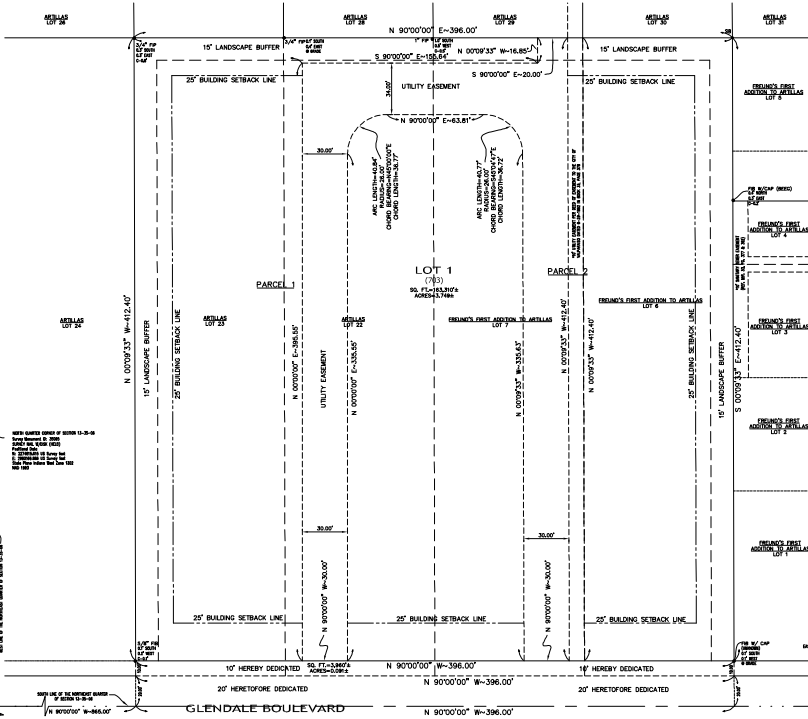
THE PLAT HAS BEEN EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO FOR COMPLIANCE WITH THE STANDARD MANUAL, AND APPROVED THIS ____ DAY OF _____, 20____.

_____, MATTHEW R. MURPHY, MAYOR

_____, STEVE POLLOS, MEMBER

_____, HOLLY HOWE, MEMBER

ATTEST, _____, HOLLY TAYLOR, CLERK/TREASURER



SUBJECT PARCEL INFORMATION

TAX ID#1: 64204-12-25-017-000-004 (PART OF PARCEL 2)
64204-12-25-017-000-004 (PART OF PARCEL 2)
64204-12-25-017-000-004 (PARCEL 1)
OWNER: MJP DEVELOPMENT, INC.
LIMITED LIABILITY COMPANY WARRANTY DEED
DOCUMENT NUMBER: 2018-04-20
RECORDED: 10-27-2018

OWNER/DEVELOPER

MJP DEVELOPMENT, INC.
1151 MONTICLORE DRIVE
VALPARAISO, IN 46385

SUBJECTS

JOHN STUART ALLEN, PLS
TORRENGA SURVEYING, LLC
807 RIDGE ROAD
MUNSTER, INDIANA 46321
216-658-8918

SUBJECT PARCEL AREAS

PARCEL 1: 1.920 ACRES
PARCEL 2: 1.920 ACRES
TOTAL: 3.840 ACRES

LEGEND

- 1" = 10' SCALE
- 1" = 10' SCALE
- 1" = 10' SCALE

Reference boundary information to a Plat of Survey of the Subject Parcels by John Stuart Allen, PLS, of Torrenga Surveying, LLC, dated 2014-05-01, dated May 4, 2014. There are no ascertained differences with the boundary of said survey and this plat.

SUPERVISOR CERTIFICATE
I, JOHN STUART ALLEN, hereby certify that I am a Licensed Surveyor in compliance with the laws of the State of Indiana, and that to the best of my knowledge, this plat conforms to the requirements of The City of Valparaiso, and the Development Commission, and the standards manual, and the markings and monuments shown on the plat actually exist, and that their location, size, type and material are accurately shown.

JOHN STUART ALLEN
INDIANA PROFESSIONAL SURVEYOR NO. 29800011

REMARKS: (If any)
There is no other information for plat, that I have taken reasonable care to make sure that it is correct and that it is true.

JOHN STUART ALLEN
INDIANA PROFESSIONAL SURVEYOR NO. 29800011



TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL: 216-658-8918

SERENITY ADDITION
TO THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA
A PARTIAL REPLAT OF ARTILLAS
AND FREUND'S FIRST ADDITION
PART OF THE NE QUARTER SECTION 13-35-4 (183)

DATE: JUNE 2, 2021

CLIENT: LOCAL REDEVELOPMENT LLC
JOB NO: 2021-0509
DRAWN BY: JSA
CHECKED BY: JSA

SHEET
1 OF 1

Glendale Traffic Examination

Project: Serenity Development

Prepared by: Adam McAlpine, PE

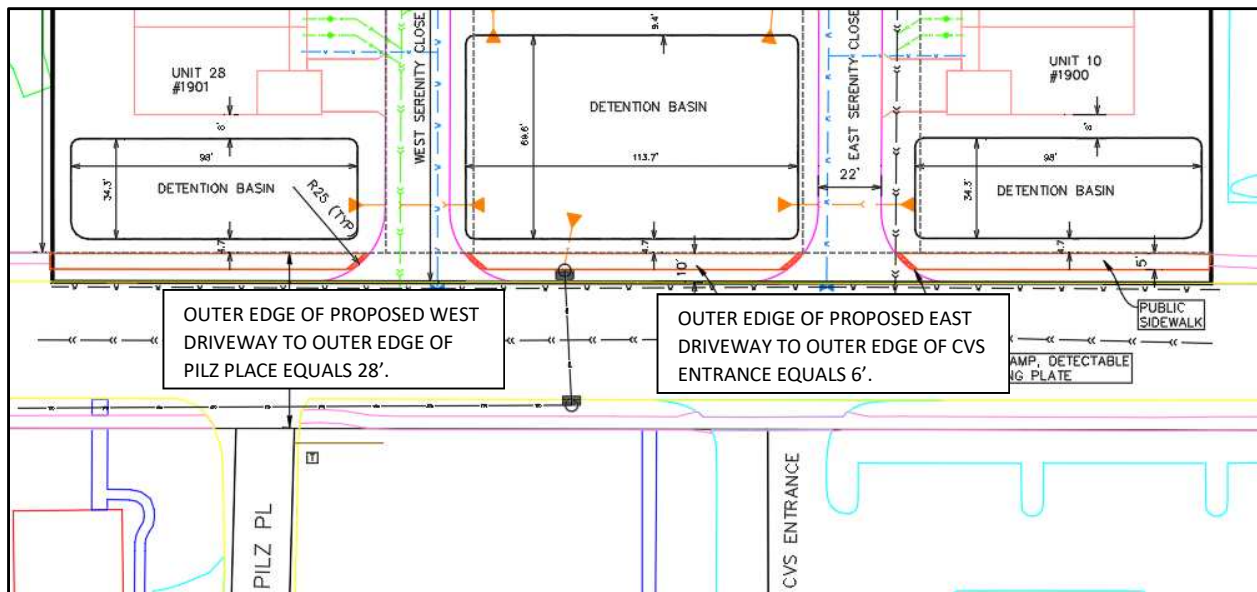
Examination Date: 4/14/21 (REVISED 5/26/21)

Examination Time: 4:00 p.m. – 5:00 p.m.

Purpose of Examination

The Valparaiso Unified Development Ordinance (UDO) requires a minimum distance of 75' between cross access drives fronting a collector street. This traffic examination seeks to learn more regarding westbound Glendale Boulevard left turning movements into the CVS entrance and Pilz Place. The primary question is related to potential stacking of motorists making left turns which could block the proposed driveways north of Glendale.

Geometric Diagram



Findings

There were twenty-one Glendale westbound single car left turning movements into the CVS entrance during the hour examination. The turning movements were spread out and traffic along Glendale remained steady any uninterrupted.

There were fifteen Glendale westbound single car left turning movements into Pilz Place during the hour examination. There was one instance at 4:45 pm. where four vehicles stopped for a period of five seconds while the front leading car made a left turning movement. Generally, however, the traffic along Glendale flowed with ease.

Examination Conclusion

The proposed Serenity Development driveways are not anticipated to disrupt the flow of Glendale Boulevard traffic despite the difference in geometric offset from the tables identified in the Valparaiso UDO.

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 21-017Application Type: DEV. STANDARDSApplication Filing Fee: \$50Date Filed: 06 / 15 / 2021Meeting: 07 / 21 / 2021**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

2806 Westwind Drive
Valparaiso, IN 46385Subject property fronts on the Westwind Drive
side between (streets) Vale Park Road
& Westwind DriveZoning District: GR**PETITIONER INFORMATION**

Applicant Name:

Hilary South

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

2806 Westwind Drive
Valparaiso, IN 46385**PROPERTY OWNER INFORMATION**

Applicant Name:

Hilary & Daniel South

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

2806 Westwind Drive
Valparaiso, IN 46385**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 2 Section: 2.302 Paragraph: A Item: 2

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. ____)

Beauty Creek Villa Homes Lot 52 .54A Anxd 07/08

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

6' white PVC fence with 1 gate for the safety, security and privacy for our young children and future pets, especially in consideration of the future Vale Park Road extension and increased traffic.

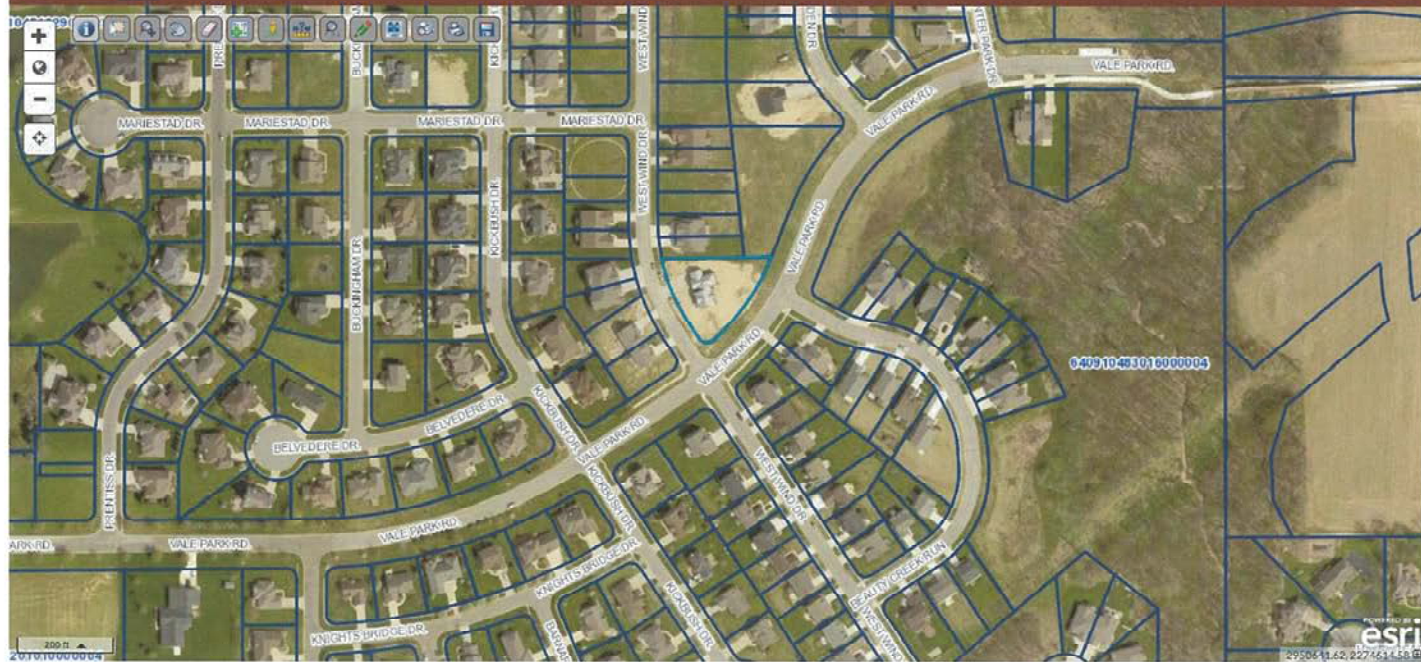
See the attached fence image.

Variance from Development Standards Petitioner's Proposed Findings of Fact

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. The general site layout and materials of the proposed fence meet the current standards. The only requested change to increase the allowable fence height by 2' will not interfere with the safety of the sidewalk or roadways, as the proposed fence will be set back a minimum of approximately 50' from the road, and approximately 35' from the sidewalk. Additionally the higher fence height will provide a more secure and safe outdoor play space for our young children and future pets.
- 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. The proposed materials meet the quality required and will enhance the subject property as well as add privacy to the property immediately adjacent to the property. Additionally, the Beauty Creek Villa Homes HOA has approved the proposed fence as a 6' fence and a number of properties in the development currently include the same or similar fence at the same height.
- 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. A 4' fence would be less secure for children and easily jumped by large dogs. The property side yard in question fronts Vale Park Road. The current plan to extend Vale Park Road exposes the subject property to excess additional traffic with safety and noise concerns that could be eased by allowing a taller 6' fence.

Layers Map Search Results Report



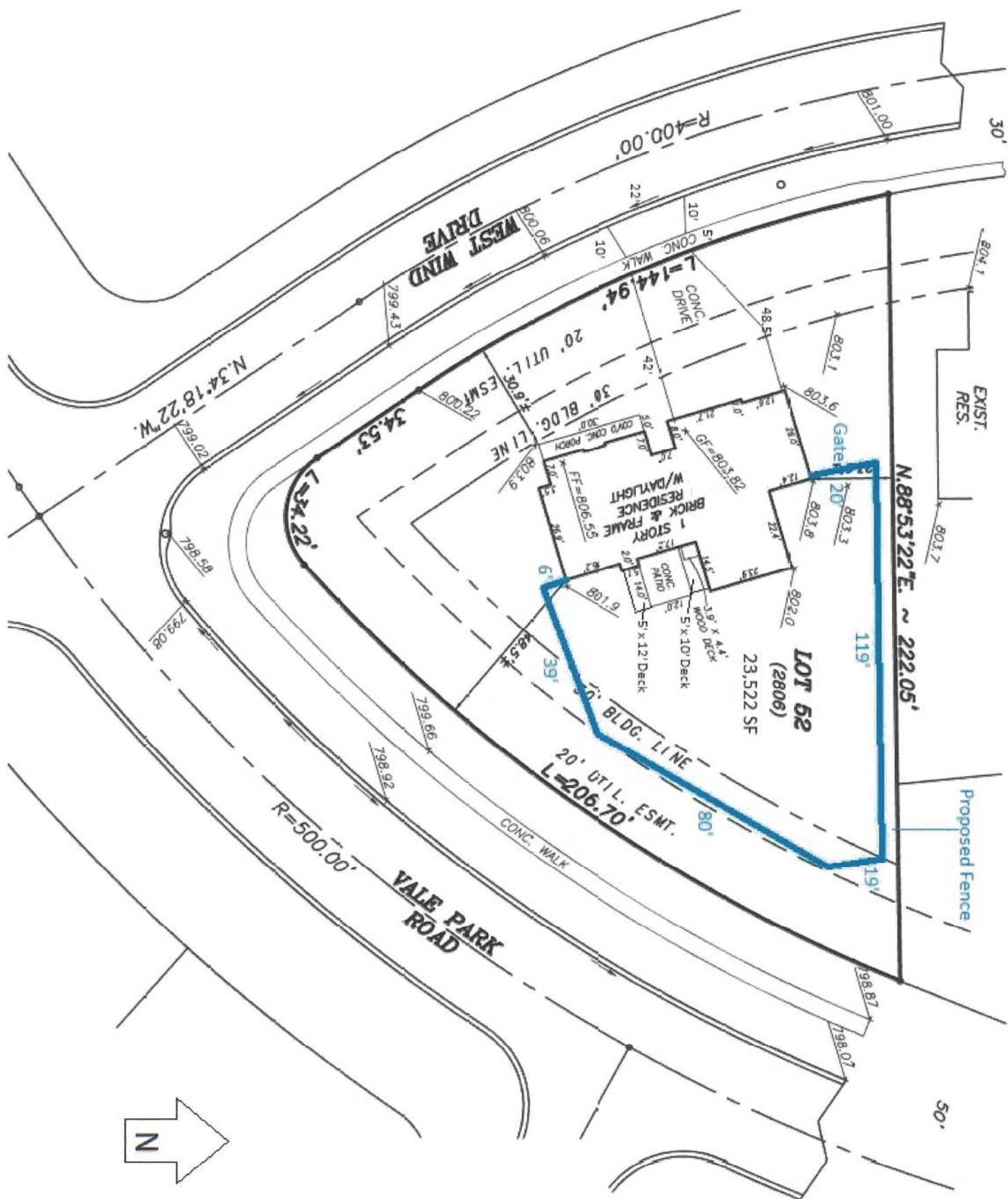
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Results:

- Parcel ID - 640910476013000004
- Alt Id - 09-10-476-031
- Address - 2804-2806 WEST WIND DR/2350-2352 VALE PARK
- Owner - South Hilary & Daniel/VV6H
- View: Report | Google Maps opens in a new tab





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 #: UN21-003/VAP-Z1-018

Application Type: USE VARIANCE + DEVELOP. VARIANCE ^{Single Family}

Application Filing Fee: \$200 + \$50

Date Filed: 06 / 16 / 2021

Meeting: 07 / 21 / 2021

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

1406-1408 Silhavy Rd
Valparaiso IN 46383

Subject property fronts on the Silhavy Rd
side between (streets) Silhavy Circle
& McCord

Zoning District: Washington Township

PETITIONER INFORMATION

Applicant Name:

Sara Foreman & Rebekah Brown

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

Sara Foreman Rebekah Brown
1408 Silhavy Rd 1406 Silhavy Rd.
Valparaiso, IN 46383 Valparaiso, IN
46383

PROPERTY OWNER INFORMATION

Applicant Name:

Glenn Foreman & Chris Brown

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

Glenn Foreman Chris Brown
1408 Silhavy Rd 1406 Silhavy Rd
Valparaiso, IN 46383 Valparaiso, IN 46383

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

Article: 2 Section: 201 Paragraph: TABLE 2.201 (A) Item: TABLE 3.501
Article: 3 Section: 501 Paragraph: B Item: TABLE 3.501
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. ____)

N 652 S 1222 W 300 Ex 5502 Sw 17-35-5 1.159A
Ditch Dr 437 P475

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

A zoning change is requested. We would like change our property into a single family attached residence to come into compliance with city code. When our home was built it was under the county and was annexed to the city years later leaving us zoned incorrectly.

AD 200 EAST (SILHAVY ROAD)

N 00°00'00" E
- 652.00' -

POWER
LINE

PK NAIL

WEST QUARTER
POST OF
SEC. 17-35-5
(MAGNET)
TO CORNER

BOOK 142
PAGE 116

"VALE PARK
CHURCH OF CHRIST"
(D.R. 384, PG. 319)

S 89°-33'-29" E
300.0'

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

PARCEL "A"
(1.03 ACRES, ±)

PK NAIL
5/8" Ø SET
1.0' CAP

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

PARCEL "B"
(0.86 ACRES, ±)

PK NAIL
5/8" Ø SET
1.0' CAP

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

PARCEL "C"
(0.86 ACRES, ±)

PK NAIL
5/8" Ø SET
1.0' CAP

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

PARCEL "D"
(0.86 ACRES, ±)

PK NAIL
5/8" Ø SET
1.0' CAP

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

PARCEL "E"
(0.86 ACRES, ±)

PK NAIL
5/8" Ø SET
1.0' CAP

5/8" Ø RE-BAR
SET W/ CAP
1.0' CAP

N 89°-33'-29" W
300.0'

"CLARIDGE
E. BROWN"
ESTATE

- 652.00' -
500°-00'-00" W

NEW CORNER
S.W. 1/4, SEC. 17-36-
MORA. T10D.

[illegible][illegible][illegible]

A recent study of the New York State, 4th edition, 17 Township 35, North 4 West of the 2nd P.M. Washington Township, Putnam County, Indiana included as follows: Commonwealth, at the U.S., some of said 33.35° E., 40.00 feet to the East of the West line of said 5.00° W., 1072.00 feet; thence S. 89.33° E., 40.00 feet to the East of the Right-of-Way line of Shelby Road, so called Deed of Dedication dated July 12, 1895, and recorded on August 18, 1995 in Deed Record 460 Page 383, in the Office of the Recorder of Putnam County, Indiana; thence N 00°00'00" E. along said East Right-of-Way line, 71.464 feet to the Point of Beginning for assessment; N 85°01'44" E. 27.00 feet; thence N 00°00'00" E. 35.00 feet; thence S 42°46'02" W. 34.157 feet to said East Right-of-Way line; thence S. 89.33° E. along said Right-of-Way line, 15.00 feet to the Point of Beginning.

GRAPHIC SCALE - 1" = 30'

BENGEL ENGINEERING & SURVEYING PROFESSIONAL ENGINEER - LAND SURVEYOR					
SCALE: 1"=20'	APPROVED BY:				
DATE: 10-2-02	MECHANICAL/COLEMAN				
73 EAST DIVISION ROAD VALPARAISO, INDIANA 46383	<table border="1"> <tr> <td>ISSUED BY: LAM</td> <td>FILED BY:</td> </tr> <tr> <td></td> <td>11/11/02</td> </tr> </table>	ISSUED BY: LAM	FILED BY:		11/11/02
ISSUED BY: LAM	FILED BY:				
	11/11/02				

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 #: VAR21-019
Application Type: DEVELOPMENT STANDARDS VARIANCE
Application Filing Fee: \$ 150
Date Filed: 06 / 17 / 2021
Meeting: 07 / 21 / 2021

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

702 E. Lincolnway
Valpo, IN 46383

Subject property fronts on the

NORTH
side between (streets) Lincolnway
& Greenwich
Zoning District: RT

PETITIONER INFORMATION

Applicant Name:

Rocco Schiavelli

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

104 Michigan Ave.
Valpo, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Stephen Pease

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

702 Lincolnway
Valpo, IN 46383

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

Article: 9 Section: 205 Paragraph: table 2.05 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. _____)

Lot 8, in "DeWolfe's Subdivision of Block 32 in Woodhull's Addition to the Town (now City) of Valparaiso", as per plat thereof recorded November 14, 1882, in Miscellaneous Record "C", page 373, in the Office of the Recorder of Porter County, Indiana.

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

Exhibit 1

Schiralli Art
Proposed Project Description
702 Lincolnway

Rocco Schiralli/Schiralli Art, LLC., intends to open Schiralli Art Gallery offering his original works of art, prints, photo cards, handmade cards, and handmade woodworking for sale to the public. Schiralli Art Gallery will include a separate area with a small cafe operated by Tammy Rose/Cozy Catering, LLC, with a limited menu (three to four items per day- no meat products and no frying) with limited seating in the enclosed west porch of the building, see attached menu and drawing.

On occasion, every 6 to 8 weeks or so, Schiralli Art Gallery intends to hold a private, limited seating, "Gallery Night" serving appetizers and wine.

The proposed project will also include a single rental property above the property's two car garage - currently there are two rental units.

There will be no structural changes to the building, however, a handicap bathroom will be added next to an existing bathroom. A handicap lift will be added at the north entrance, see attached drawing. One handicap space will also be identified on the property, see attached drawing.

There will be three bathrooms on the first floor, two public, one private, and one bathroom on the second floor.

Tentative hours of operation for Schiralli Art Gallery will be Tuesday through Saturday from 10:00 a.m. to 6:00 p.m.

Tentative hours of operation for the cafe will be Tuesday through Saturday from 10:00 a.m. to 4:00 p.m.

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:

Arts and Culture are key contributors to a community's quality of life and economic prosperity. Every aspect of the property and business operation will be in harmony to the public health, safety, morals, and general welfare of the community. The business and property pose no risks.

- 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 is an abundance of parking on the street surrounding the property and in the surrounding blocks. We have taken photos of these areas on various days at various times, including peak business hours, and the number of open spots is about 90% vacant. By our property, which has parking both on Lincolnway and current Greenwich, these spots are currently only used by residents/business owner of the property. Also, all neighboring blocks have an abundance of parking for their homes/businesses. The location is perfect for our use and on the edge of the art corridor the city is promoting.

- 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:

While there is some parking on the site, with the ability to expand it, this would greatly compromise the property aesthetics and green space. Additionally, there are several beautiful huge trees whose root system would be compromised if additional hard surface was added to the property. Schmitt Art intends to turn the current green space into a beautiful yard with flowers, herbs, and a pleasure for all residents to view.

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



Vicinity Map

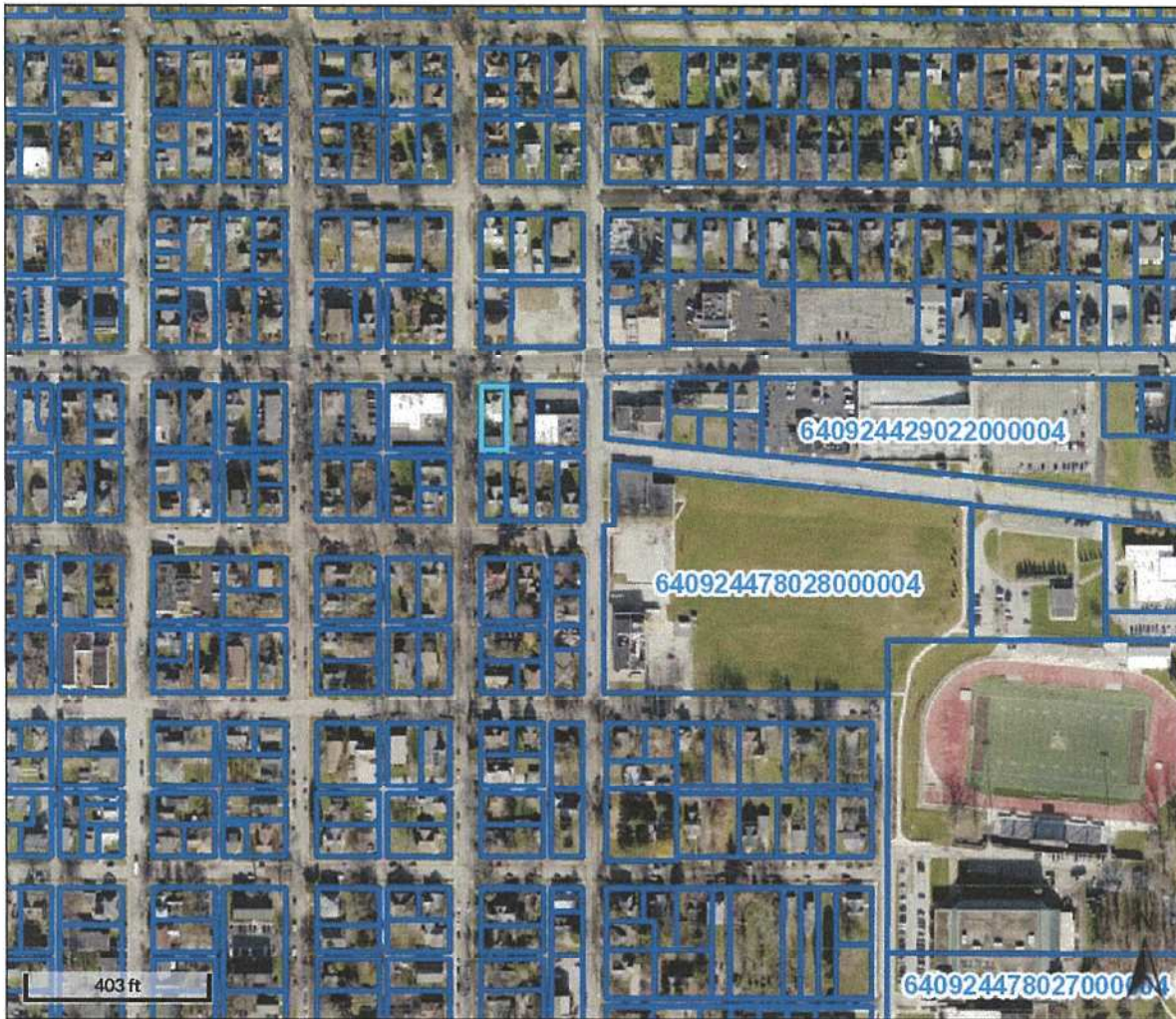




Beacon™

City of Valparaiso, IN

Vicinity Map



Overview



Legend

□ Parcels

Parcel ID 640924420001000004
Sec/Twp/Rng n/a
Property Address 702 LINCOLNWAY
VALPARAISO

Alternate ID 09-24-420-007
Class Medical Clinic or Offices
Acreage n/a

Owner Address S P Arch Inc
702 Lincolnway
Valparaiso, IN 46383

District VALPARAISO (CENTER)
Brief Tax Description DEWOLFS SUB WOODHULLS ADD LOT 8 BLK 32
DR492 P362
(Note: Not to be used on legal documents)

Date created: 5/25/2021
Last Data Uploaded: 5/24/2021 7:33:21 PM

Developed by  Schneider
GEOSPATIAL

Exit

After

1st Floor Plans

Revised

change handicap entrance
- no ramp - use lift
safer in winter
takes up less space

Sq. Footage
is
1012
total

Exit

Tech Plug-ins

Bathroom
Public
Handicap
HC RIR

Bathroom
Public

PROP ROOM
BATHROOM
Private
(48)

STORAGE

STORAGE

STORAGE

Art Displays
on walls

Schrealli ART

Cozy Kitchen
BUILT
INS

STOVE
Hood
SINK
Cupboard
Dishwasher
Refr

ART Displays
on walls

Schrealli ART

ART Displays
on walls

~~912~~

1012

/100 = 10.12 for
Slates free code

Prints, cards
Art Supplies

2nd Floor
Storage Only
w/Art Studio

Exit

entrance

HDA closet

Approved

Handicap

Lift

no

Ramp

NOVA Patch

Steps

no

Ramp

N

2nd Floor Plans

S
Before & After

No changes

Revised to
include sq. footage

800
sq. ft.

Storage

BATHROOM

SINK

Storage

800 sq. ft

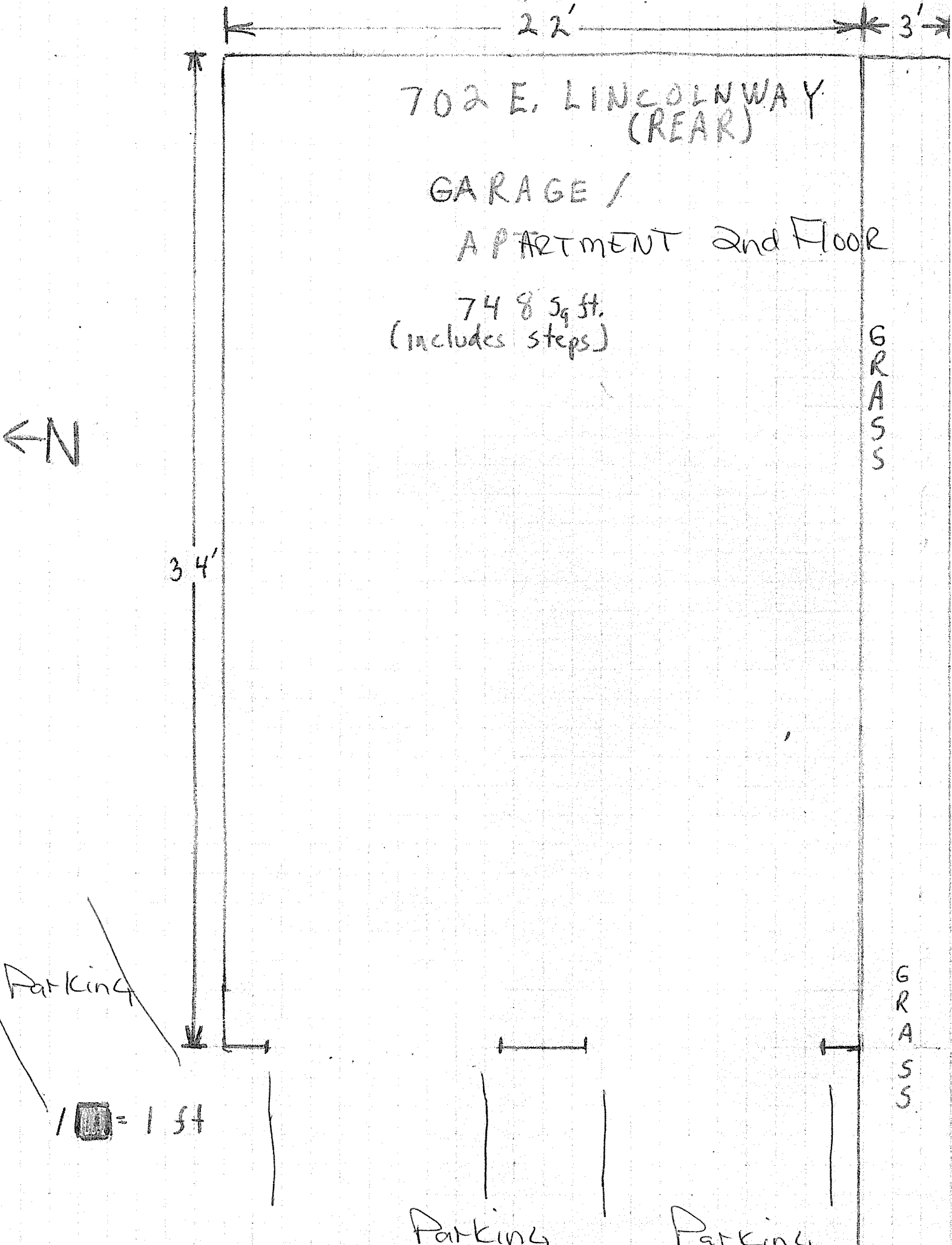
Storage

Storage

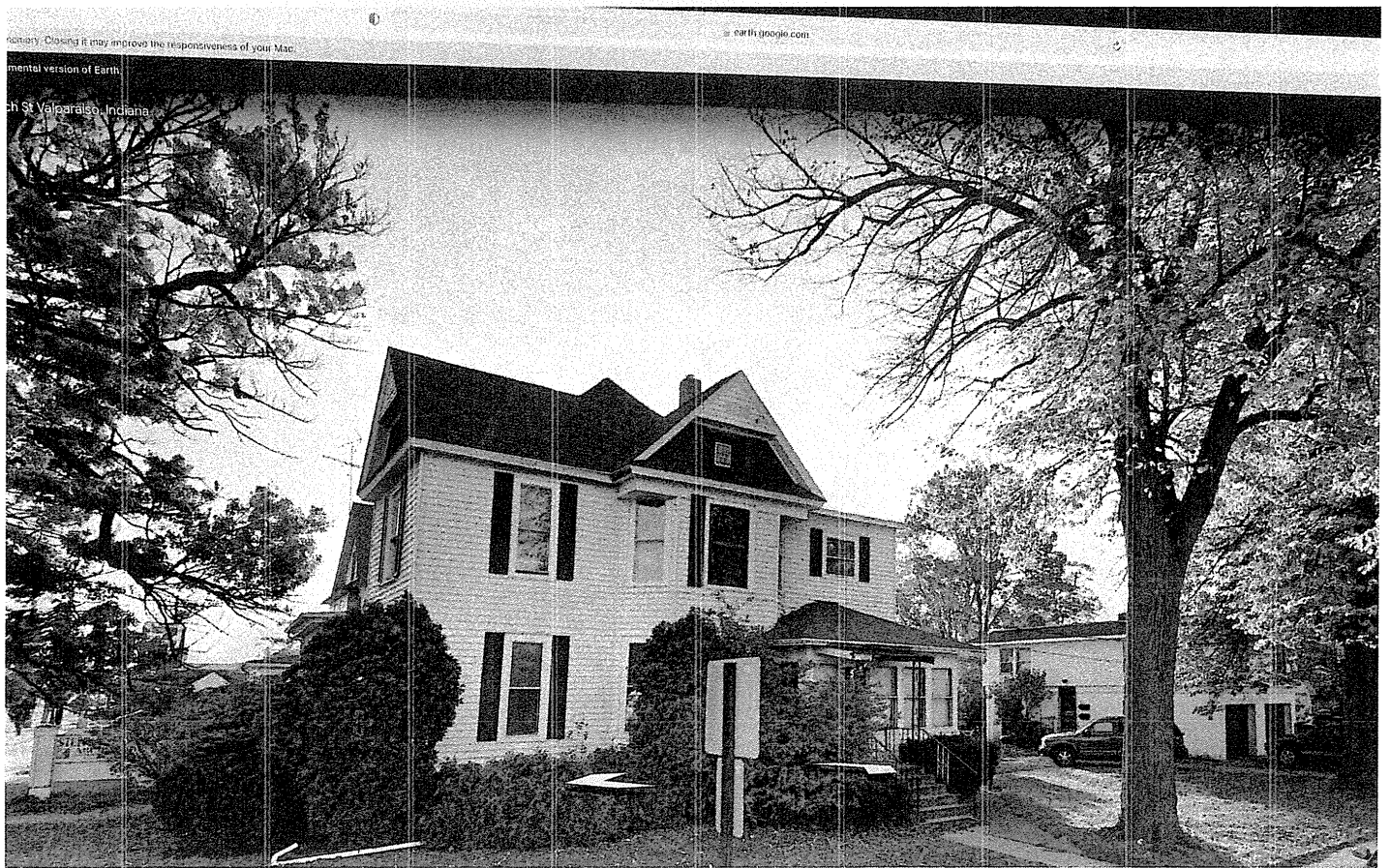
ART Studio

2nd Floor
Storage
Office
Art Studio

- N -

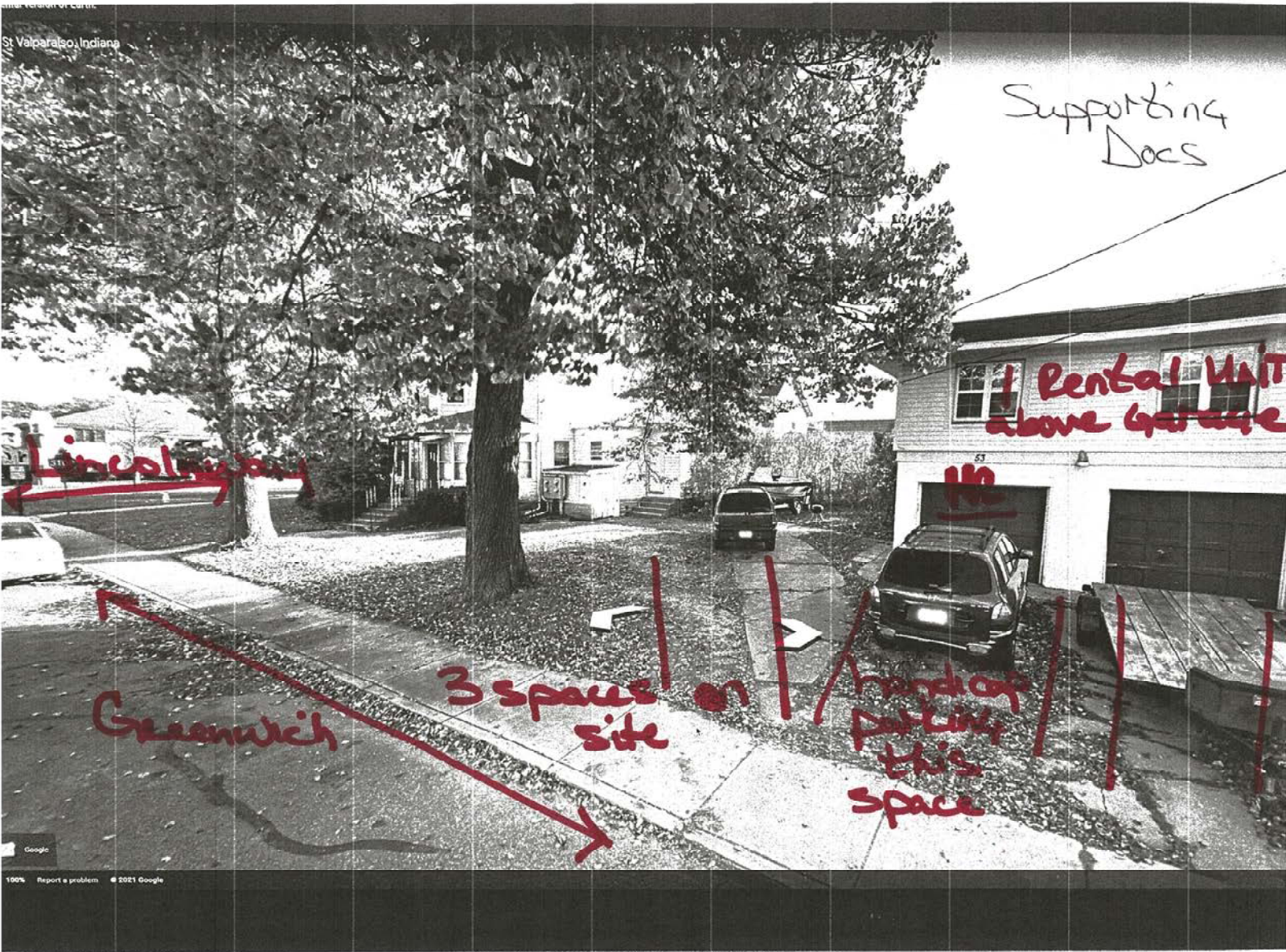


702 Lincolnbay SITE



Lincolnbay

Greenwich



Supporting
Docs

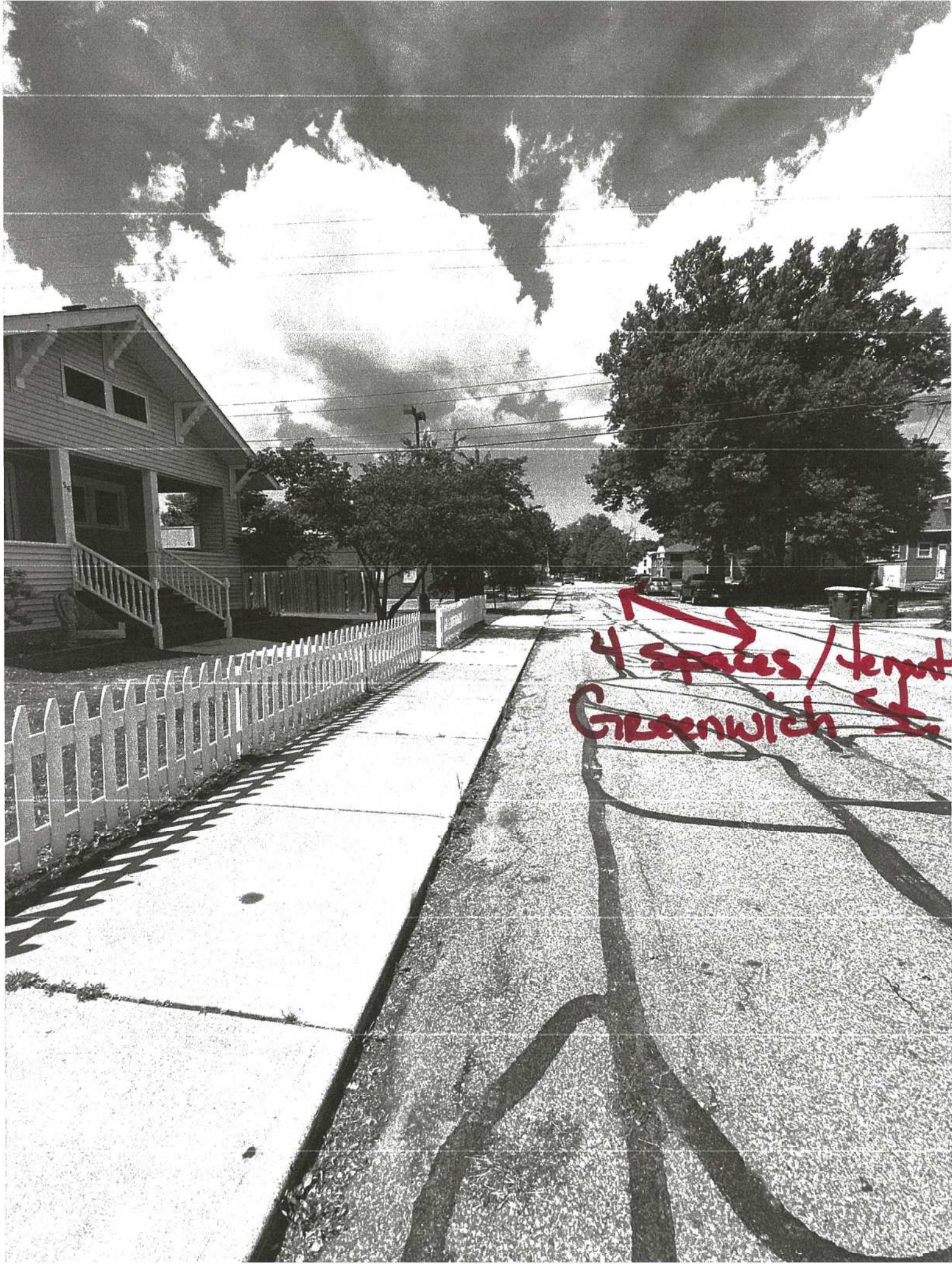
1 Rental Unit
above Garage

Lincolnway

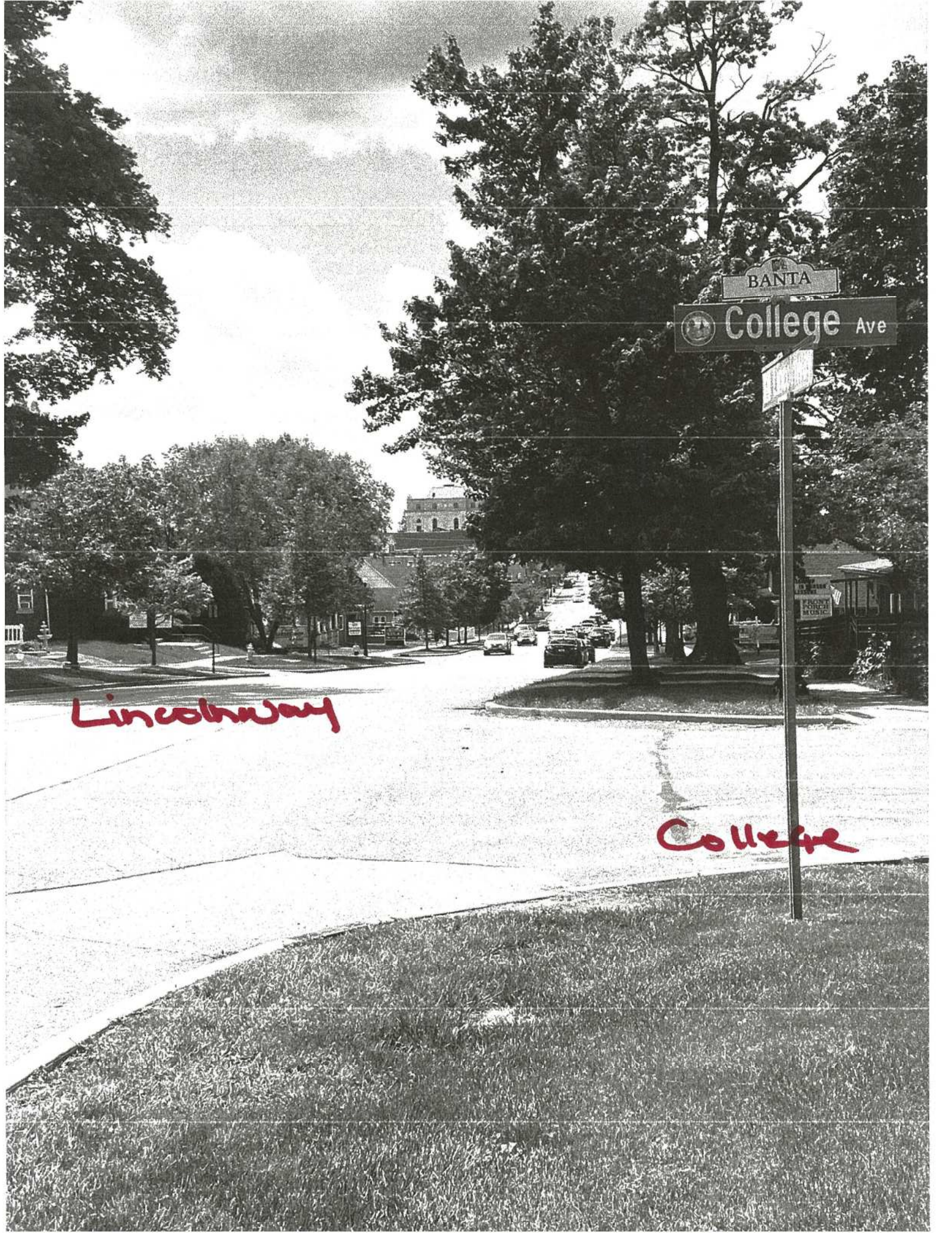
Greenwich

3 spaces on
side

hand of
parking
this
space

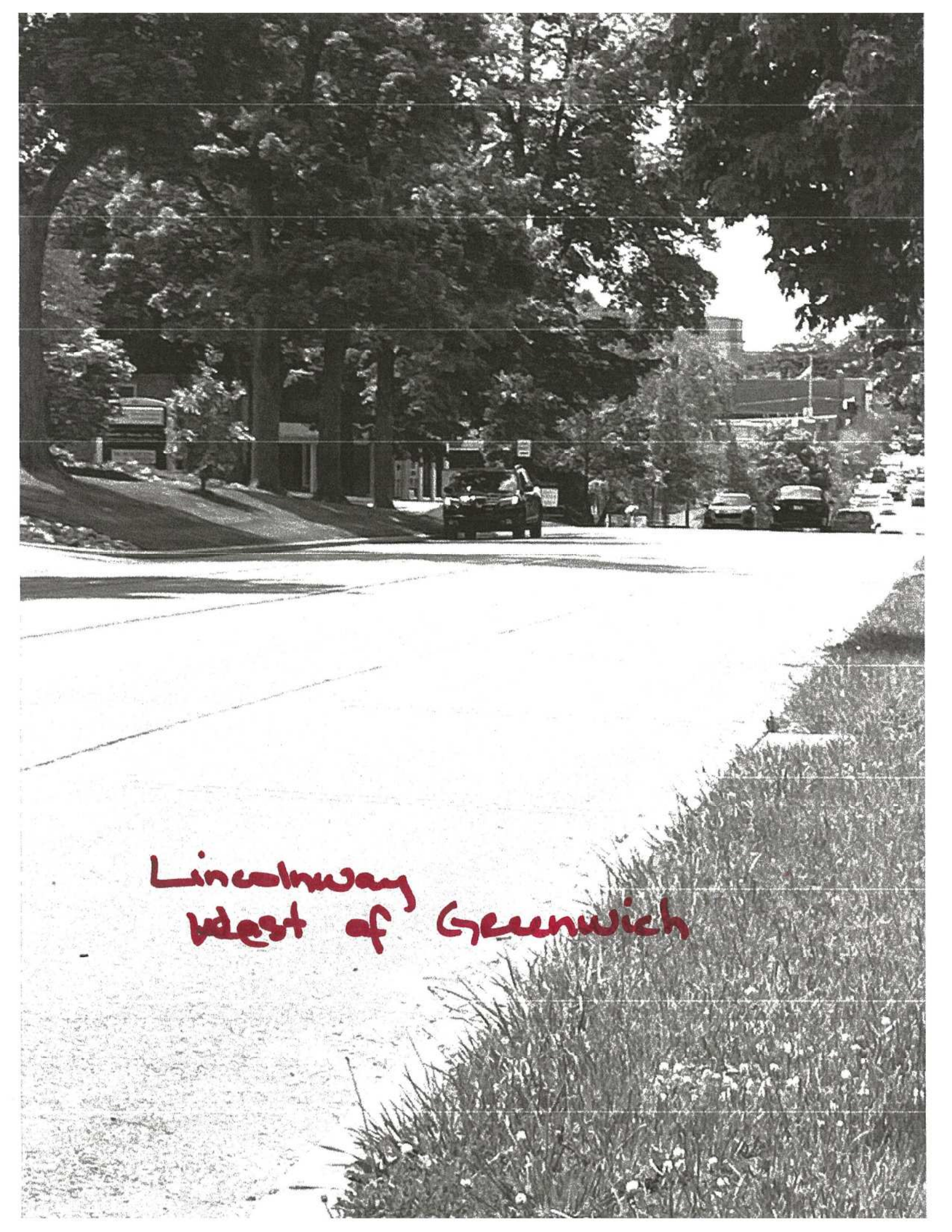


4 spaces / 4 tenants
Greenwich St



Lincolnway

College



Lincolnway
West of Greenwich

Shared Use Parking Table for whole development - using restaurant as use for vacant space

Use	Units/Sq. Ft.	Required Spaces	Weekday			Weekend		Minimum Parking Requirement
			Night (12AM to 6AM)	Day (6AM to 6PM)	Evening (6PM tp 12AM)	Day (6AM to 6PM)	Evening (6PM to 12AM)	
Residential	1.00	1.00	1.00	0.60	0.90	0.80	0.90	
Office	48.00	0.14	0.01	0.14	0.01	0.01	0.01	
Retail/Commercial	1000.00	5.00	0.25	3.50	4.50	5.00	3.50	
Restaurant	255.00	3.40	0.34	1.70	3.40	1.70	3.40	
		Total:	1.60	5.94	8.81	7.51	7.81	
				Spaces provided	3			
				Deficit spaces	-6			

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-21-020
Application Type: SINGLE FAMILY STANDARDS DEVELOPMENT VARIANCE
Application Filing Fee: \$50
Date Filed: 06 / 17 / 2021
Meeting: 07 / 21 / 2021

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

3200 Winter Park Drive Valparaiso, IN 46385

Subject property fronts on the Winter Park Drive

side between (streets) Walker Drive

& Walker Drive

Zoning District: General Residential

PETITIONER INFORMATION

Applicant Name:

Kurt Bentley

Address:

3200 Winter Park Drive Valparaiso, Indiana
46385

Phone:

Email:

PROPERTY OWNER INFORMATION

Applicant Name:

Kurt Bentley

Address:

3200 Winter Park Drive Valparaiso, IN 46385

Phone:

Email:

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

Article: <u>3</u> Section: <u>3.501</u> Paragraph: <u>B</u> Item: <u>Per Setback</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. _____)

Parcel Number 64-09-10-429-006.000-004

Beauty Creek Villa Homes Lot 104 .33A Anxd 07/08

Subdivision in the city of Valparaiso, Center Township, Porter County, Indiana appearing in Plat File 49-F-6, in the Office of the Recorder or Porter County, Indiana.

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

This application for a permit is to build a quality open air covered structure over an existing 14X14 concrete patio and to look as if it was originally built with the house. The 14X14 concrete patio in the rear was poured when the house was built in 2016. It will be built to match the open air covered front porch that was originally built with the house. The covered structure will be supported by two support columns that will match the same support columns in the front yard. At the end of the concrete patio a stone fireplace will be built. The stone will match the existing stone that is in front of the house. Any additional siding, gutters, soffit needed will match the exact colors of the existing house.

This project is being built to enjoy being outside while seeking relief from the sun and unfavorable weather. It will be bring joy to watch sporting events in an outdoor venue steps from your own house and movie nights for the kids while being outside.

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 project will be professionally built to code following all industry standards and will be a solid structure unlike a store bought pergola that can blow over into someones yard. It only comes 14 feet off the house to cover an existing 14X14 concrete patio.

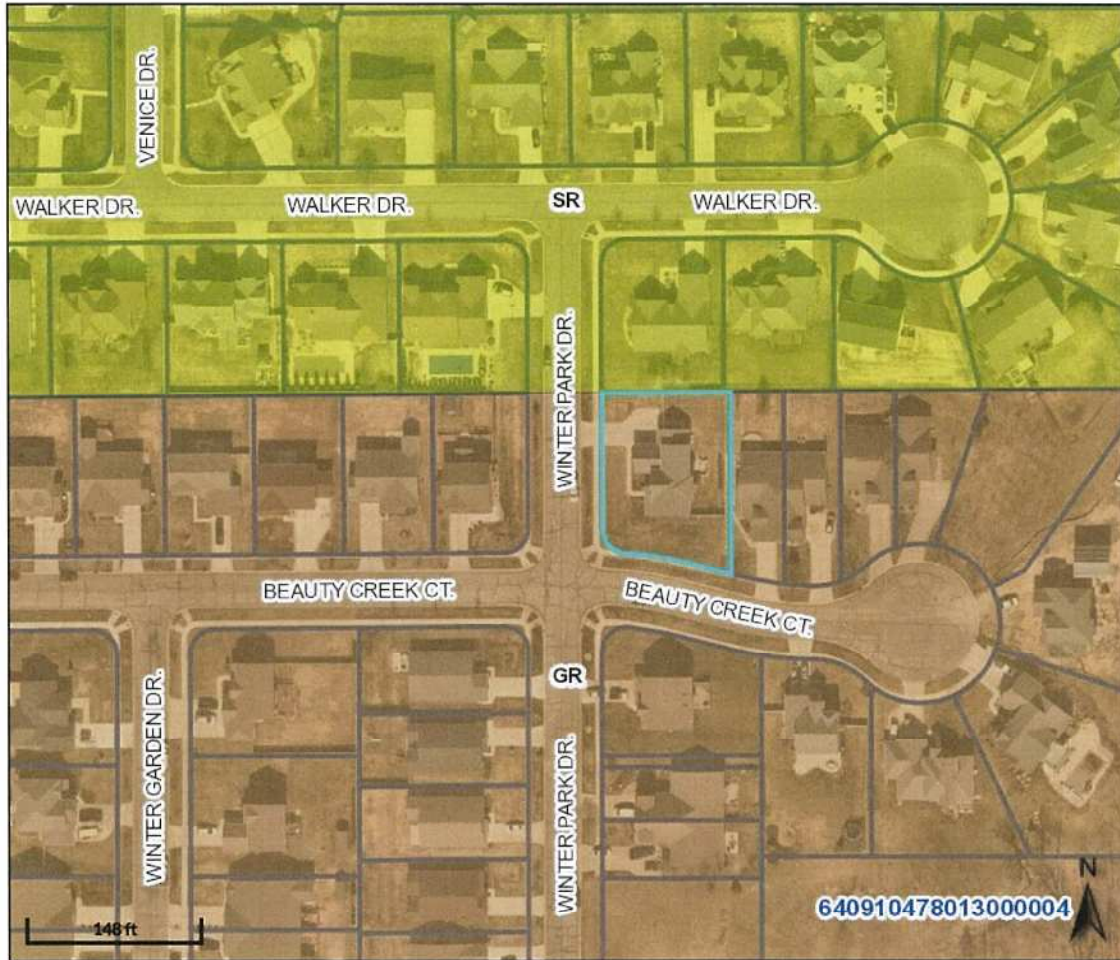
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

This project will look great aesthetically because it will match the existing colors of the house to look as it was originally built with the house only to bring assessed value to all 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:

We are aiming to keep the functionality of the lot and house as is. The current zoning ordinance will not permit any additional projects in our backyard because of the small lot sizes for this neighborhood. There is a current 14x14 concrete patio in our backyard and only look to cover that area. It will still leave 16 feet from the property line and additional 10 feet from the neighbors house. We are being penalized for the developer of the neighborhood by trying to cram as many lots as possible leaving very little room for property owners to make modifications or beautifications of their properties only to add value to the neighborhood. I am also being being penalized because the builder told us the only way our house can be built on this lot is the way it is. It is 43 feet from the street to the front of the house, I do not believe at any point in time did your house need to be 40 feet from the street. We originally wanted our house to face Beauty Creek Ct, giving us a bigger back yard and no need for a variance.

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.



Overview



Legend

- Parcels**
- Street Names**
- Zoning**
- <all other values>
- Business Park
- <blank>
- Campus
- Central Business District
- Commercial, General
- Commercial, Neighborhood
- Central Place
- Estate Residential
- Residential, General
- Heavy Industrial
- Light Industry
- Neighborhood Conservation 60
- Neighborhood Conservation 70
- Neighborhood Conservation 80
- Neighborhood Conservation 90
- Neighborhood Conservation -MH
- Public Space
- Planned Unit Development
- Residential Transition
- Suburban Residential
- Residential, Urban

Parcel ID 640910429006000004
Sec/Twp/Rng n/a
Property Address 2064-2066 BEAUTY CREEK CT/320-3202 WINTER

Alternate ID 09-10-427-036
Class Vacant - Platted Lot

Owner Address

Bentley Kurt & Amy/H&W
 3200 Winter Park Dr
 Valparaiso, IN 46385

8015 CLEVELAND PLACE
MERRILLVILLE, IN 46410

LAND TECHNOLOGIES, INC.

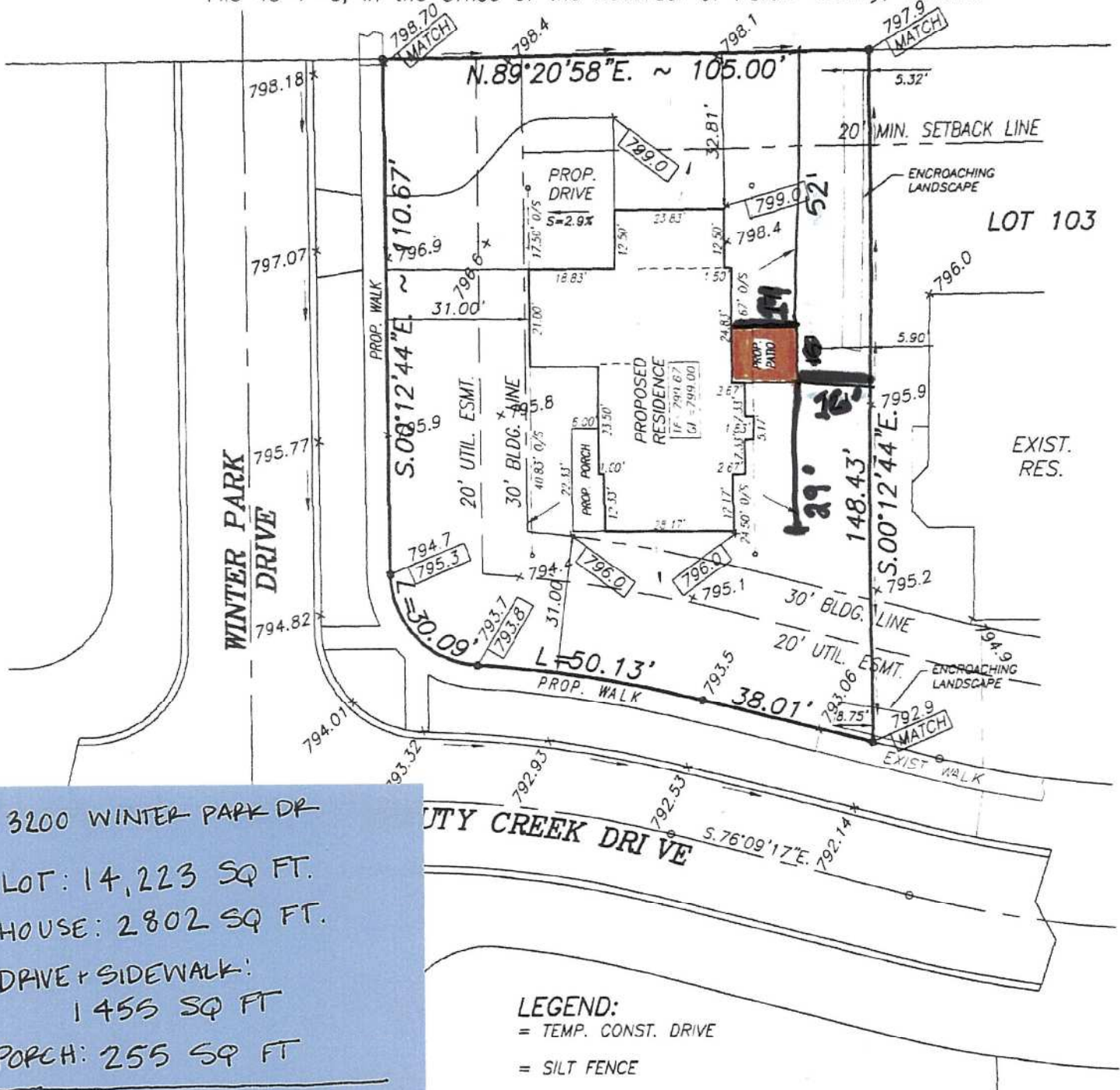
CIVIL ENGINEERING & LAND SURVEYING

TEL: (219) 769-7728
FAX: (219) 769-7731

PLAT OF SURVEY

PROPERTY ADDRESS: 3200 Winter park Drive, Valparaiso, Indiana

DESCRIPTION: Lot 104 in BEAUTY CREEK VILLA HOMES, a subdivision in Center Twp., Porter County, Indiana, as per Record Plat thereof appearing in Plat File 49-F-6, in the Office of the Recorder of Porter County, Indiana.



3200 WINTER PARK DR
LOT: 14,223 SQ FT.
HOUSE: 2802 SQ FT.
DRIVE + SIDEWALK:
1455 SQ FT
PORCH: 255 SQ FT

LOT COVERAGE: BUILDING:
31.72% 19.70%
21.49%
w/ covered porch

LEGEND:

- = TEMP. CONST. DRIVE
- = SILT FENCE

● NW corner of Lot)
rimeter of house

This Property is located in Flood Zone(s) "X"
as per the current Flood Insurance Rate Map for Lake
County, IN. Map No. 18127C0202D Effective 09/30/15

8015 CLEVELAND PLACE
MERRILLVILLE, IN 46410

LAND TECHNOLOGIES, INC.

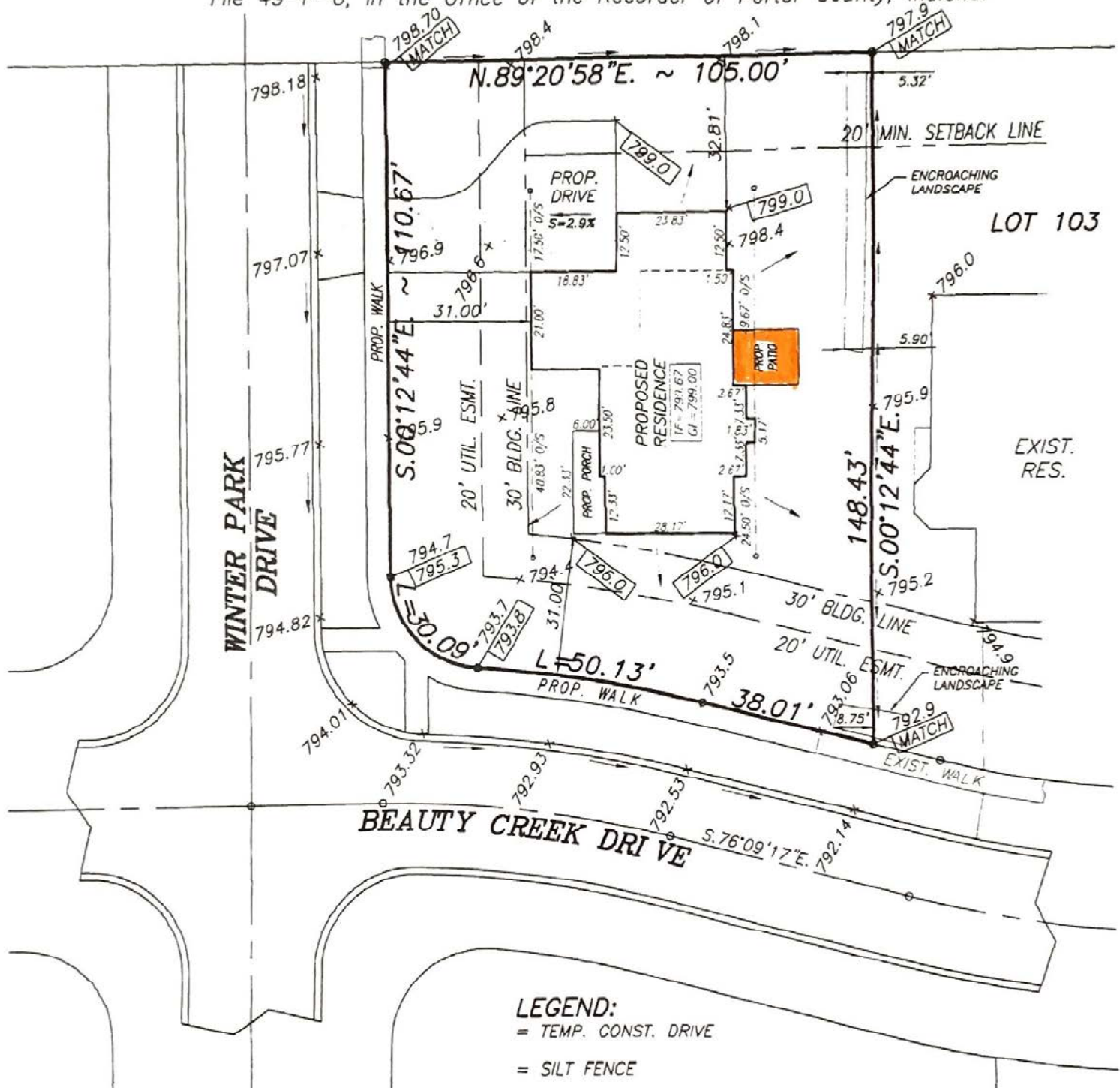
CIVIL ENGINEERING & LAND SURVEYING

TEL: (219) 769-7728
FAX: (219) 769-7731

PLAT OF SURVEY

PROPERTY ADDRESS: 3200 Winter park Drive, Valparaiso, Indiana

DESCRIPTION: Lot 104 in BEAUTY CREEK VILLA HOMES, a subdivision in Center Twp., Porter County, Indiana, as per Record Plat thereof appearing in Plat File 49-F-6, in the Office of the Recorder of Porter County, Indiana.



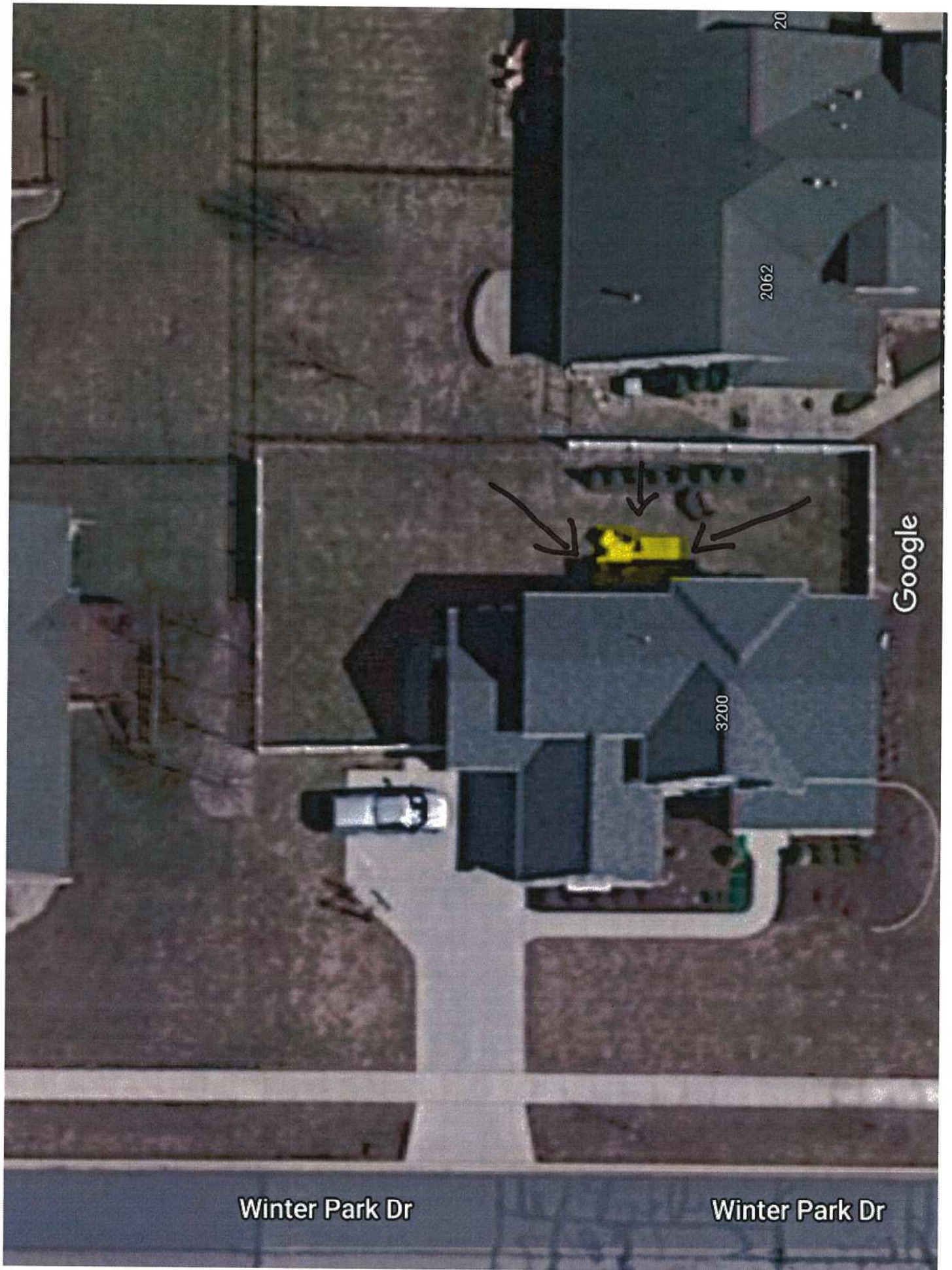
LEGEND:

- = TEMP. CONST. DRIVE
- = SILT FENCE

GRADING NOTES:

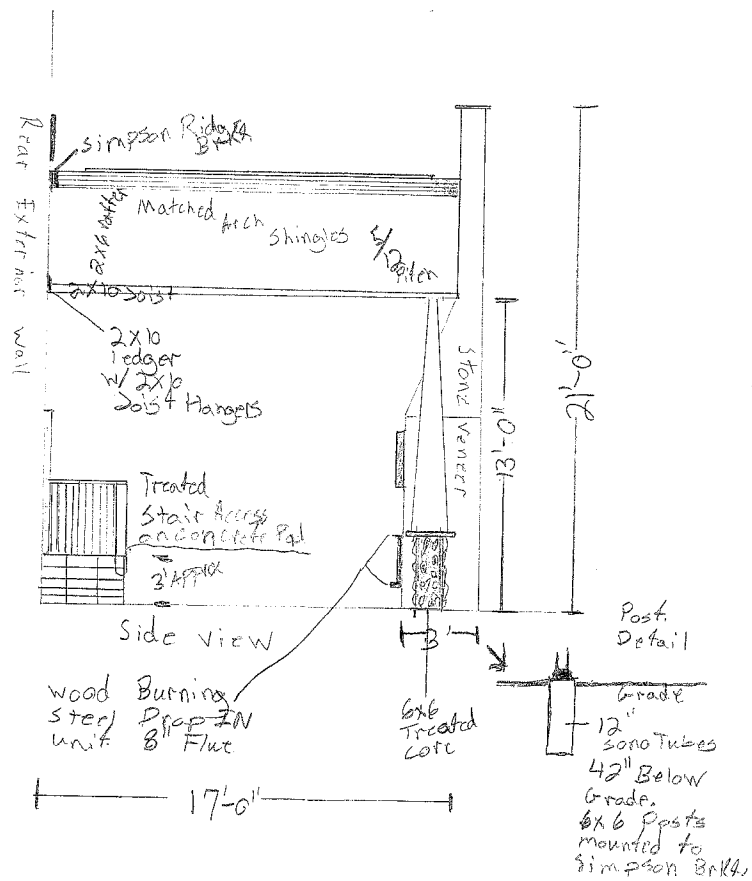
- 1) 798.70 = Reference Elev. (Back of walk @ NW corner of Lot)
- 2) VARIES = Prop. Finish Grade Elev. @ perimeter of house
- 3) * 000.00 = Existing Spot Elevation
- 3) * 000.00 = Proposed Finish Grade

This Property is located in Flood Zone(s) "X"
as per the current Flood Insurance Rate Map for Lake
County, IN. Map No. 18127C0202D Effective 09/30/15



Winter Park Dr

Winter Park Dr



3200 winter Por

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:

1011 Center Street

Subject property fronts on the Eastside between (streets) Hope and Bond& Hope and BondZoning District: NC60**PETITIONER INFORMATION**

Applicant Name:

Eagle View Homes, LLC

Address:

PO BOX 12
Valparaiso, IN 46384

Phone:

219 476 0805

Email:

bryan@eagleviewhomes.com

PROPERTY OWNER INFORMATION

Applicant Name:

Eagle View Homes, LLC

Address:

PO BOX 12
Valparaiso, IN 46384

Phone:

219 476 0805

Email:

bryan@eagleviewhomes.com

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 3 Section: 3.501 Paragraph: 3.501 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. _____)

LOT 1 IN BLOCK 1, IN CHAUTAUQUA PARK, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "E", PAGE 582, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA

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

This Variance from Development Standards request is to reduce the side yard setback from six feet to three feet. Lot 1 in Chatauqua Park is a corner lot along Hope Street at Center Street. The side yard set back along Bond Avenue is 20'. The overall width of the lot is fifty foot making the building envelope a total of twenty-four feet with the strict application of the zoning ordinance. Eagle View Homes, LLC is requesting a three-foot side yard setback variance in order to construct a to twenty-seven foot wide single family ranch home.

Written Description of Project

Eagle View Homes, LLC

1011 Center Street

Valparaiso, IN 46385

1196 Square Feet Single Family Ranch Home with 2 Car Garage

This Variance from Development Standards request is to reduce the side yard setback from six feet to three feet. Lot 1 in Chatauqua Park is a corner lot along Hope Street at Center Street. The side yard setback along Bond Avenue is 20'. The overall width of the lot is fifty foot making the building envelope a total of twenty-four feet with the strict application of the zoning ordinance. Eagle View Homes, LLC is requesting a three-foot side yard setback variance in order to construct a to twenty-seven foot wide single family ranch home.

1011 Center St, Valparaiso, IN 46385



1011 Center St

Valparaiso, IN 46385

Directions

Save

Nearby

Send to your phone

Share

Suggest an edit on 1011 Center St

Add a missing place

Add your business

Add a label

Photos

PLOT DATE: 5/25/2021 10:58 AM FILE: Z:\Projects A-E\EVH06 Chautauqua Park\Civil\03 CAD\02 Sheets\EVH06.001 Sheet 022421.dwg

SITE PLAN
LOTS 1, BLOCK 1, CHAUTAUQUA PARK
OWNER/PREPARED FOR: EAGLE VIEW HOMES LLC
2652 HIGH SIERRA DR.
VALPARAISO, IN 46385

LEGAL DESCRIPTION

LOTS 1, BLOCK 1 IN CHAUTAUQUA PARK, IN PORTER COUNTY, AS PLAT FOR CHAUTAUQUA PARK RECORDED IN MISC. RECORD E, PAGE 582, NOW IN PLAT FILE 14-A-4, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

ADDRESS: 1011 CENTER ST., VALPARAISO, IN 46385
ZONING: (NC 60) NEIGHBORHOOD CONSERVATION

NOTES:

1. FINISHED GRADING SHALL CONFORM TO APPROVED SUBDIVISION CONSTRUCTION DRAWING.
2. FINISHED GROUND ELEVATION AT STRUCTURE SHALL BE NO LESS THEN 18" ABOVE TOP OF CURB ELEVATION ON STREET SIDE.
3. SEE THE "CITY OF VALPARAISO EROSION AND SEDIMENT CONTROL NOTES" FOR EROSION CONTROL REQUIREMENTS.
4. INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

LOT 1

AREA OF HOUSE, WALK, PORCH & DRIVEWAY
= 2,305 S.F. ±

AREA OF LOT = 6,555 S.F. ±

% OF LOT COVERAGE =
2,305/6,555 =
35.2% ±

EX. CURB ELEV. AT CENTER OF
PR. DRIVEWAY = 784.79
PR. GARAGE FLOOR ELEV. = 788.50
PR. TOP OF FOUNDATION ELEV. = 789.17
PR. FIRST FLOOR ELEV. = 790.17

FLOOD_ZONE

IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD AREA MAPS, THIS LOT IS IN

ZONE: X(UNSHADED)

COMMUNITY PANEL NO: 18127

MAP PANEL NO: 0202D

MAP DATED: 09/30/2015

THIS IS NOT TO BE INTERPRETED OR MISCONSTRUED THAT ANY LIABILITY IS EXTENDED HEREIN TO THE LAND OWNER, MORTGAGEE'S, TITLE COMPANY, ETC. IN THE EVENT OF A FLOOD.

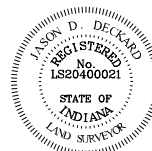
THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR IN ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



Know what's below.
Call before you dig.



CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

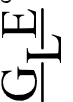


GIVEN UNDER MY HAND AND SEAL THIS

25th DAY OF May 2021

Jason D. Deckard
JASON D. DECKARD PROFESSIONAL LAND SURVEYOR,
No. 20400021, STATE OF INDIANA

Great Lakes Engineering, Inc.
6600 North State Road
Valparaiso, IN 46385
Ph: 219.762.3350 Fax: 219.762.3501
www.greatlakeseng.net



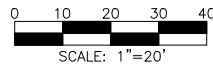
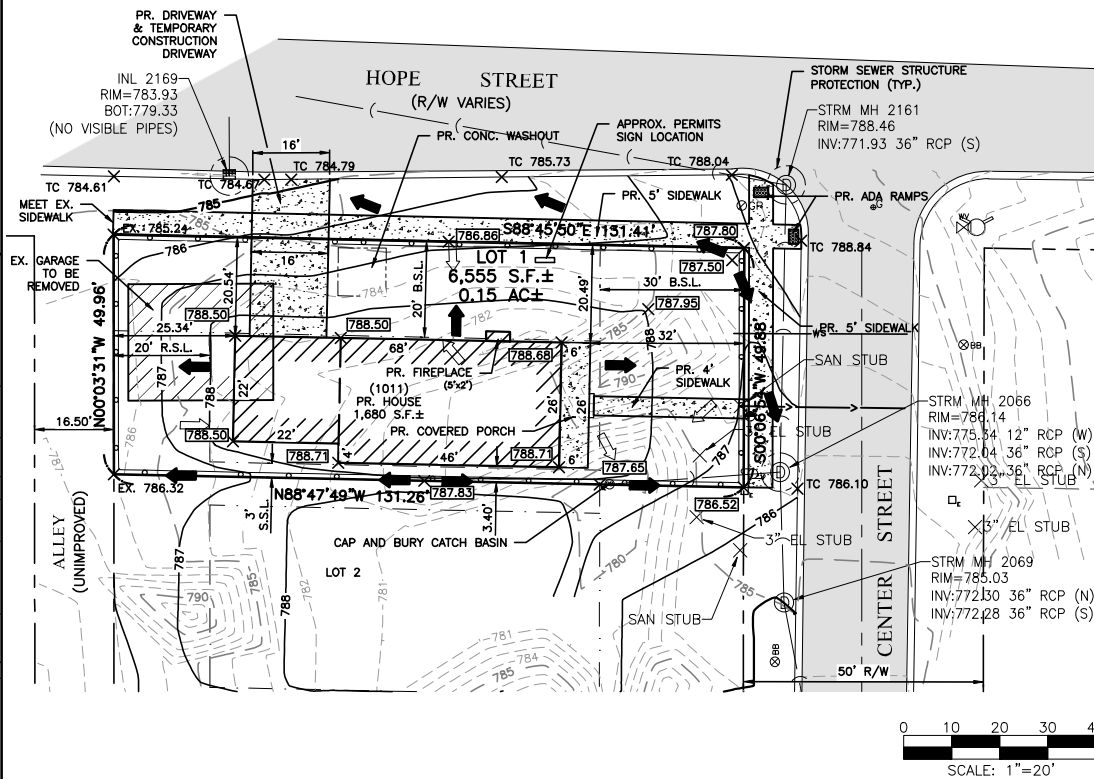
SITE PLAN
1011 CENTER STREET
VALPARAISO, IN

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PROJ No: EVH06.001
SCALE: NONE
DRAWN BY: MDT
CHECKED BY: JDD
APPROVED BY: JDD
DATE: 05/25/2021
SHEET NUMBER
1 of 2

PLOT DATE: 5/25/2021 10:58 AM FILE: Z:\Projects A-E\EVH06 Chautauqua Park\Civil\03 CAD\02 Sheets\EVH06.001 Sheet 02/24/21.dwg

SITE PLAN
LOTS 1, BLOCK 1, CHAUTAUQUA PARK
OWNER/PREPARED FOR: EAGLE VIEW HOMES LLC
2652 HIGH SIERRA DR.
VALPARAISO, IN 46385



LEGEND	
	ELECTRIC PEDESTAL
	POWER POLE
	GUY ANCHOR
	INLET
	STORM MANHOLE
	WATER B-BOX
	WATER VALVE
	FIRE HYDRANT
	B.S.L. BUILDING SETBACK LINE
	R.S.L. REAR YARD SETBACK LINE
	S.S.L. SIDE YARD SETBACK LINE
	FF FINISHED FLOOR
	GF GARAGE FINISHED FLOOR
	TF TOP OF FOUNDATION
	R/W RIGHT-OF-WAY
	X EX. 100.00 EXISTING SPOT GRADE
	X TC. 100.00 TOP OF CURB
	↓ EX. FLOW ARROW
	BUILDING FOOT PRINT
	PROPERTY BOUNDARY
	LOT & PROPERTY LINE
	BUILDING SETBACK LINE
	CENTERLINE
	REAR/SIDE YARD SETBACK LINE
	RIGHT-OF-WAY LINE
	ASPHALT SURFACE
	PR. CONCRETE SURFACE
	PR. SANITARY SERVICE LINE
	PR. WATER LINE SERVICE
	PR. FLOW ARROW
	SILT FENCE
	X [100.00] PR. SPOT GRADE

Great Lakes Engineering, Inc.
6600 North Bend
P.O. Box 1880
Valparaiso, IN 46385-0880
www.greatlakeseng.net

GLE

SITE PLAN
1011 CENTER STREET
VALPARAISO, IN

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PROJ No: EVH06 001
SCALE: 1"=20'
DRAWN BY: MDT
CHECKED BY: JDD
DATE: 05/25/2021
SHEET NUMBER
2 of 2

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:

259 Indiana Avenue
Valparaiso, Indiana 46383

Subject property fronts on the south

side between (streets) ~~Napoleon~~ CAMPBELL

& Napoleon

Zoning District: CP

PETITIONER INFORMATION

Applicant Name:

Valparaiso Partners, LLC c/o William Ferngren

Phone:

Email:

bill@ferngrenlaw.com

Address:

570 Vale Park Road, Suite B
Valparaiso, Indiana 46385

PROPERTY OWNER INFORMATION

Applicant Name:

Same as Petitioner

Phone:

Same as Petitioner

Email:

Same as Petitioner

Address:

Same as Petitioner

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

Article: 3 Section: 3.301 Paragraph: 1 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. _____)

Lot 3 and 2 1/4 feet on the East side of Lot 3 of a vacated alley in Block 37 as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, Lot 4 in Block 37; all that part of Lot 5 in Block 37 lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

ALSO, a parcel 66 feet in width off the East of that part of Out Lot 16 of the Original Survey of Out Lots to Valparaiso lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 203, in the Office of the Recorder of Porter County, Indiana.

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

Construction of a commercial office space at the south side of the property which would result in the floor area ratio being .62 while .507 is permitted.

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 proposed use is consistent with the current uses of the property and in the surrounding area
- The request is in furtherance of variances granted previously by the BZA

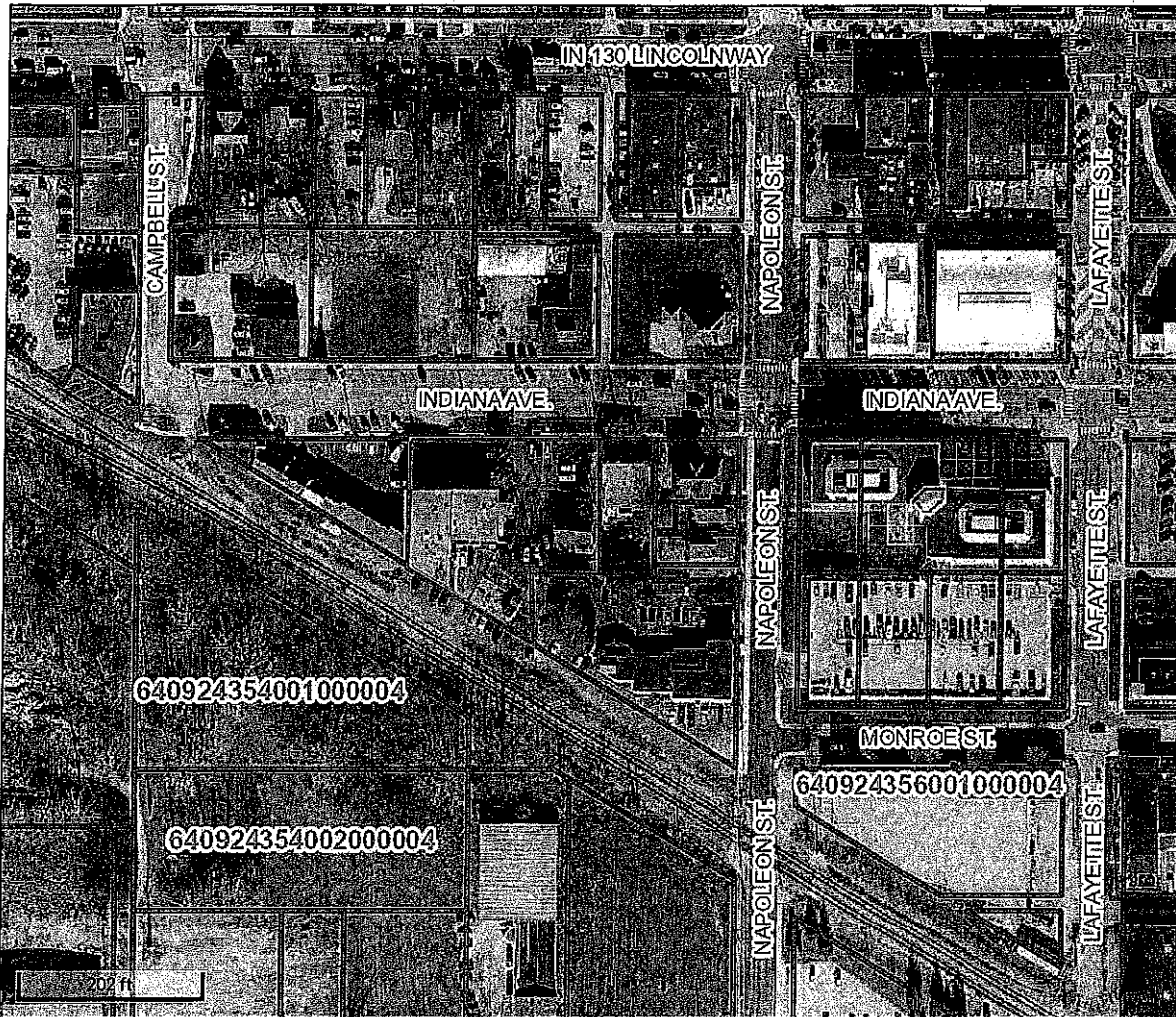
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

- The proposed use is consistent with the current uses of the property and in the surrounding area
- The request is in furtherance of variances granted previously by the BZA
- The City encourages the continued development of its downtown consisting of a variety of uses and this project will further that concept

- 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 site is uniquely shaped with severe grade changes making addition to the existing structures infeasible
- Due to the site restrictions, full and complete use and development of the property is not practical

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.



Overview



Legend

-  Parcels
-  Street Names

Parcel ID	640924351002000004	Alternate ID	09-24-351-006	Owner Address	Valparaiso Partners Llc
Sec/Twp/Rng	n/a	Class	Office Bldg (1 or 2 Story)		259 Indiana Ave
Property Address	259 INDIANA AVE	Acreage	n/a		Valparaiso, IN 46383
	VALPARAISO				
District	VALPARAISO (CENTER)				
Brief Tax Description	OS NRR LT3 & W2.25 VAC ALY E& N1/2 VAC ALY ON S & LTS 4&5 BLK 37& E66 OL16				
	(Note: Not to be used on legal documents)				

Date created: 6/17/2021
Last Data Uploaded: 6/17/2021 6:00:04 PM

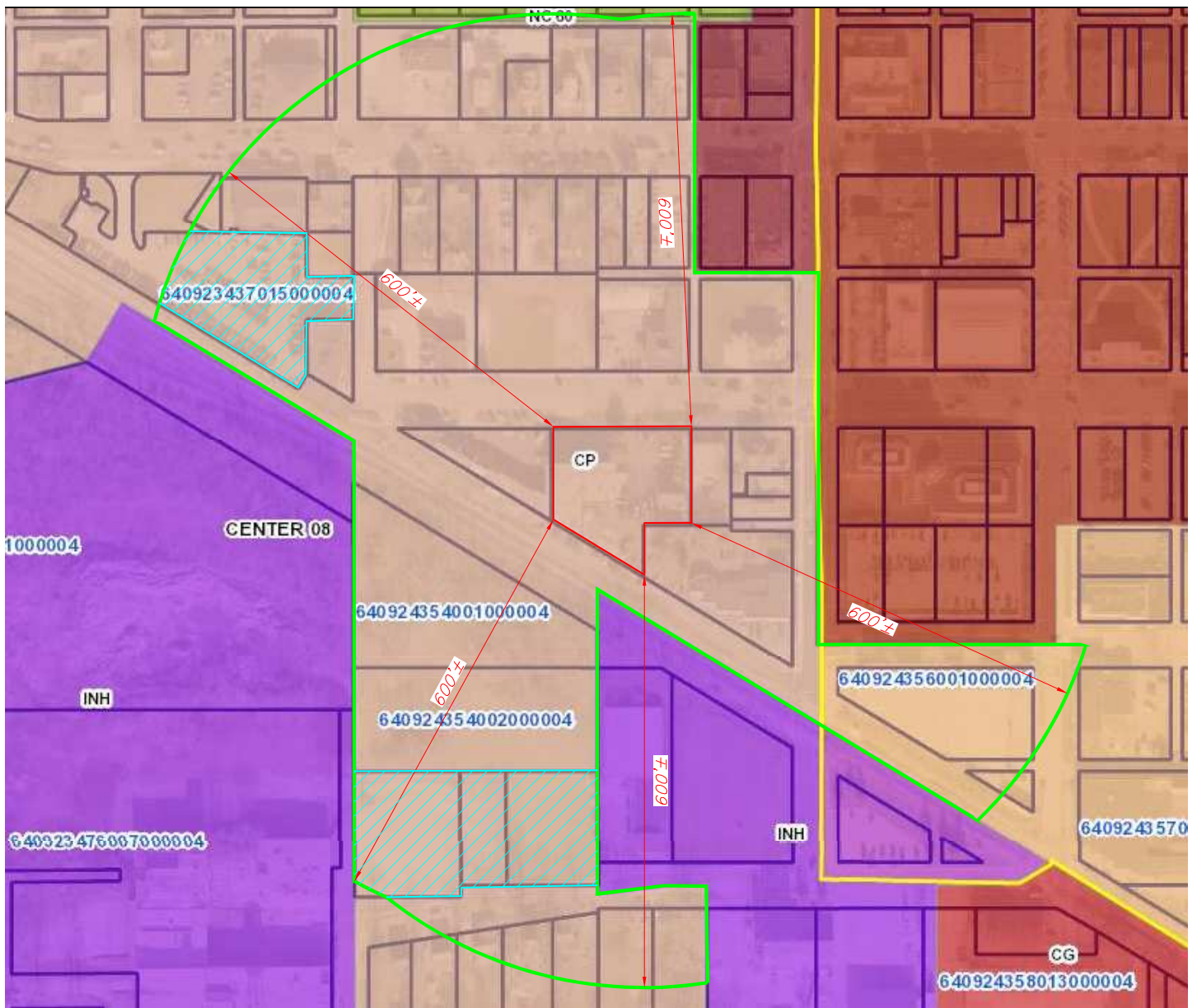
Developed by  **Schneider**
GEOSPATIAL

259 Indiana Avenue
Legal Description

Lot 3 and 2 1/4 feet on the East side of Lot 3 of a vacated alley in Block 37 as marked and laid down on the plat of the Original Survey of the Town (now City) of Valparaiso, recorded in Miscellaneous Record A, page 353, in the Office of the Recorder of Porter County, Indiana.

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INDIANA AVENUE
(88.8' R/W)



LEGEND

- - DRAINAGE MANHOLE
- - CLEAN OUT
- ⊥ - LIGHT POLE
- ⌘ - POWER POLE
- ⌘ - GUY ANCHOR
- ⌘ - FINE HYDRANT
- ⌘ - GAS METER
- ⌘ - CONCRETE FILL POST
- ====> - DIRECTION OF SURFACE RUNOFF
- - PROPOSED TOP OF CURB ELEVATION
- - PROPOSED EDGE OF PAVEMENT ELEVATION
- - PROPOSED ASPHALT SURFACE ELEVATION
- - PROPOSED GROUND ELEVATION

NOTES:

- 1.) BUILDER INFORMATION:
a.) CONSTRUCTION PHONE: 219-537-5353
b.) EMAIL: tom@engrindiana.com
- 2.) PROPERTY ADDRESS:
259 INDIANA AVENUE
VALPARAISO, IN 46383
- 3.) PARCEL NUMBER: 64-09-24-151-002,000-004
- 4.) PARCEL IS ZONED CP (CENTRAL PLACE)
- 5.) IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 180700040D DATED SEPTEMBER 30, 2015, THIS PARCEL IS IN FLOOD HAZARD ZONE "V" AREA OF ANNUAL FLOOD HAZARD.
- 6.) INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
- 7.) THERE WILL BE NO DESIGNATED "TYPICAL" STODPOLE LOCATION. ALL EXCESS SOIL WILL BE HAULED FROM THE SITE.
- 8.) THE MSA OPERATOR MAY, UPON PROVIDING REASONABLE CAUSE, REQUIRE MODIFICATION TO THE CONSTRUCTION PLAN/SHOPP. IF IT IS DETERMINED THAT CHANGES ARE NECESSARY DUE TO SITE CONDITIONS OR PROJECT DESIGN CHANGES, REVISED PLANS IF REQUESTED MUST BE SUBMITTED TO THE APPROPRIATE ENTITY WITHIN FOURTEEN (14) CALENDAR DAYS OF A REQUEST FOR A MODIFICATION. IF NO EVENT SHALL CONSTRUCTION ACTIVITY TAKE PLACE PRIOR TO THE EXPIRATION OF THE FORTY-FIVE (45) DAYS AFTER THE DATE OF THE REVISED PLANS ARE SUBMITTED TO THE MSA OPERATOR.

WAIVERS AND VARIANCES:

VARI-024:
The petitioner requests a variance from Article 2, Section 2.530, of the Valparaiso Unified Development Ordinance, to vary the maximum office occupancy of 40 percent of the total ground floor area within the boundaries of the contiguous district, to allow for office occupancy of 96 percent. A variance from Article 3, Section 3.505, to vary the required rear yard setback of twenty feet (20') to allow for a rear yard setback of two feet. A variance from Article 3, Section 3.201, to vary the required 53 onsite parking spaces to allow for 28 onsite parking spaces. A variance to 10x10 to allow fewer than the required number of plantings of large and small trees and shrubs.

EXISTING SITE IMPERVIOUS AREA:
26,360 SQ. FT. (STRUCTURES & PAVEMENT)
= 6,322 SQ. FT. (GREENSPACE)
= 32,682 SQ. FT. TOTAL LOT AREA
26,360 SQ. FT. / 32,682 SQ. FT. = 0.81
81% IMPERVIOUS

FLOOD AREA RATIO:
6,322 SQ. FT. / 32,682 SQ. FT. = 0.29 FAR

LANDSCAPE AREA RATIO:
6,322 SQ. FT. / 32,682 SQ. FT. = 0.19 OSR

DISCLAIMER:
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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEY LOCATION REPORT.



DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 Fax 219-926-1544
E-MAIL: dg@dunelandgroup.com



DRAWN: AGL	CHKD: JCC	NO.	REVISION	BY	DATE	STATUS
DESIGNED: AGL	APPROVED:	Δ	MOVED PROPOSED SITE DRAWINGS TO SEPARATE SHEETS	NA	7/2/21	STARTED
DATE: 06/30/2021						NOTED
HORIZ. SCALE: 1"=80'						PROG.
VERT. SCALE: N/A						ENDING
PROJECT STATUS:						
FOR REVIEW						

VALPARAISO	259 INDIANA AVENUE	INDIANA	SHEET 1
	EXISTING CONDITIONS		PROJECT NUMBER 2981
			DRAWING NUMBER 2981-001

INDIANA AVENUE
(88.8' R/W)



LEGEND

- - DRAINAGE MANHOLE
- - CLEAN OUT
- ⊥ - LIGHT POLE
- ⊥ - POWER POLE
- ⊥ - GUY ANCHOR
- ⊥ - FIRE HYDRANT
- ⊥ - GAS METER
- ⊥ - CONCRETE FILL POST
- - DIRECTION OF SURFACE RUNOFF
- - PROPOSED TOP OF CURB ELEVATION
- - PROPOSED ELEVATION OF PAVEMENT
- - PROPOSED ASPHALT SURFACE ELEVATION
- - PROPOSED GROUND ELEVATION

NOTES:

- 1.) BUILDER INFORMATION:
K2 CONSTRUCTION
PHONE: 219-537-5353
EMAIL: k2con@k2con.com
- 2.) PROPERTY ADDRESS:
259 INDIANA AVENUE
VALPARAISO, IN 46183
- 3.) PARCEL NUMBER: 64-09-24-151-002,000-004
- 4.) PARCEL IS ZONED CP (CENTRAL PLACE)
- 5.) IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 18037C0004D DATED SEPTEMBER 30, 2015, THIS PARCEL IS IN FLOOD HAZARD ZONE "X" AREA OF ANNUAL FLOOD HAZARD.
- 6.) INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
- 7.) THERE WILL BE NO DESIGNATED SPECIAL STOOP/POLE LOCATION. ALL EXCESS SOIL WILL BE HAULED FROM THE SITE.
- 8.) THE MSA OPERATOR MAY, UPON PROVIDING REASONABLE CAUSE, REQUIRE MODIFICATION TO THE CONSTRUCTION PLAN/SHPP. IF IT IS DETERMINED THAT CHANGES ARE NECESSARY DUE TO SITE CONDITIONS OR PROJECT DESIGN CHANGES, REVISED PLANS, IF REQUESTED MUST BE SUBMITTED TO THE APPROPRIATE ENTITY WITHIN FOURTEEN (14) CALENDAR DAYS OF A REQUEST FOR A MODIFICATION. IF NO EVENT SHALL CONSTRUCTION ACTIVITY TAKE PLACE PRIOR TO THE EXPIRATION OF THE FORTY-FIVE (45) DAYS AFTER THE DATE OF THE REVISED PLANS ARE SUBMITTED TO THE MSA OPERATOR.

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PROPOSED SITE IMPERVIOUS AREA:
29,281 SQ. FT. (STRUCTURES & PAVEMENT)
+ 3,401 SQ. FT. (GREENSPACE)
= 32,682 SQ. FT. TOTAL LOT AREA
29,281 SQ. FT. / 32,682 SQ. FT. = 0.90
90% IMPERVIOUS

FLOOR AREA RATIO:
9,525 SQ. FT. (EXISTING STRUCTURES)
+ 10,800 SQ. FT. (PROPOSED STRUCTURES)
= 20,325 SQ. FT. TOTAL FLOOR AREA
20,325 SQ. FT. / 32,682 SQ. FT. = 0.62 FAR

LANDSCAPE AREA RATIO:
3,401 SQ. FT. / 32,682 SQ. FT. = 0.10 OSR

PROPOSED PARKING:
EXISTING PARKING = 34 SPACES ±
PROPOSED PARKING = 37 SPACES

CURRENT VARIANCE ALLOWS FOR MINIMUM OF 28 ON SITE PARKING SPACES.

PARKING REQUIREMENTS FOR THE NEW BUILDING ARE AS FOLLOWS:

OFFICE: 3 SPACES / 1,000 SQ. FT.
1 BEDROOM RESIDENTIAL UNIT: 1.5 SPACES

THE NEW BUILDING HAS 5,400 SQ. FT. OF OFFICE SPACE AND 2 SEPARATE 1 BEDROOM RESIDENTIAL UNITS.

5,400 SQ. FT. / 1,000 = 5.4 x 3 = 16.2 → 17 SPACES
2 UNITS x 1.5 = 3 SPACES
20 SPACES REQUIRED

28 + 20 = 48 OVERALL SPACES REQUIRED

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DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL: dg@dunelandgroup.com



DRAWN: AGE	CHECKED: JCC	NO.	REVISION	BY	DATE	STATUS
DESIGNED: AGE	APPROVED:	Δ	UPDATED SITE CALCULATIONS	NA	7/2/21	SUBMITTER
DATE: 06/30/2021						NOTES
HORIZ. SCALE: 1"=80'						PROJ.
VERT. SCALE: N/A						ENGIN.
PROJECT STATUS:						
FOR REVIEW						

VALPARAISO

259 INDIANA AVENUE

OVERALL LAYOUT

INDIANA

SHEET 2
PROJECT NUMBER 2981
DRAWING NUMBER 2981-002

INDIANA AVENUE
(88.8' R/W)



LEGEND

- - DRAINAGE MANHOLE
- ⊙ - CLEAN OUT
- ⌵ - LIGHT POLE
- ⌵ - POWER POLE
- ⌵ - GUY ANCHOR
- ⌵ - FIRE HYDRANT
- ⊙ - GAS METER
- ⊙ - CONCRETE FILL POST
- - DIRECTION OF SURFACE RUNOFF
- - PROPOSED TOP OF CURB ELEVATION
- - PROPOSED EDGE OF PAVEMENT ELEVATION
- - PROPOSED ASPHALT SURFACE ELEVATION
- - PROPOSED GROUND ELEVATION

NOTES:

- 1.) BUILDER INFORMATION:
K2 CONSTRUCTION
PHONE: 219-537-5353
EMAIL: k2con@k2con.com
- 2.) PROPERTY ADDRESS:
259 INDIANA AVENUE
VALPARAISO, IN 46383
- 3.) PARCEL NUMBER: 64-09-24-151-002,000-004
- 4.) PARCEL IS ZONED CP (CENTRAL PLACE)
- 5.) IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 18037C0004D DATED SEPTEMBER 30, 2015, THIS PARCEL IS IN FLOOD HAZARD ZONE "V" AREA OF ANNUAL FLOOD HAZARD.
- 6.) INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES, AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
- 7.) THERE WILL BE NO DESIGNATED TOPSOIL STOCKPILE LOCATION. ALL EXCESS SOIL WILL BE HAULED FROM THE SITE.
- 8.) THE MSA OPERATOR MAY, UPON FINDING REASONABLE CAUSE, REQUIRE MODIFICATION TO THE CONSTRUCTION PLAN/PROPP. IF IT IS DETERMINED THAT CHANGES ARE NECESSARY DUE TO SITE CONDITIONS OR PROJECT DESIGN CHANGES, REVISED PLANS IF REQUESTED MUST BE SUBMITTED TO THE APPROPRIATE ENTITY WITHIN FOURTEEN (14) CALENDAR DAYS OF A REQUEST FOR A MODIFICATION. IF NO EVENT SHALL CONSTRUCTION ACTIVITY TAKE PLACE PRIOR TO THE EXPIRATION OF THE FORTY-FIVE (45) DAYS AFTER THE DATE OF THE REVISED PLANS ARE SUBMITTED TO THE MSA OPERATOR.

ELEVATIONS OF NEW BUILDING:

TOP OF FOOTING = 739.00
TOP OF FIRST FLOOR = 743.00
TOP OF SECOND FLOOR = 755.00
TOP OF THIRD FLOOR = 767.00

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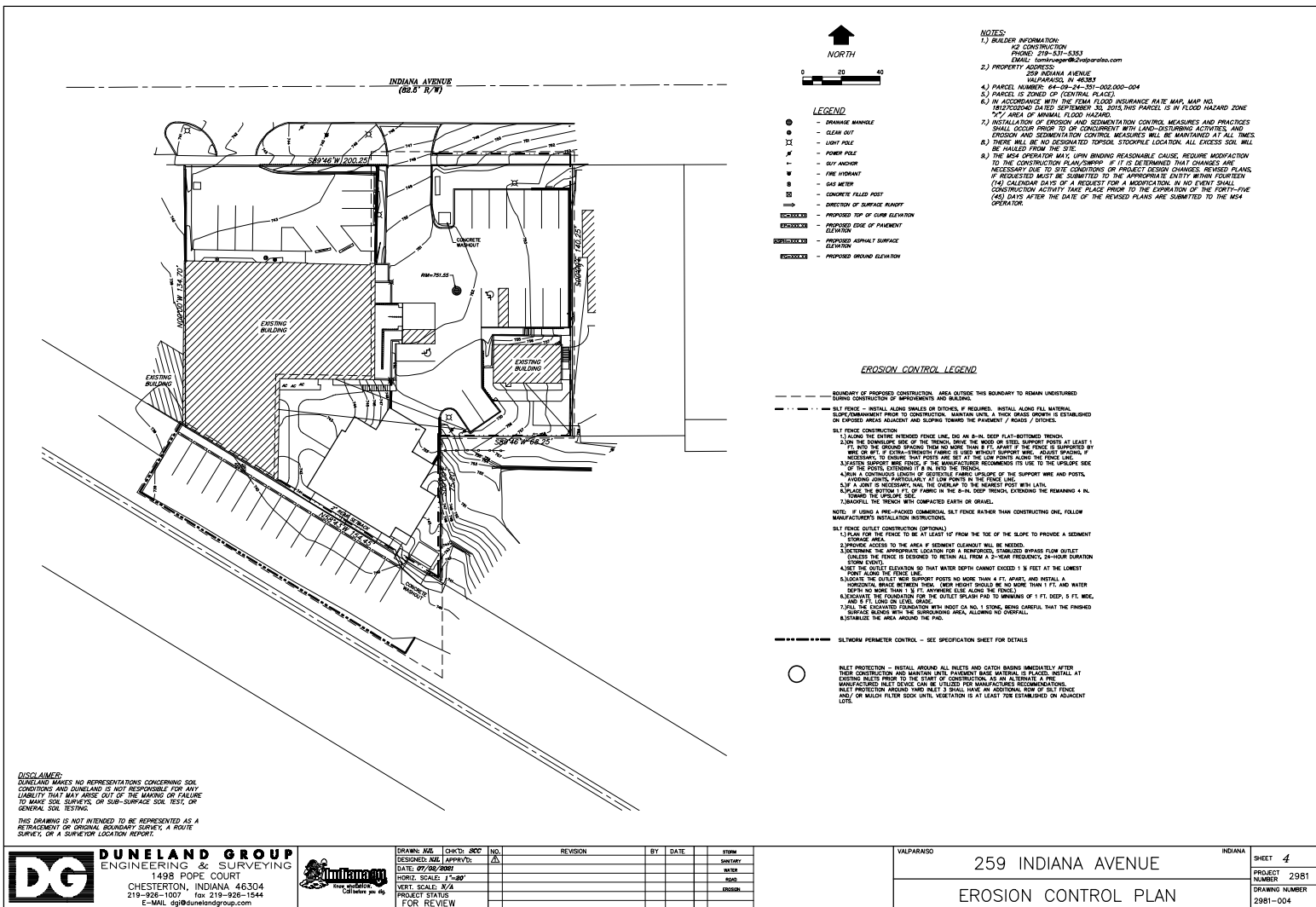


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1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 Fax 219-926-1544
E-MAIL: dg@dunelandgroup.com



DRAWN: AGL	CHKD: JCC	NO.	REVISION	BY	DATE	STATUS
DESIGNED: AGL	APPROVED:					STARTED
DATE: 07/02/2009						NOTES
HORIZ. SCALE: 1"=80'						PROG.
VERT. SCALE: 1/4"						ENDORS.
PROJECT STATUS:						
FOR REVIEW						

VALPARAISO	259 INDIANA AVENUE	INDIANA	SHEET 3
GRADING & DRAINAGE PLAN			PROJECT NUMBER 2981
			DRAWING NUMBER 2981-003





OFFICE OF CITY ENGINEER
100 Lakeshore
Valparaiso, IN 46080
Phone: 219-462-1541
Fax: 219-464-4272
www.valparaiso.org

City of Valparaiso Erosion and Sediment Control Notes

Failure to follow these notes may result in fines and a stop work order being issued.

- Install perimeter sediment control at the location shown on the plans prior to the commencement of any land disturbance or construction activities. All flows must be treated until "oil" and sediment properly settle out to the construction site.
- Remove all silt and sediment tracked or otherwise deposited onto public and private pavement areas. Removal shall be the liability of the contractor and may be enforced by the City of Valparaiso inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- Install inlet protection at all public and private catch basins, which receive runoff from the disturbed area. Contractor shall clean, remove sediment or replace storm drain inlet protection devices as a courtesy to the public and to fully function for the next rain event. Sediment deposited around or plugging drainage systems is the responsibility of the contractor. Any failure of the fabric-wrapped device is not allowed for field protection.
- Minimize all temporary erosion and sediment control devices in place with the surrounding drainage system has been established. Inspect temporary erosion and sediment control devices on a daily basis and replace, discontinue, change or extend erosion control devices immediately.
- Temporarily or permanently establish all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-10 days. Use seed and mulch, erosion control matting, and/or sodding and tacking in grass species area. Remove all temporary controls, structures, non-vegetated erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment which has reached a sufficient density of 70% or more across the exposed area.
- All concrete related production, cleaning and mixing activities shall be done properly in the designated concrete mixing location as shown in the erosion control plan. Under no circumstances may washout water enter the public right of way or into any public or private storm drain conveyance.
- Changes to approved erosion and sediment control plans must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
- If discontinuing or stopping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the discontinuing or stopping process is held in an erosion sediment basin water, it must be treated through the use of additional reducing measures until the discharge is not visibly different from the receiving water. The stage of discharging being completed with vegetation filter strips are preferred. Additional erosion control measures may be required at the discharge point to prevent water erosion.
- Do not conduct any earth disturbing activities on any nearby property for which a permit is not obtained. This work shall be done within the limits, but not be limited to erosion, sediment, siltation, and/or flooding.

Prepared by the City of Valparaiso Engineering Department on 2/1/2003. Revised on 11/19/2017

Owner: City of Valparaiso
Responsible: Erosion Control Inspector, Public Works Department, City of Valparaiso

PLAN NARRATIVE

A. Site Description:

Valparaiso Partner's Pennay Place is a commercial site. Construction activity consists of grading, building construction, parking lot extension, and associated site restoration work.

B. Grading of Construction:

The sequence of construction should commence in the following order:

- Install all access and temporary erosion control inlet bag protection around/in existing inlet.
- Install all access along the perimeter of the disturbed area.
- Install protection measures for existing utilities.
- Begin soil monitoring program.
- Clear site in proposed areas of construction only. Excavation shall be completed to meet the grading plan as shown in the plans and specifications. MASS GRADING WILL NOT BE ALLOWED.
- Cut and grade the grade on the south side of lot 14.
- Temporary seed or sod. This is intended to occur on the disturbed areas which are to remain undisturbed for a period of 1.5 days. This includes the stabilization of the topsoil structure.
- Turn reinforcement mats shall be installed in the grade.
- Rip Rip slope protection and check dams shall be installed in the grade.
- Install concrete washout.
- Install utilities including sanitary sewers, water, lighting, and storm sewers.
- Install protection measures for new utilities. This includes the gravel donut for inlet 6.
- Construct roads including curbs.
- Final grading of site.
- Permanent seeding shall occur per the erosion control plan. Installation of the seeding will be completed with the conclusion of the development of the site work and permanent erosion control measures will be placed (erosion control measures shall be maintained until construction is completed).
- Notice of termination shall be submitted (Site has to achieve 70% vegetative growth before this can be done). Once the NOI (Notice of termination) is approved, all site fence and temporary erosion control measures may be removed and disposed of in a legal manner.
- Each builder will be responsible for erosion control measures for the individual lots.

C. Existing Site Conditions:

The site is currently a vacant grassed area with a few sporadic trees.

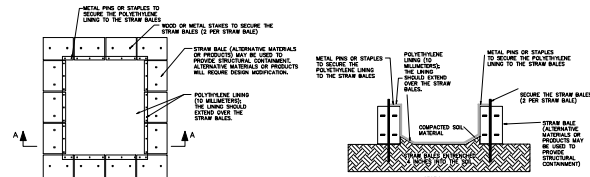
D. Erosion (Sediment Control) Measures:

1. Erosion (Sediment Control) Measures:

Clearing and grubbing operations are limited to construction areas shown on the plan. Areas outside of the limits will be left in their natural state which will provide a physical barrier for any discharges of sediment from the site. Upon completion of construction, sod or permanent seeding will be placed at all unvegetated areas.

E. Other Controls:

None anticipated.



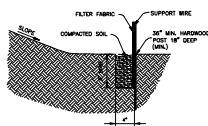
*SIZE SHALL BE APPROPRIATE TO CONTAIN ALL LIQUID AND WASTE EXPECTED TO BE GENERATED BETWEEN SCHEDULED CLEANOUT PERIODS. A FOUR-INCH FREEBOARD MUST BE PROVIDED.

CONCRETE WASHOUT (ABOVE GRADE SYSTEM) WORKSHEET

CONCRETE WASHOUT NOTES INCLUDING MAINTENANCE AND REMOVAL PROCEDURES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- THE CONCRETE WASHOUT AREA SHALL BE INSPECTED DAILY AND REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
- WHEN THE CONCRETE WASHOUT IS REMOVED, THE DISTURBED AREA SHALL BE SEED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.
- AS AN ALTERNATE, A PREFABRICATED WASHOUT SYSTEM CONTAINER COULD BE UTILIZED.

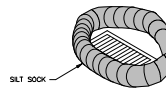
CONCRETE WASHOUT DETAIL



SILT FENCE DETAIL

SILT FENCE NOTES:

- PLAN FOR THE FENCE TO BE AT LEAST 10' FROM THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA.
- PROVIDE ACCESS TO THE AREA IF SEDIMENT CLEANUP WILL BE NEEDED.
- DETERMINE THE APPROPRIATE LOCATION FOR A REFORCUL, STABILIZED PERFOR FLOW OUTLET (UNLESS THE FENCE IS DESIGNED TO RETAIN ALL FROM A 2-INCH FREQUENCY, 24-HOUR DURATION STORM EVENT).



SILT SOCK INLET PROTECTION DETAIL

SILT SOCK INLET PROTECTION

A SILT SOCK CONSISTING OF AN 8" OR 12" DIAMETER SILT SOCKS INSTALLED IN 16 TO 25 FOOT LENGTHS OR AROUND INLET/ OR, THE SILT SOCKS SHALL CONSIST OF TUBULAR-SHAPED MATERIAL COMPOSED OF A FABRIC EXTERIOR STUFFED WITH WOOD CHIPS. THE WOOD MULCH USED IN THE SOCKS MUST BE ENVIRONMENTALLY SAFE MATERIALS.

INSTALLATION PROCEDURES

THE SILT SOCK IS TO BE Laid ON TOP OF THE GROUND AROUND THE INLET/CATCH BASIN TO PROVIDE PROTECTION AROUND THE INLET. THE FIRST WATER TO CONTACT THE SOCK IS INTENDED TO BE ABSORBED TO HOLD THE SOCK IN PLACE. WHEN THE CONTRIBUTING AREA HAS BEEN STABILIZED REMOVE THE SILT SOCK PER THE MANUFACTURER'S RECOMMENDATIONS AND DISPOSE OF PROPERLY.



SILT WORM MEETING SPECIFICATIONS - 5 INCH

Material	Tubular knit
Fiber Material	High Density Polypropylene
Filament Count	60-150
Color	Black
Melting Point	315°C (600°F)
UV Protection	UV Stabilizer
Unfusedness at the Inlet	150 Hours 300K, 300 Hours 25.3K, 500 Hours 89.3K
Average Life Expectancy	18-24 months
Specific Gravity	0.98
Chemical Resistance	Resistant to most acids, alkalis, and solvents
Tensile Strength	3.5 MPa
Strength Properties	ASTM D 6241, 2400 N
Mesh Opening	37.5 mm
Weight per Roll (Roll)	34.12 lbs
Actual Roll Length	200 ft
Applied length (yard)	200 yd

FILL MATERIAL SPECIFICATIONS

Gravel Size	3/8" to 1 1/2" (No. 10 to No. 20)
Wood Source	Recycled wood chips
Properties	Wood, clean, chipped and bark free, 100% recycled wood chips, no nails, no splinters, 100% biodegradable.
Saturated Weight	10 lbs per linear foot
Dry Weight	4 lbs per linear foot
Average Life Expectancy	18-24 months
Packaging	Shrink wrapped, palletized

*Siltworm is a registered trademark of Siltworm, Inc. All other trademarks are the property of their respective owners. Siltworm is a registered trademark of Siltworm, Inc. All other trademarks are the property of their respective owners. Siltworm is a registered trademark of Siltworm, Inc. All other trademarks are the property of their respective owners.

219.005.WORM WWW.SILT WORM.COM SALES@SILT WORM.COM



DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL: dg@dunelandgroup.com



DRAWN: <i>NAL</i>	CHK'D: <i>JCC</i>	NO.	REVISION	BY	DATE	STORM
DESIGNED: <i>NAL</i>	APPRVD:	<i>1</i>	MOVED EROSION CONTROL, LEGEND TO SHEET 4	<i>NAL</i>	7/2/21	SANITARY
DATE: <i>06/26/2021</i>						WATER
HORIZ. SCALE: <i>N/A</i>						ROAD
VERT. SCALE: <i>N/A</i>						EROSION
PROJECT STATUS						
FOR REVIEW						

VALPARAISO

259 INDIANA AVENUE

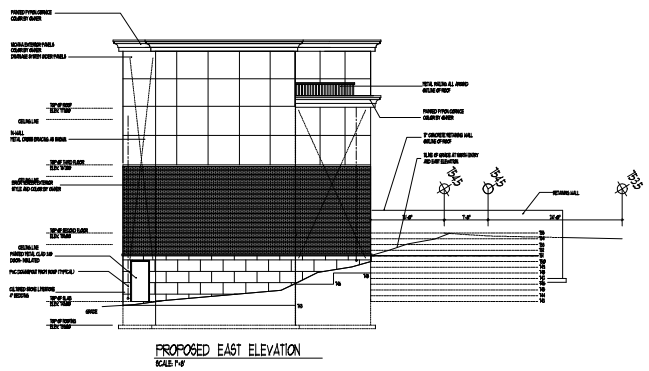
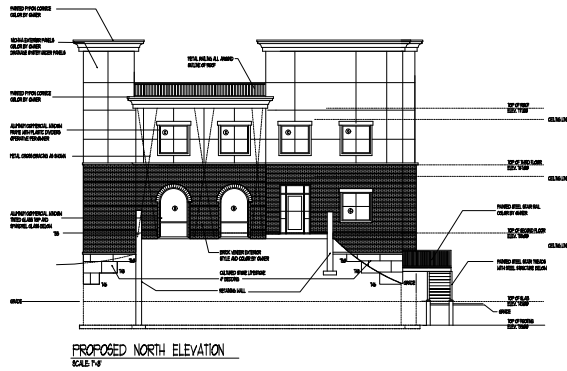
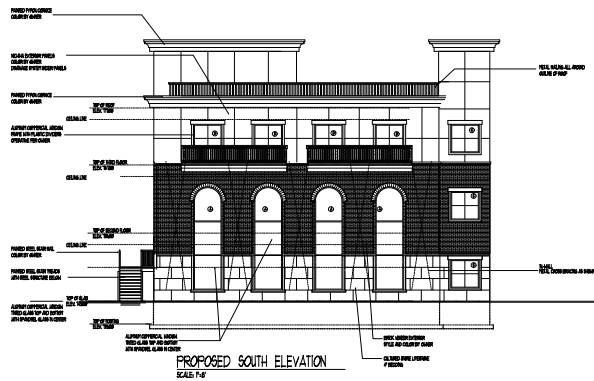
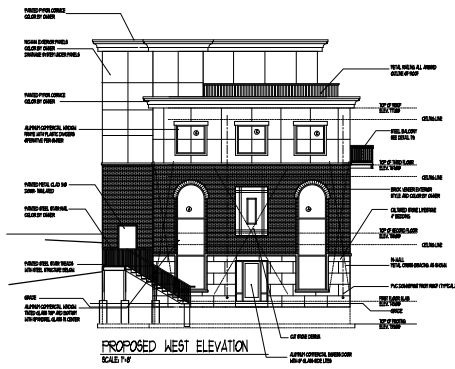
EROSION CONTROL DETAILS

INDIANA

SHEET 5

PROJECT NUMBER 2981

DRAWING NUMBER 2981-005



NO.	DATE	REVISION
1		
2		
3		
4		
5		

VALPARAISO PARTNERS
200 WEST 10TH AVENUE
VALPARAISO, OHIO 44186
ARCHITECTS

STEPHEN PEASE-ARCHITECT
100 WEST 10TH AVENUE, SUITE 200
VALPARAISO, OHIO 44186
ARCHITECT



PROJECT NO. 100-100-001
FILE NO. 100-100-001
DATE: 01-10-2001
SCALE: 1/4"=1'-0"
COPYRIGHT 2001
BY: STEPHEN PEASE-ARCHITECT

SHEET
5



LANDSCAPE ORDINANCE REVIEW: VALPARAISO, INDIANA (ZONE CP)			
SPECIFIC ORDINANCE	CODE REQUIRE	CALCULATION	COMPLIANCE
SP-1, SP-11	LANDSCAPE SURFACE AREA (LSA) FOR ZONING CP SHALL BE 10% MINIMUM.	$PAR = 1,250 \text{ SF} \times 0.1 = 125 \text{ SF}$ LANDSCAPE SURFACE AREA REQUIRED	10% = 15,722 SF, 12.0% (EXIST) MINIMUM REQUIRED
SP-1, SP-10A	PRIVATE DRIVEWAY REQUIRE 10% OF TOTAL LANDSCAPING	10% LANDSCAPING = 1,250 SF 10% OF 12,500 = 1,250 SF	PRIVATE

NOTES:



SHEET:	L101
DRAWN BY:	JHH
CHECK BY:	JF
PROJECT NO:	11-151

Shared Use Parking Table

Use	Units/Sq. Ft.	Required Spaces	Weekday			Weekend		Notes
			Night (12AM to 6AM)	Day (6AM to 6PM)	Evening (6PM tp 12AM)	Day (6AM to 6PM)	Evening (6PM to 12AM)	
Residential	2.00	2.00	2.00	1.20	1.80	1.60	1.80	1 space per unit per Table 9.201
General Office	12655.00	37.97	1.90	37.97	3.80	3.80	1.90	Insurance, mortgage, real estate, counseling, etc. - please check SF
Medical Office	1000.00	5.00	0.25	5.00	0.50	0.50	0.25	Chiropractor is medical office, any others? - please check SF
Services	600.00	1.50	0.08	1.50	0.15	0.15	0.08	Massage studio, any others? Please check SF and add 1 space for each FTE.
Retail/Commercial	670.00	3.35	0.17	2.35	3.02	3.35	2.35	Mothering By Nature is a retail use, any others?
Total:			4.39	48.01	9.26	9.40	6.37	
			Spaces provided			22		
			Deficit spaces			-26		

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 #: VAL 21-023
Application Type: DEV. STANDARDS
Application Filing Fee: 850
Date Filed: 06 / 18 / 21
Meeting: 07 / 21 / 21

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

Property Address:

4207 Oak Grove Dr.
Valparaiso, In 46383

Subject property fronts on the _____
side between (streets) _____

& _____

Zoning District: Residential (SR)**PETITIONER INFORMATION**

Applicant Name:

Kevin Kleemann

Phone:

[REDACTED]

Email:

[REDACTED][REDACTED]

Address:

4207 Oak Grove Dr.
Valparaiso, In 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Kevin Kleemann

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

4207 Oak Grove Dr.
Valparaiso, In 46383

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 3 Section: 35⁰¹ Paragraph: B Article Item: 5.01

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. ____)

Woodside Valley Unit C Lot 91 DR438 P171

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

Build a 34 x 12 x 11" composite deck
on the front of residence

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 proposed variance will allow me to build a beautiful new composite Deck using all the newest materials on the market with proper support and steps and handrail

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

The proposed Deck will add value to my home and increase beauty to the Neighborhood.

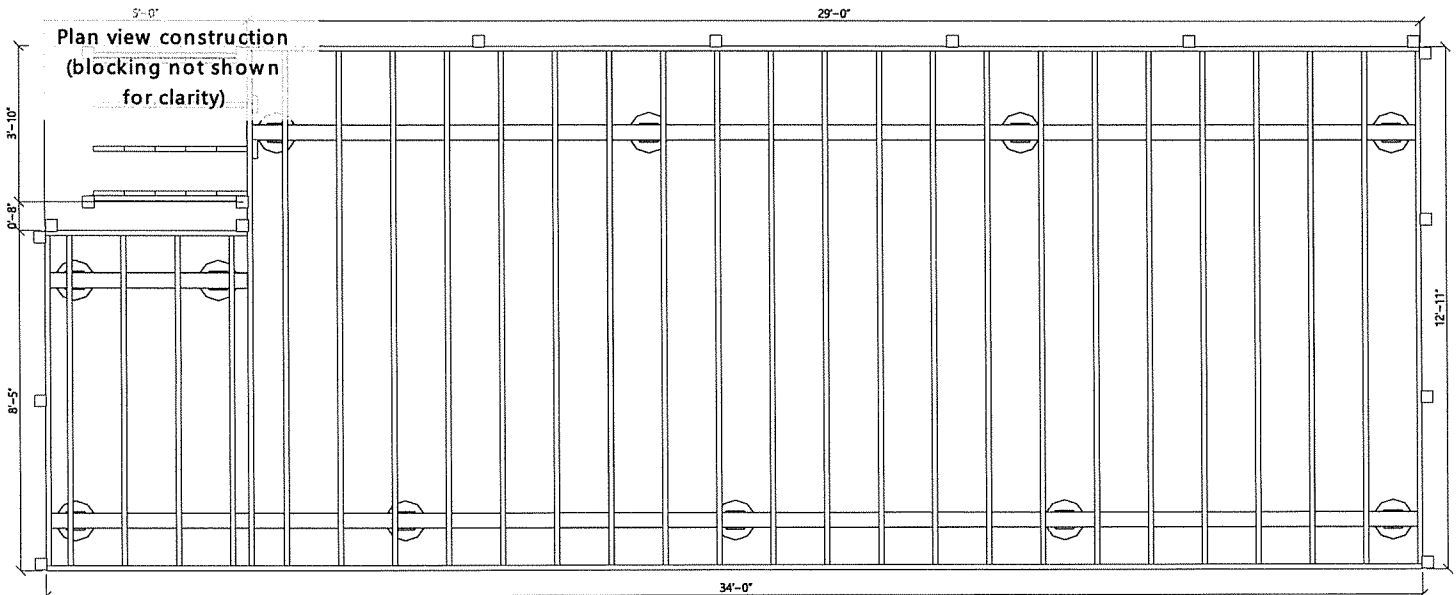
- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

The setback line is in the middle of my front yard rather than out by the street like it is for my Neighbors across the street.

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.

Permit Info

LEVEL 1

Front Yard*House*

Structural Information: Level 1

Height of level (top of decking)	42"
Max. joist span	114 5/8"
Max. joist cantilever	24 1/8"
Max. beam span	110 1/8"
Max. beam cantilever	6"
Footing depth	36"
Footing area (ea.)	9 1/2" ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

Deck and Post Height

Your design height is 42" from the top of the decking to the ground level. The top of the deck support posts will therefore be 25" above ground level.

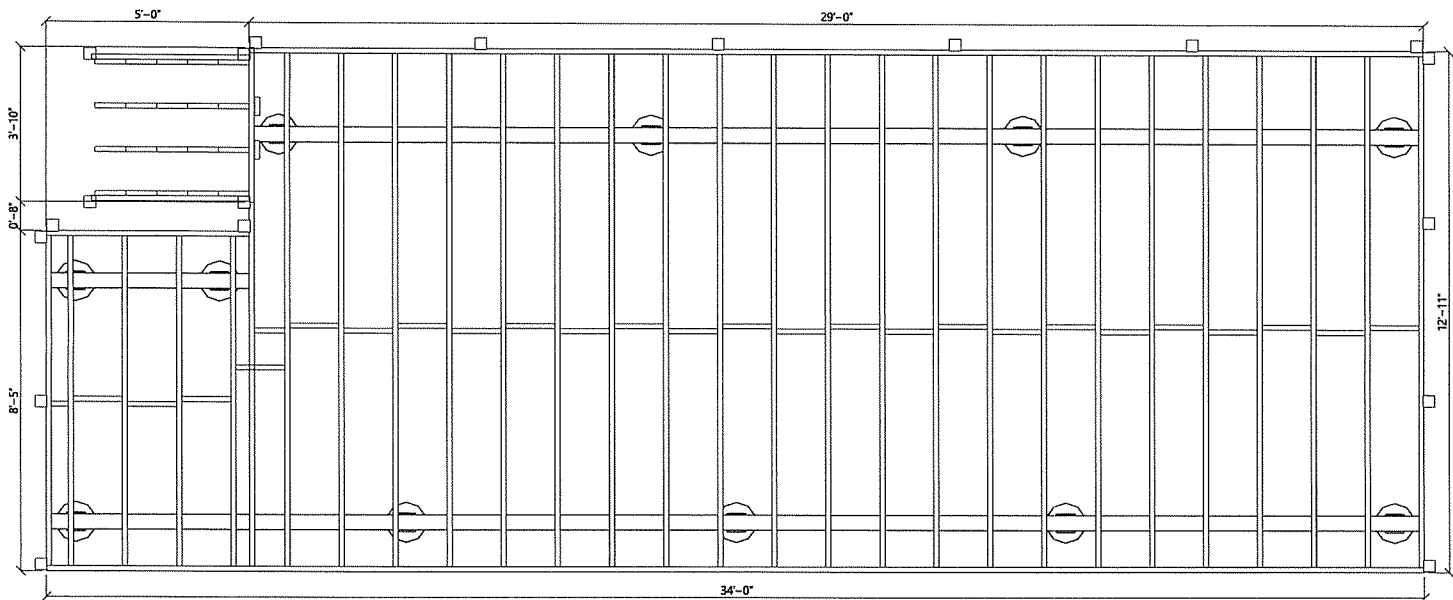
Joists

Set joists on top of beams, 16" center-to-center.

Your Planned Deck Design

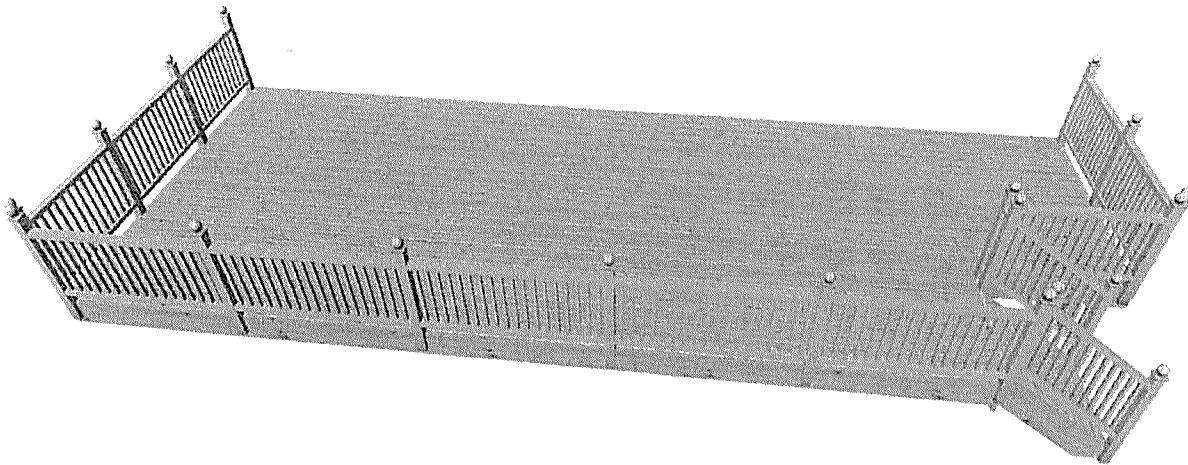
Plan view construction

Front Yard



House

3D view



4207 Oak Grove Dr. Valparaiso

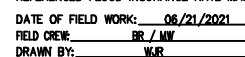
Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

This report was created 4/16/2021 12:00 PM by Deck Planner Software™

EMAIL: billrensberger@yahoo.com

XREF: 15-100-268



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 #: VAK 21-024
Application Type: DEV. STANDARDS
Application Filing Fee: \$50
Date Filed: 06 / 18 / 21
Meeting: 07 / 21 / 21

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

Property Address:

501 Erie St.
Valparaiso IN
46383

Subject property fronts on the North side
side between (streets) Erie
& Institute
Zoning District: Residential

PETITIONER INFORMATION

Applicant Name:

Craig & Paula Heuring

Phone:

Email:

Address:

501 Erie St.
Valparaiso, IN.
46383

PROPERTY OWNER INFORMATION

Applicant Name:

Craig & Paula Heuring

Phone:

Email:

Address:

501 Erie St.
Valparaiso IN.
46383

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 2 Section: 302 Paragraph: A Item: 2

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. _____)

Woods hauls add ex e 74.25 lot 1

Block 10

parcel 64-09-24-402-001.
000-004

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

I need a 6^{ft.} fence for the safety of my 2 dogs. Our one dog could jump over a 4^{ft.} fence. Going from the corner of my house would greatly effect the size of space for my dogs.

When we were looking at houses we ended up choosing this house for the lot size. Our dogs mean so much to us. We wanted to provide them with as much running space as possible.

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 fence will be opaque and can be seen from one street view to the next.

- 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:

This fence should increase the value of surrounding properties. It is a cost of \$5,800.00

- 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:

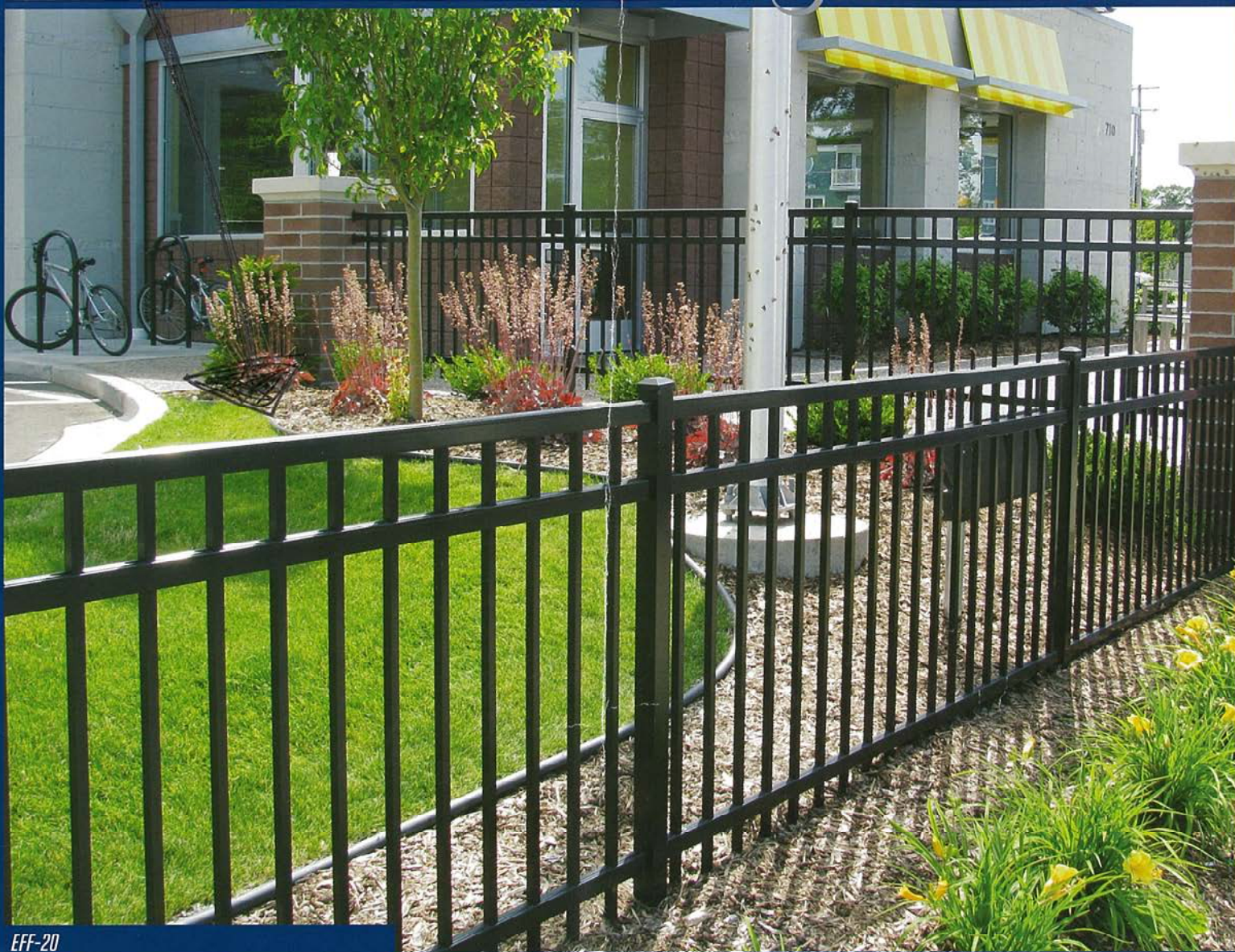
I have 2 large dogs. Our one dog can jump a 4ft. fence. Going from ^{the} corner of our house would greatly effect the size of space for my dogs, as well as landscaping. One reason for choosing this house was the lot size. Keeping our dogs in mind.

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.



Blk left.

SECURITY FOR YOUR ASSETS



EFF-20



LifeGard



EFF-20 Custom Rail Spacing, No Picket Through Bottom



EFF-20



**POWDER
COATED
TOUGH®**

AAMA 2604 COMPLIANT

+ Available in nine sensational colors:

Black	Available in Matte Finish
White	Available in Matte Finish
Quaker Bronze	Available in Matte Finish
Walnut Brown	
Beige	
Sandstone	
Hartford Green	

Colors shown are simulated and may vary.

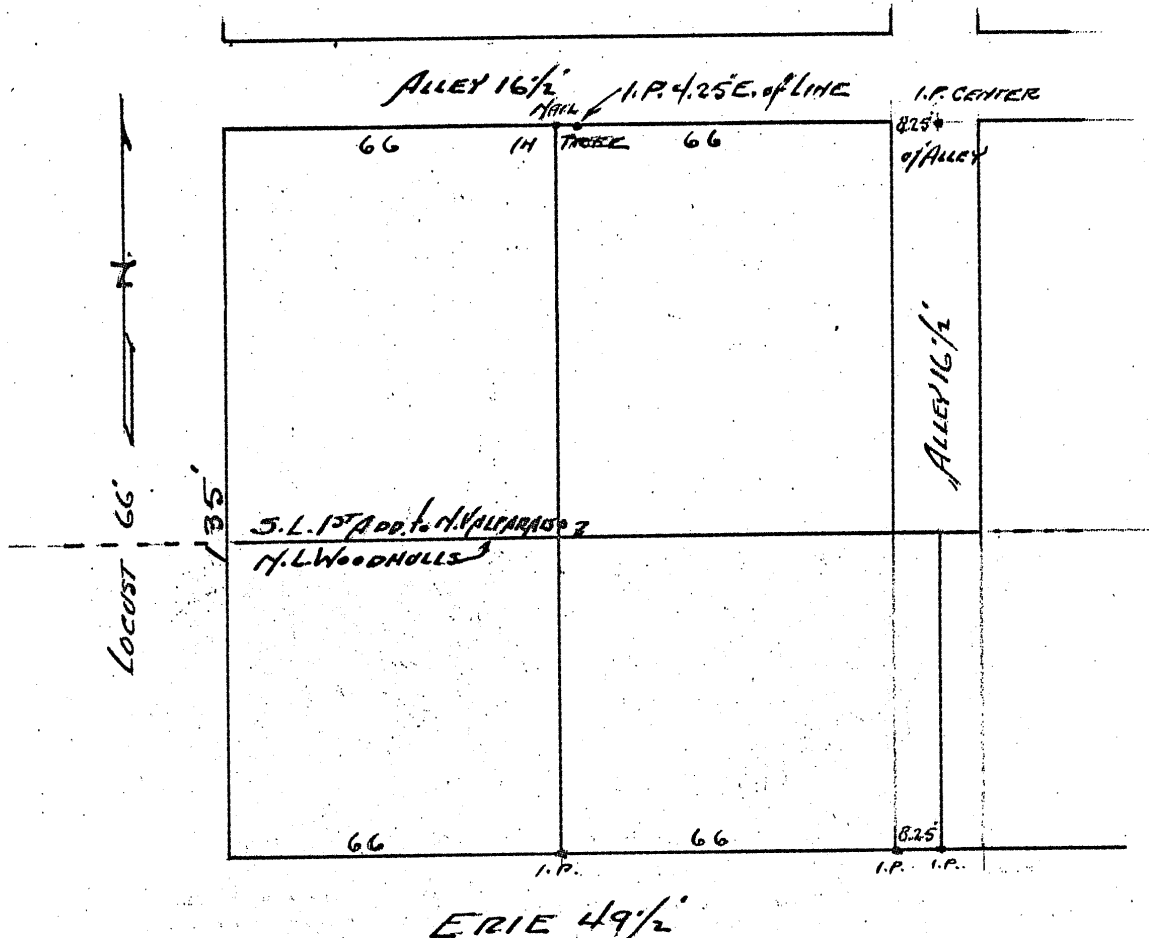
*Picket Spacing
3-13/16"
Black



American Architectural Manufacturers Association Standards

Test Parameter		AAMA 2603 (Competition)	AAMA 2604 (Elite Fence Products)
Pretreatment Requirements	Metal Preparation and Pretreatment	Multi-Stage Cleaning and Pretreatment	Multi-Stage Cleaning and Pretreatment
	Pretreatment Type	Chemical Conversion Coating	Chrome or Non-Chrome Chemical Conversion Coating
	Pretreatment Coating Weight	None Specified	Chrome @ 30 mg/ft ² Minimum; Non-Chrome Per Supplier's Specs.
Paint Film Requirements	Dry Film Thickness	0.8 Mills Min.	1.2 Mills (for Multi-Coat, 1.0 mil Topcoat Min & 0.3 +/-0.1 mil Primer)
	Sealant Compatibility	Meets AAMA 800	Meets AAMA 800
	Specular Gloss	+/- 5 Units of Specification (High = 80+, Medium = 20-79, Low 19 -)	+/- 5 Units of Specification (High = 80+, Medium = 20-79, Low 19 -)
	Dry Film Hardness	H Minimum	F Minimum
Adhesion Requirements	Dry Adhesion	0% Failure (No Loss)	0% Failure (No Loss)
	Wet Adhesion	0% Failure (No Loss)	0% Failure (No Loss)
	Boiling Water Adhesion	None Specified	0% Failure (No Loss)
	Impact Resistance	No Removal of Film from Substrate	No Removal of Film from Substrate
	Abrasion Resistance	None Specified	Abrasion Coefficient value = 20 Min
Chemical Resistance Requirements	Muriatic Acid Resistance	15 Minute Exposure, No Blistering or Visual Change for AAMA 2603, 2604, 2605	
	Mortar Resistance	24 Hour Exposure: No Loss of Film Adhesion or Visual Change for AAMA 2603, 2604, 2605	
	Nitric Acid Resistance	None Specified	30 Minute Exposure: 5 Delta E (Hunter) Maximum Color Change
	Detergent Resistance	72 Hour Exposure: No Loss of Film Adhesion No Blistering or No Significant Visual Change for AAMA 2603, 2604, 2605	
	Window Cleaner Resistance	None Specified	24 Hour Exposure: No Blistering or Visual Change
Corrosion Resistance Requirements	Humidity Resistance	1500 Hours: No More Than "Few" Blisters Size 8, Figure # 4 (ASTM D 714)	3000 Hours: No More Than "Few" Blisters Size 8, Figure # 4 (ASTM D 714)
	Salt Spray Resistance	1500 Hours of Salt Solution: Minimum Rating of 7 on Scribe or Cut Edges; Minimum Blister Rating of 8 In the Field (ASTM D 1654)	3000 Hours of Salt Solution: Minimum Rating of 7 on Scribe or Cut Edges; Minimum Blister Rating of 8 In the Field (ASTM D 1654)
Weathering Resistance Requirements	Accelerated Exposure	1000 Hours In Atlas Type "XW" Weatherometer: No Adhesion Loss; Slight Chalking or Color Change	None Specified
	Outdoor Exposure	1 Year South Florida No Adhesion Loss; Slight Chalking or Fading	5 Years South Florida: 5 Delta E (Hunter) Maximum Color Change; Chalking ≤ 8 (ASTM D 4214); Gloss Retention ≥ 30% Erosion Resistance < 10% Film Loss

Survey of East one-half ($E\frac{1}{2}$) Lot 5 Block 15 1st Addition to
 North Valparaiso and of East one-half ($E\frac{1}{2}$) OF THE W. 132' PLUS THE
~~E. 8.25' OF LOT 1 BL 10 WOODHULLS ADD. VALPARAISO, IND.~~
 For Indiana Construction Material Co. & Paul Huball



This is to certify that on May 22, 1950 I surveyed and set iron pipe
 on the four corners to the above described property.
 Scale 1" equals 30'

John E. Northland
 Ind. Reg. Prof. Engineer 1329

This is to certify that on _____ I checked points set on my
 survey of May 22, 1950 and found improvements on above lot to be
 as indicated on this plat.

 Ind. Reg. Prof. Engineer 1329

X:\Projects\W515 - Marty Martin\51134 - 507 Erie St\SURVEY PLAT.dwg Tue May 01 10:49:07 2001 PLOTTED BY: BA STA

LOCUST STREET 66' R/W

LOT 5, BLOCK 15
FIRST ADDITION TO NORTH VALPARAISO

CURTIS W. GEAR
DOC. #2000-000880

LOT 1, BLOCK 10
WOODHULL'S ADDITION

I.P. FND.

214.50'

49.77'
MEAS.

NORTH



30 15 0 30

SCALE - FEET

1/2" I.P.
FND.

E

RESOLUTION No. 1, 2021

A RESOLUTION OF THE VALPARAISO BOARD OF ZONING APPEALS ESTABLISHING THE POLICY BY WHICH MEMBERS OF THE BOARD MAY PARTICIPATE BY ELECTRONIC MEANS OF COMMUNICATION

WHEREAS, P.L. 88-2021 (HEA 1437), SEC. 5, amended IC 5-14-1.5-1 et seq. (Act), effective April 20, 2021 by amending IC 5-14-1.5-3.5 to prescribe new requirements by which members of the governing body of a public agency of a political subdivision may participate in a meeting by any electronic means of communication; and

WHEREAS, a member of the governing body may participate by any means of communication that:

- Allows all participating members of the governing body to simultaneously communicate with each other; and
- Except for a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting; and

WHEREAS, the Act requires the governing body to adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication and may adopt procedures that are more restrictive than the procedures established by I 5-14-1.5-3.5(d);

NOW THEREFORE, BE IT RESOLVED BY THE VALPARAISO BOARD OF ZONING APPEALS AS FOLLOWS

Section 1. (a) The provisions of the Act, including definitions, apply to this resolution.

(b) This Resolution shall be known as the "Electronic Meetings Policy" of the Board and applies to the Board and any committee appointed directly by the Board or its presiding officer.

Section 2. (a) Subject to Sections 3 and 5, any member may participate in a meeting by any electronic means of communication that: (i) allows all participating members of the governing body to simultaneously communicate with each other; and (ii) other than a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting. Absent good cause, as determined by the Board President, a member wishing to participate by electronic means of communication must provide 24 hours' notice so that appropriate accommodations can be made.

(b) A member who participates by an electronic means of communication: (i) shall be considered present for purposes of establishing a quorum; and may participate in final action only if the member can be seen and heard.

(c) All votes taken during a meeting at which at least one (1) member participates by an electronic means of communication must be taken by roll call vote.

Section 3. (a) At least fifty percent (50%) of the members must be physically present at a meeting at which a member will participate by means of electronic communication. Not more than fifty percent (50%) of the members may participate by an electronic means of communication at that same meeting.

(b) A member may not attend more than a fifty percent (50%) of the meetings in a calendar year by an electronic means of communication, unless the member's electronic participation is due to:

- (1) military service;

- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(c) A member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member must attend in person at least one (1) meeting between sets of meetings that the member attends by electronic communication, unless the member's absence is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

Section 4. The minutes or memoranda of a meeting at which any member participates by electronic means of communication must:

- (1) identify each member who:
 - (A) was physically present at the meeting;
 - (B) participated in the meeting by electronic means of communication; and
 - (C) was absent; and
- (2) identify the electronic means of communication by which:
 - (A) members participated in the meeting; and
 - (B) members of the public attended and observed the meeting, if the meeting was not an executive session.

Section 5. No member of the Board may participate by means of electronic communication in a meeting at which the Board may take final action to:

- (1) adopt a budget;
- (2) make a reduction in personnel;
- (3) initiate a referendum;
- (4) impose or increase a fee;
- (5) impose or increase a penalty;
- (6) exercise the Board's power of eminent domain; or
- (7) establish, impose, raise or renew a tax.

Section 6. (a) If an emergency is declared by:

- (1) the governor under IC 10-14-3-12; or
- (2) the mayor under IC 10-14-3-29;

members are not required to be physically present for a meeting until the emergency is terminated.

(b) Members may participate in a meeting by any means of communication provided that:

- (1) At least a quorum of the members participate in the meeting by means of electronic communication or in person.
- (2) The public may simultaneously attend and observe the meeting unless the meeting is an executive session.
- (3) The minutes or memoranda of the meeting must comply with Section 4 of this resolution.
- (c) All votes taken during a meeting at which at least one member participates by an electronic means of communication must be taken by roll call vote.

Section 7. This resolution shall be effective from and after adoption by this Board and compliance with IC 36-4-6-14.

Adopted this ____ day of July 2021.

**VALPARAISO BOARD OF ZONING
APPEALS**

President

Attest

Secretary