

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, January 19th, 2022, 5:30 PM
Valparaiso City Hall – Council Chambers

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

UV21-007 – A petition filed by Bluejay I, LLC c/o Katie Kopf and Todd Leeth of Hoeppner, Wagner & Evans LLP. The property is located at 2650 Barley Rd in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Section 11.304 (C) – To allow for a Service Use (Cheer & Dance Studio) within the State Route 49 Signature Corridor.

VAR21-040 – A petition filed by Jessica Vargas of Holladay Properties. The property is located at 2505 Calumet Ave in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Table 10.301 – To vary the required on-lot landscaping requirement for a property located in Commercial General (CG) to allow on-lot landscaping per proposed landscape plan.
- Table 11.306(A) – To vary the required landscape requirements and reduce the minimum landscaped yard along right-of-way of thirty (30) feet per proposed landscape plan and to vary the requirement to place all parking areas behind buildings to allow for parking on the (North & South) sides of the proposed building.

VAR21-041 – A petition filed by Tony Oss of Larson-Danielson Construction Co., Inc. The property is located at 2650 Barley Rd in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Section 6.305(D) – To vary the requirement for all lots to front upon an improved public street to allow for a lot (Lot 2B) to have no frontage upon an improved public street and access Barley Rd via shared driveway with ingress/egress easement.
- Table 3.301(B) – To vary the required 30% Landscape Surface Ratio (LSR) to allow a LSR of 18.3%.
- Table 10.403 – To vary the district boundary bufferyard standard to allow existing tree and shrub line to serve in lieu of the required Class B Bufferyard.

7. Staff Items

Election – Election of Officers for 2022

Request Approval – 2022 Board of Zoning Appeals Application and Meeting Dates

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **February 16th, 2022**

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/32nRFAi>

****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:

2650 Barley Road

Subject property fronts on the Westside between (streets) State Road 49& 150 E.Zoning District: Light Industrial (INL) District**PETITIONER INFORMATION**

Applicant Name:

Bluejay I, LLC

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

c/o Katie L. Kopf and Todd A. Leeth
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383**PROPERTY OWNER INFORMATION**

Applicant Name:

Barley Properties LLC

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

2850 Barley Road
Valparaiso, Indiana 46383

See Attached

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

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

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

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

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

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

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

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

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

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

Lot 2 in Appletree Ventures Minor Subdivision as per plat thereof recorded in Plat File 58-D-1A, recorded as Document No. 2019-012549 in the Office of the Recorder of Porter County, Indiana.

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

To allow a training center for a cheer team and dance instruction within the Light Industrial (INL) District.

USE VARIANCE REQUEST

Bluejay I, LLC

Permitted, Limited and Special Uses	§2.201 Table 2.201.B
To allow a training center for a cheer team and dance instruction within the Light Industrial (INL) District	

**CITY OF VALPARAISO
BOARD OF ZONING APPEALS**

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: Bluejay I, LLC

Legal Description: Lot 2 in Appletree Ventures Minor Subdivision, as per plat thereof recorded in Plat File 58-D-1A, recorded as Document No. 2019-012549 in the Office of the Recorder of Porter County, Indiana.

Location: 2650 Barley Road, Valparaiso, Indiana

Current Zoning: Light Industrial (INL) District

Petition: Allow a training center for a cheer team and dance instruction (Service use) within the Light Industrial (INL) District.

Case No.:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for a variance of use to allow a training center and dance instruction for the Famous Athletics cheer team on the above described real estate. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variance, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds:

FINDINGS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a. The granting of the variance will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways. The vision is unobstructed both east and west. There are no hills or valleys in the road to limit visibility of oncoming traffic or to obstruct the view of entering vehicles.

- b. The granting of the variance will not restrict or hamper access by emergency apparatus or personnel to the proposed structure or any other structure.
- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
 - a. The granting of the variance will not substantially increase noise, light, traffic, drainage or other development standards.
 - b. The granting of the variance is the most restrictive and the minimum relief available to the Petitioner.
- 3. The need for the variance arises from some condition peculiar to the property involved because:
 - a. The Petitioner's property is of sufficient size to accommodate the proposed use without negative impacts to the surrounding property. The building improvements and divided leasable space provide special use advantages for the prospective tenant/user.
 - b. The subject property contains a commercial/industrial building which Petitioner leases to various tenants. A portion of the building has been vacant and underutilized for some time, and the proposed use of the structure is a good use of existing resources.
- 4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:
 - a. The granting of the variance will allow the Petitioner's property to be used in the best economical and practical way without frustrating or infringing on the use or enjoyment of neighboring properties.
 - b. The UDO does not provide a district of classification to provide the Petitioner with the proposed use, but yet provides a subcategory of Service, which is allowed in commercial districts.
- 5. The approval does not interfere substantially with the comprehensive plan because:
 - a. The granting of the variance will not alter the essential character of the locality and will provide for the orderly growth and development of the area.

- b. Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variance.

Respectfully submitted;

By: 
Todd A. Leeth
Katie L. Kopf
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

Attorneys for Petitioner

This Instrument Prepared By:

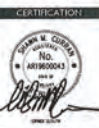
Todd A. Leeth
Katie L. Kopf
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46384-2357

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

X:\Indiana Beverage, Inc. 653\Bluejay 1 -28\Documents\Findings of Fact - use variance 2021-12-16.docx



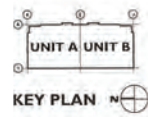
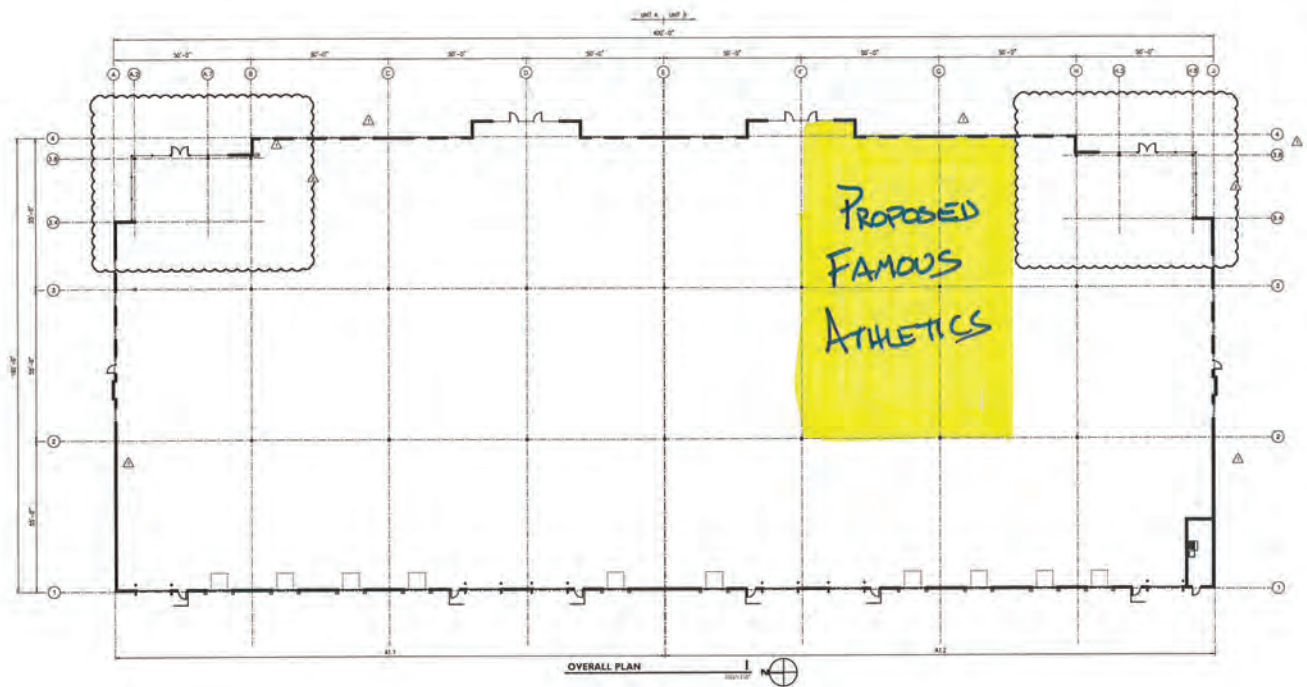
**CURRAN
ARCHITECTURE**
5771 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
P: 317.288.0481
F: 317.288.0753



PROJECT INFORMATION:
APPLETREE VENTURES, LLC
BLUE JAY I - FLEX BUILDING
3350 BARLEY ROAD
VANDERBILT, INDIANA 46201

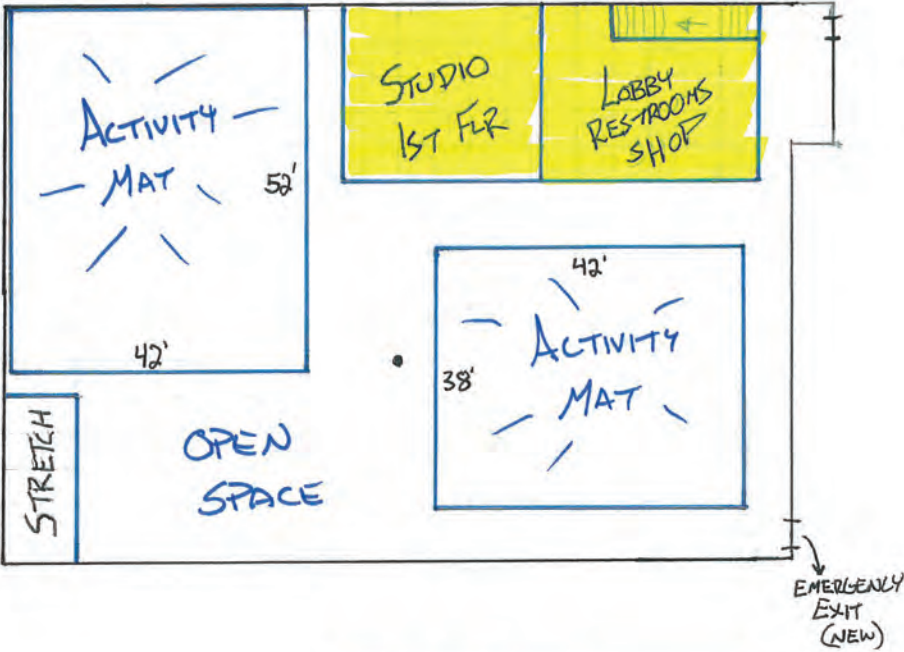
DATE	
PROJECT	08.15.2019
DESIGN	08.15.2019
CONSTRUCTION	08.15.2019

190126
OVERALL PLAN
AI.0A



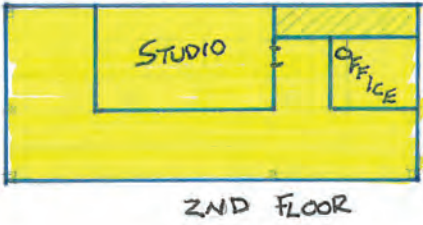
STRETCH → NO WALLS

□ = 5'x5'



N
↑

 = BUILD-OUT



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:

2505 Calumet Ave

Subject property fronts on the Eastside between (streets) Vale Park Road& Wall StreetZoning District: CG**PETITIONER INFORMATION**

Applicant Name:

Jessica Vargas, Holladay Properties

Phone:



Email:



Address:

6370 AmeriPlex Dr. Suite 110
Portage, IN 46368**PROPERTY OWNER INFORMATION**

Applicant Name:

UHV, LLC

Phone:

Email:



Address:

213 S. State Road 49
Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 3 Section: 301 Paragraph: C Item: ____Article: 11 Section: 306 Paragraph: A 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 5 in the Secondary Plat of Resubdivision of Lot 2 of Family Express Subdivision, as shown in Plat File 2021-019118, in the Recorder's Office of Porter County, Indiana

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

Proposed Project is the new construction of a 20,000 sf (+/-) medical office building on a 3.13 acre site in the newly developed Viking Place Business Park.

The project has some unique characteristics. The lot has a Calumet Avenue address, yet sits approximately 325 feet back from the Calumet Avenue frontage, along a private drive within the business park, behind 2 other lots. The private drive accounts for 0.4 of the 3.13 acres of the Lot within it's property boundaries.

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

Petitioner submits that: Article 3.301.C - LSR allowed to be 0.33, in lieu of 0.35

- 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 site layout is maximizing the best use for the lot.

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

The project is a new construction project in the Viking Place Business park and could increase activity and interest to the 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:

The lot has the unique situation that a private road is within the property boundary and is included in our lot calculations and impacts the use and characteristics of the lot.

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.

Petitioner's Proposed Findings of Fact

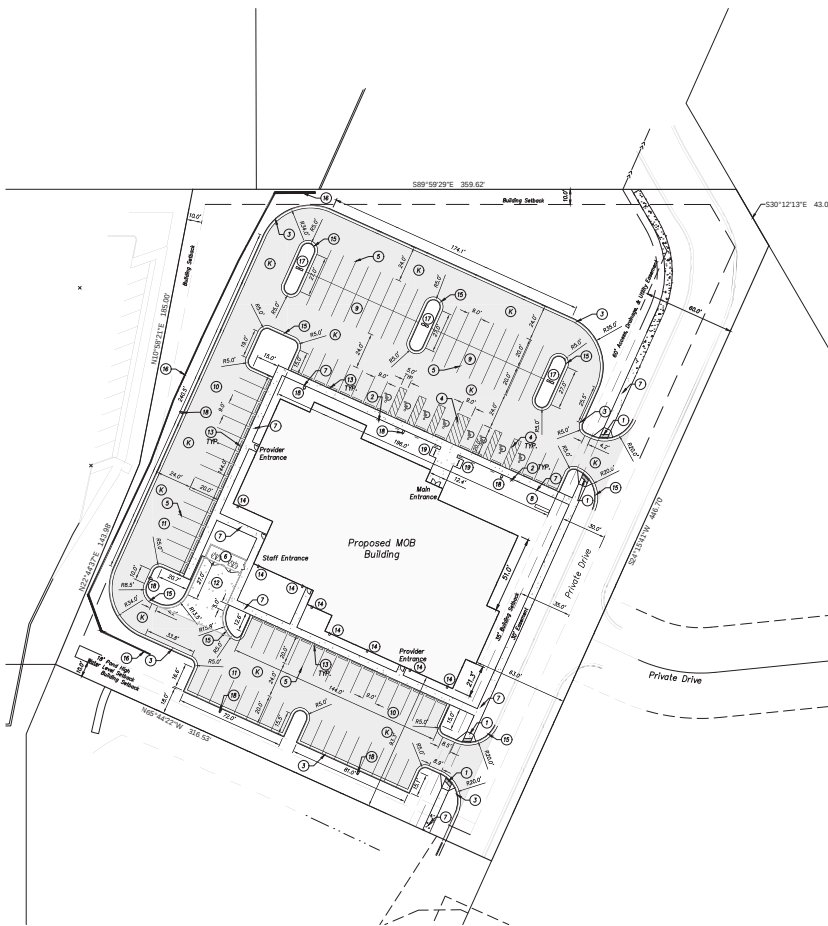
Petitioner submits that: Article 11.306.A - Signature Corridor Landscape Yard size adjustment, Landscape Requirements, and parking area location.

- The site layout is maximizing the best use for the lot.

- The project is a new construction project in the Viking Place Business park and could increase activity and interest to the adjacent properties.

- The lot has a private drive located along the east property line that conflicts with the required signature corridor landscape yard, reducing the area remaining to plant the required trees and shrubs.

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.



GENERAL NOTES

1. Current Zoning: "C2" - Commercial General
Existing Land Use: Vacant
Proposed Land Use: Medical Center
2. The project shall be serviced by the City of Valparaiso.
3. Setbacks shall conform to the City of Valparaiso Zoning Ordinance unless the proper variances have been approved.
4. The Site/Building drainage shall be managed onsite and released into the Private Stormwater System along the Private Road into the existing detention pond. The existing detention pond is sized to accommodate the development of the Lots in Village Village.
5. Proposed parking and drives shall be paved and privately owned.
6. All dimensions for pavement are to the face of curb unless otherwise noted.
7. All landscaping, lighting, and signage shall be in accordance with the City of Valparaiso Zoning Ordinance, unless the proper variances have been obtained.

BUILDING USE

Building Area = 20,181 ± SF

PARKING SUMMARY

Parking Provided: 103 On-Site Spaces (Including 8 ADA Spaces)
80 Degree Parking = 9' x 20'

Required Parking Spots: 100

Bicycle Parking: 10 Required, 10 Provided

PAVEMENT RECOMMENDATIONS

Contractor shall follow 2020 MDOT specifications for all pavement materials and installation procedures.

ASPHALT PAVEMENT

- ① 1 1/2" HMA Surface, 8.5mm (185 lbs/cyd)
- ② 2" HMA Base, 25.0 mm (275 lbs/cyd)
- ③ 4" Concrete NOTED #3 Aggregate Base

IMPERVIOUS AREA

Overseas Details (Excludes curbs, most infrastructure):

Total Area: 31.3 Ac 136,187.3 S.F.

Impervious Area: 2.01 Ac 87,578.8 S.F.

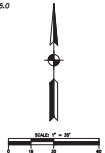
Percentage Impervious: 64.2%

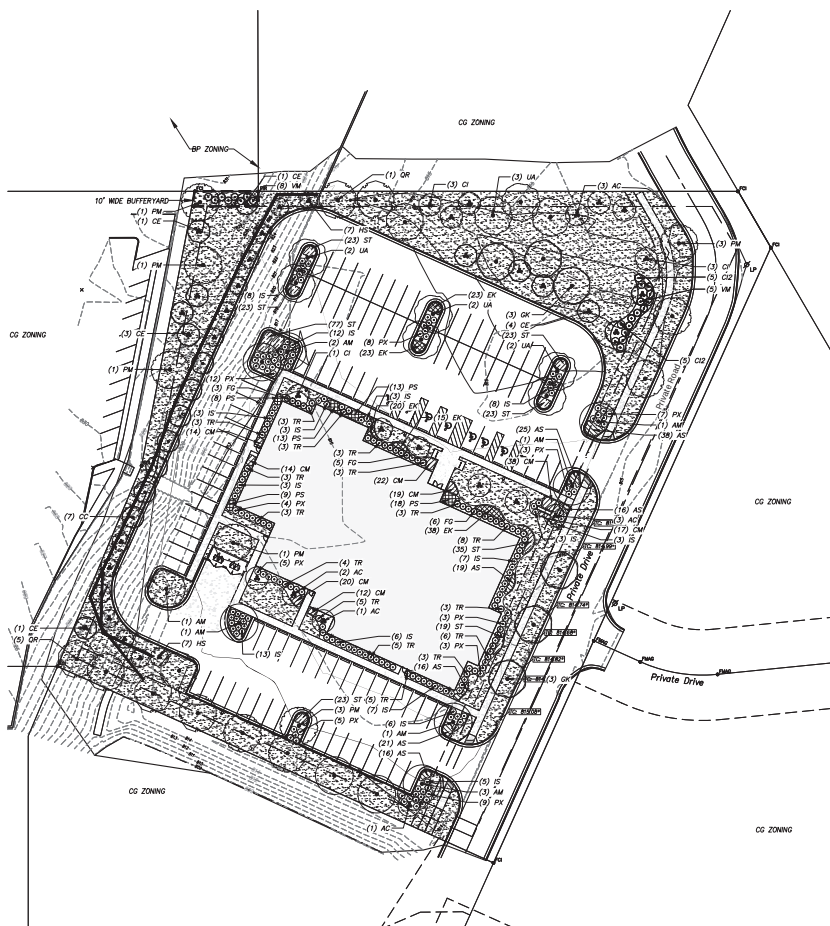
LDC: 25.8%

KEYNOTE LEGEND

(See Sheet C6.0 for Details)

- ① Accessible Parking Space
- ② Asphalt Parking Lot
- ③ ADA Sidewalk Ramps, See Construction Details
- ④ Sign and Post, ADA Parking (1 ADA Van Parking)
- ⑤ 2" Concrete Curb and Gutter Plan See Sheet C6.0
- ⑥ 4" Solid Blue Paint Line
- ⑦ 4" Solid White Paint Line
- ⑧ Dumpster Enclosure-See Architectural Sheets for Details
- ⑨ 5' Concrete Sidewalk
- ⑩ Monument Sign (By Others)
- ⑪ Patient Parking
- ⑫ Provider Parking
- ⑬ Staff Parking
- ⑭ Heavy Duty Concrete
- ⑮ Wheel Stop/Parking Bumper
- ⑯ Down Spout
- ⑰ 2" Concrete Curb and Shed Gutter See Sheet C6.0
- ⑱ Retaining Wall, See Sheet C6.0
- ⑲ Double-Head Light Pole and Base
- ⑳ Single-Head Light Pole and Base
- ㉑ 5 Bike Parking Rack





LANDSCAPE CALCULATIONS

10.301 ON-LOT LANDSCAPING

Required Landscape: 3.13 Total Acres

(CG Zoning)

9 Large Trees / Acre
 $9 \times 3.13 = (28.17)$ 29 Large Trees
 18 Small Trees / Acre
 $18 \times 3.13 = (56.34)$ 57 Small Trees
 50 Shrubs / Acre
 $50 \times 3.13 = (156.5)$ 157 Shrubs

Provided Landscape: 29 Large Trees
 49 Small Trees, 160 Small Tree Equivalents*

10.303 OPEN SPACE LANDSCAPING:

Not applicable

10.304 PARKING LOT LANDSCAPING:

Required Landscape: 1 Large Trees / 8 Spaces

(CG Zoning)

103 / 8 = (12.88) 13 Large Trees
 1 Shrub, Perennial, or Orn. Grass / 4 spaces
 $103 / 4 = (25.75)$ 26 Shrubs, Perennials, or Orn. Grasses

Provided Landscape: 13 Large Trees
 58 Orn. Grasses

10.305 STREET TREES

Not applicable because private drive accesses fewer than 16 lots.

10.403 DISTRICT BUFFERYARD LANDSCAPING
 Required Landscape: Bufferyard Class A on lot lines adjacent to BP Zoning
 (CG Zoning)

1 Large Tree / 100 Feet
 $42 \text{ Feet} / 100 = (0.42)$ 1 Large Tree
 2 Small Trees / 100 Feet
 $42 \text{ Feet} / 100 = 0.42 \times 2 = (0.84)$ 1 Small Tree
 17 Shrubs / 100 feet
 $42 \text{ Feet} / 100 = 0.42 \times 17 = (7.14)$ 8 Shrubs

Provided Landscape: 1 Large Tree
 1 Small Tree
 8 Shrubs

10.405 STREET BUFFERYARD LANDSCAPING

Not applicable to CG zoned lots

10.406 PARKING LOT BUFFERYARDS:

Not applicable when lot and/or adjacent lots are not zoned Residential.

ARTICLE 29 - SIGNATURE CORRIDOR LANDSCAPE
 Required Landscape: 20' Wide Bufferyard Along Street
 (Commercial)

2 Large Trees / 100 Feet
 $475 \text{ Feet} / 100 = 4.75 \times 2 = (9.5)$ 10 Large Trees
 1 Evergreen Tree / 100 Feet
 $475 \text{ Feet} / 100 = (4.75)$ 5 Evergreen Trees
 2 Small Trees / 100 Feet
 $475 \text{ Feet} / 100 = 4.75 \times 2 = (9.5)$ 10 Small Trees
 3 Large Shrubs / 100 feet
 $475 \text{ Feet} / 100 = 4.75 \times 3 = (14.25)$ 15 Large Shrubs
 6 Small Shrubs / 100 feet
 $475 \text{ Feet} / 100 = 4.75 \times 6 = (28.5)$ 29 Small Shrubs

Provided Landscape: 200 Large Tree Equivalents*

100 Evergreen Tree Equivalents*
 200 Small Tree Equivalents*
 29 Small Shrubs

* PROPOSED PLANT EQUIVALENTS

1 Large Tree = 25 Perennials or Ornamental Grasses
 1 Evergreen Tree = 20 Perennials or Ornamental Grasses
 1 Small Tree = 20 Perennials or Ornamental Grasses

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-
Application Type: DEVELOPMENT STANDARDS VARIANCE
Application Filing Fee: \$150
Date Filed: 12/17/2021
Meeting: 01/19/2022

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

Property Address:

2650 Barley Road, Valparaiso, IN 46383

Subject property fronts on the Westside between (streets) n/a (no cross streets)

& _____

Zoning District: INL**PETITIONER INFORMATION**

Applicant Name:

Larson-Danielson Construction Co., Inc.

Phone:

Email:

Address:

Attn: Tony Oss
[REDACTED]
[REDACTED]**PROPERTY OWNER INFORMATION**

Applicant Name:

Barley Properties LLC

Phone:

Email:

Address:

2850 Barley Road
Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 6 Section: 305 Paragraph: _____ Item: _____Article: 3 Section: 505 Paragraph: _____ Item: _____Article: 3 Section: 207 Paragraph: _____ Item: _____Article: 10 Section: 301 Paragraph: _____ Item: _____Article: 6 Section: _____ Paragraph: _____ Item: _____

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

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

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

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

Lot 2 in Appletree Ventures Minor Subdivision as per the plat thereof recorded as Document Number 2019-012549 in the Office of the Recorder of Porter County, Indiana.

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

Construction of a new approx. 114,000 SF warehouse/light industrial facility.

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 development will not be injurious to the public health, safety, morals and general welfare of the community because the general use of the subject property complies with the prescribed uses outlined in the Unified Development Ordinance. Additionally, the proposed development is utilizing an already existing large wilderness and wetland area as a drainage basin in lieu of locating a drainage basin on the site. This basin is already used as a drainage basin for other surrounding properties and the additional water provided to this basin from this development should, in fact, provide a beneficial increase (however minimal) in the overall water level of the basin.

- 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 development meets the intended use of the property as prescribed by the current City of Valparaiso zoning map. The properties adjacent to the subject property will not be negatively impacted by this development. The properties to the south and east are currently being used for the same purposes as the proposed development. The property to the west is comprised of a large basin that is the receiving basin for the excess storm water from this development (along with others). The property to the north is agricultural land located outside of the Valparaiso City Limits.

- 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:

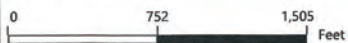
The proposed development is unique in that this development, along with other surrounding industrial developments are able to utilize the drainage basin located just to the west of the proposed development. The requested variances regard lot design, access and landscaped area prescribed in the UDO. Because of the advantage this site has with an off site drainage basin, the terms of the zoning ordinance create a practical difficulty due to the fact that a typical site would require additional open space to accommodate a drainage basin. This development maintains the required open space by utilizing off-site open space in an advantageous manner to the overall environment of the area.

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.



Replat of Lot 2 Appletree Ventures Minor
Web Print: 12/09/2021

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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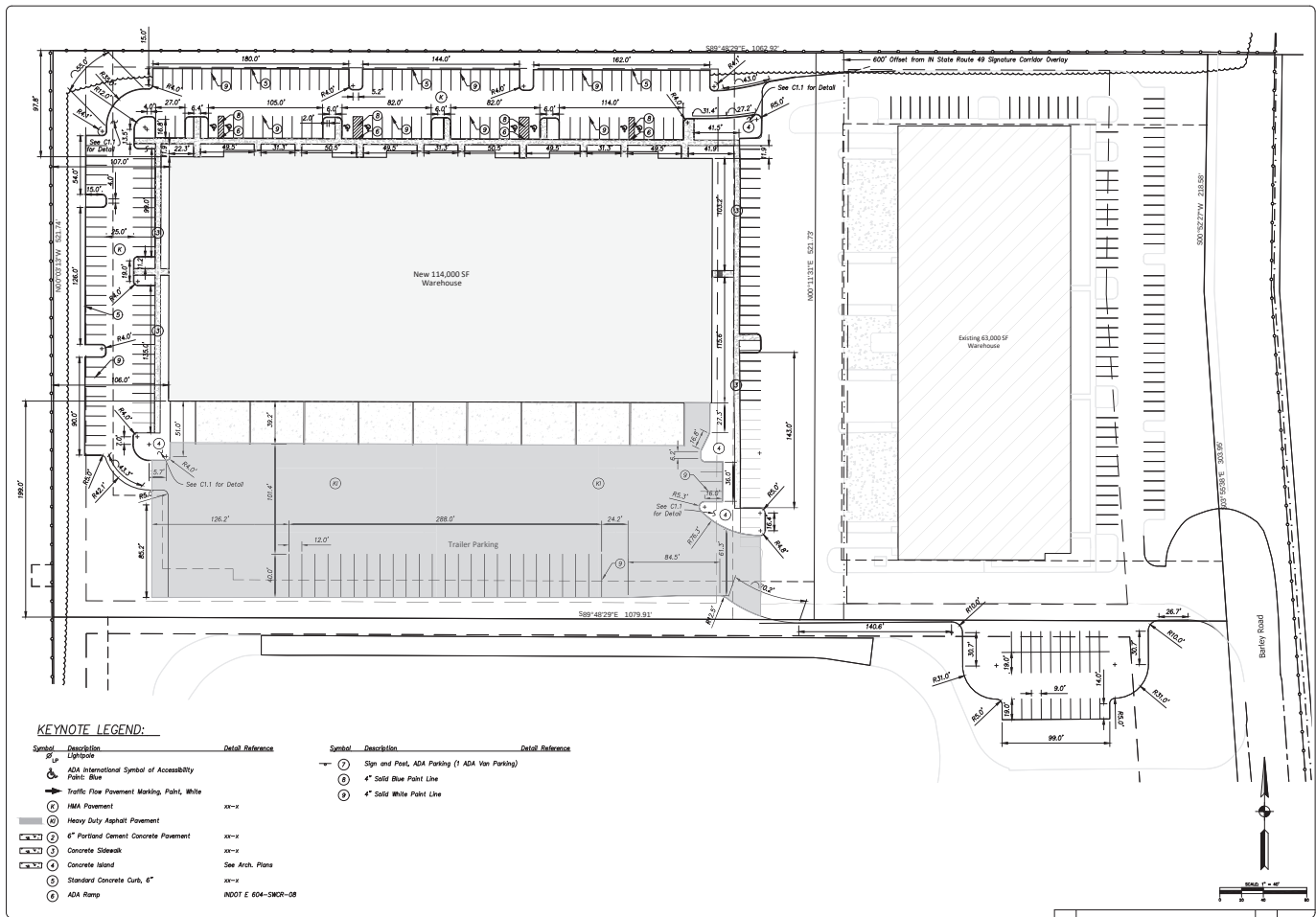


Parcel Number: 641031276002000004
Alternate Parcel Number:
64-10-31-276-002.000-004
Owner1: Barley Properties LLC
Owner1 Address: 2850 Barley Rd Valparaiso IN
46383
Site Address: 2650 Barley Rd Valparaiso IN
46383
Legal Description: Appletree Ventures Minor
Sub Lot 2 12.769A Ditch Tif
Homestead Filed: False

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

AERIAL PHOTO OF EXISTING SITE





ABONMARCHÉ
1115 W. Main Street
Valparaiso, IN 46383
Phone: (219) 462-1000
Fax: (219) 462-1001
Email: info@abonmarche.com
Website: www.abonmarche.com

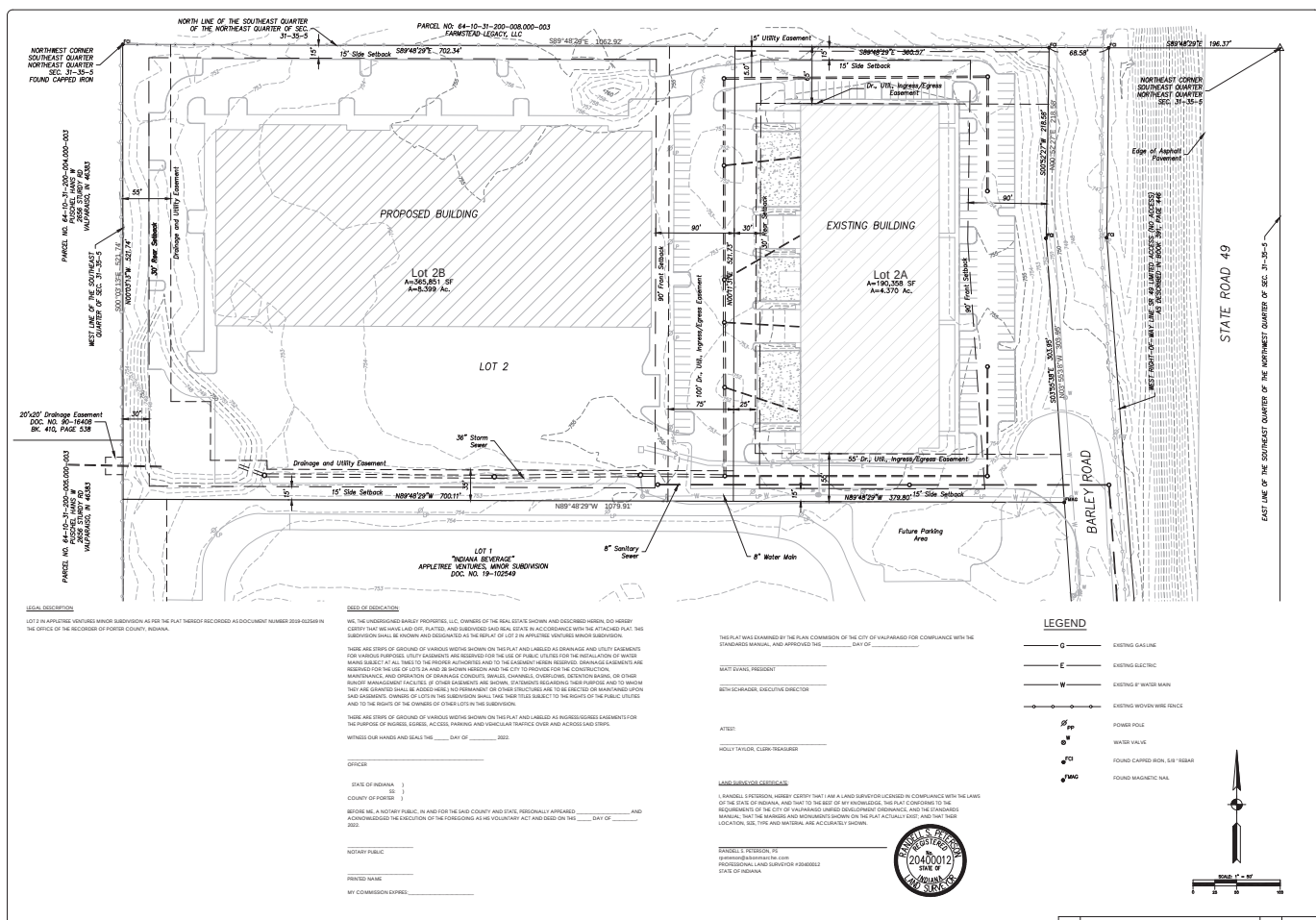
BARLEY PROPERTIES, LLC
PROJECT BLUEJAY II
2650 BARLEY ROAD
VALPARAISO, INDIANA

SITE PLAN

DATE	12-18-2023
BY	
REVISION	
DATE	
BY	
REVISION	

C1.0

SCALE	HORIZONTAL: 1" = 40'
VERTICAL	N/A
PROJECT NO.	21-1218





CITY OF VALPARAISO

Planning Department | 166 Lincolnway | Valparaiso, IN 46383 | (219) 462-1161

BOARD OF ZONING APPEALS APPLICATION PACKET

For Office Use Only:

CHECK #: _____ RECEIPT #: _____

The information contained in this document will assist you in filing a petition before the Valparaiso Board of Zoning Appeals ("BZA"). Although not required, many petitioners seek the advice of an attorney before filing a petition. The Petitioner must provide a complete application, required fee, and all associated documents for the petition by the deadline. Late or incomplete petitions will be placed on the agenda for the following month. If you need help completing this form or would like a copy of the application in an alternative format, please call the Planning Department at (219) 462-1161.

2022 MEETING DATES & DEADLINES

The City of Valparaiso Board of Zoning Appeals meets at 5:30 PM, on the third Wednesday of each month at Valparaiso City Hall, 166 Lincolnway, Valparaiso, IN 46383, unless otherwise notified. You must file your petition no later than the close of business on the appropriate date listed below. The office hours of the City of Valparaiso Planning Department are from 8:30 AM to 4:30 PM, Monday through Friday.

APPLICATION DUE	PUBLIC NOTICE ISSUED BY	PROOF OF NOTICE DUE	BZA MEETING DATE
December 17 th , 2021	January 8 th	January 12 th	January 19 th , 2022
January 14 th , 2022	February 5 th	February 9 th	February 16 th , 2022
February 11 th , 2022	March 5 th	March 9 th	March 16 th , 2022
March 18 th , 2022	April 9 th	April 13 th	April 20 th , 2022
April 15 th , 2022	May 7 th	May 11 th	May 18 th , 2022
May 13 th , 2022	June 4 th	June 8 th	June 15 th , 2022
June 17 th , 2022	July 9 th	July 13 th	July 20 th , 2022
July 15 th , 2022	August 6 th	August 10 th	August 17 th , 2022
August 19 th , 2022	September 10 th	September 14 th	September 21 st , 2022
September 16 th , 2022	October 8 th	October 12 th	October 19 th , 2022
October 14 th , 2022	November 5 th	November 9 th	November 16 th , 2022
November 18 th , 2022	December 10 th	December 14 th	December 21 st , 2022
December 16 th , 2022	January 7 th	January 11 th	January 18 th , 2023

FILING PROCEDURE & PETITIONER CHECKLIST

All applications must be reviewed in a meeting with a planning staff prior to the filing of the petition. All relevant documents must be completed in their entirety either typed or written neatly in ink.

Step 1: Pre-Application Conference

At least one week prior to the intended filing of the petition, the petitioner must discuss the project with Planning staff to review requirements, submittals, procedures, deadlines, and hearings. Contact the Planning Department by phone at 219-462-1161 to speak with staff.