

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, March 16th, 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

VAR22-003 – A petition filed by Neighbors Corporation. The property is located at 206 Monroe St in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Section 3.301, Table 3.301(A) – To vary the minimum area of parcel proposed for development of 25,000 Sq. Ft. to allow for a minimum area of 8712 Sq. Ft.
- Section 3.301, Table 3.301(A) – To vary the maximum gross density of 9.648 to allow for a maximum gross density of 15.
- Section 3.301, Table 3.301(A) – To vary the maximum net density of 11.351 to allow for a maximum net density of 17.647.

7. Staff Items
8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **April 20th, 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/36BFdPm>

**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 #: VAL 22-003

Application Type: DEV. STANDARDS

Application Filing Fee: 8150

Date Filed: 02 / 11 / 22

Meeting: 03 / 16 / 22

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
Property Address: <div style="border: 1px solid black; padding: 5px; min-height: 80px;">206 MONROE</div>	Subject property fronts on the <u>SOUTH</u> side between (streets) <u>MORGAN</u> & <u>MICHIGAN</u> Zoning District: <u>R.T.</u>

PETITIONER INFORMATION	
Applicant Name: <u>NEIGHBORS CORP.</u>	Address: <u>454 COLLEGE AVE.</u> <u>VALPARAISO, IN</u> <u>46383</u>
Phone: <div style="background-color: black; width: 100%; height: 15px;"></div>	
Email: <div style="background-color: black; width: 100%; height: 15px;"></div>	

PROPERTY OWNER INFORMATION	
Applicant Name: <u>NEIGHBORS CORP</u>	Address: <u>454 COLLEGE AVE.</u> <u>VALPARAISO, IN</u> <u>46383</u>
Phone: <div style="background-color: black; width: 100%; height: 15px;"></div>	
Email: <div style="background-color: black; width: 100%; height: 15px;"></div>	

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: _____

TABLE 3.301 A

Findings of Fact for Variance from Developmental Standards

- A. The proposed variance...will not be injurious to the public health...
 - 1. Access to and enjoyment of the adjacent properties will not be impacted by granting requested variances.
 - 2. The design and street appearance of the proposed building will be consistent with the residential character of the surrounding neighborhood.

- B. The use and value of the area adjacent to the property will not be...
 - 1. The presence of a new, well-maintained structure on the now vacant property will enhance the overall appearance of the neighborhood.
 - 2. With adequate and code compliant off-street parking for residents, and adequate on-street parking and city-lot parking withing walking distance for guests, no parking congestion is anticipated.
 - 3. The building exterior and landscaping will be maintained by professionals committed to upholding Valparaiso standards.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties...
 - 1. Granting the requested variances will allow for a more beneficial use of the property consistent with the city's vision of increased downtown housing.
 - 2. Inherent in the city's desire for more downtown housing is the need for more efficient land usage. This site is ideal in proximity to downtown and adequate to accommodate both building and offstreet parking except for UDO specifications regarding lot size and density.

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

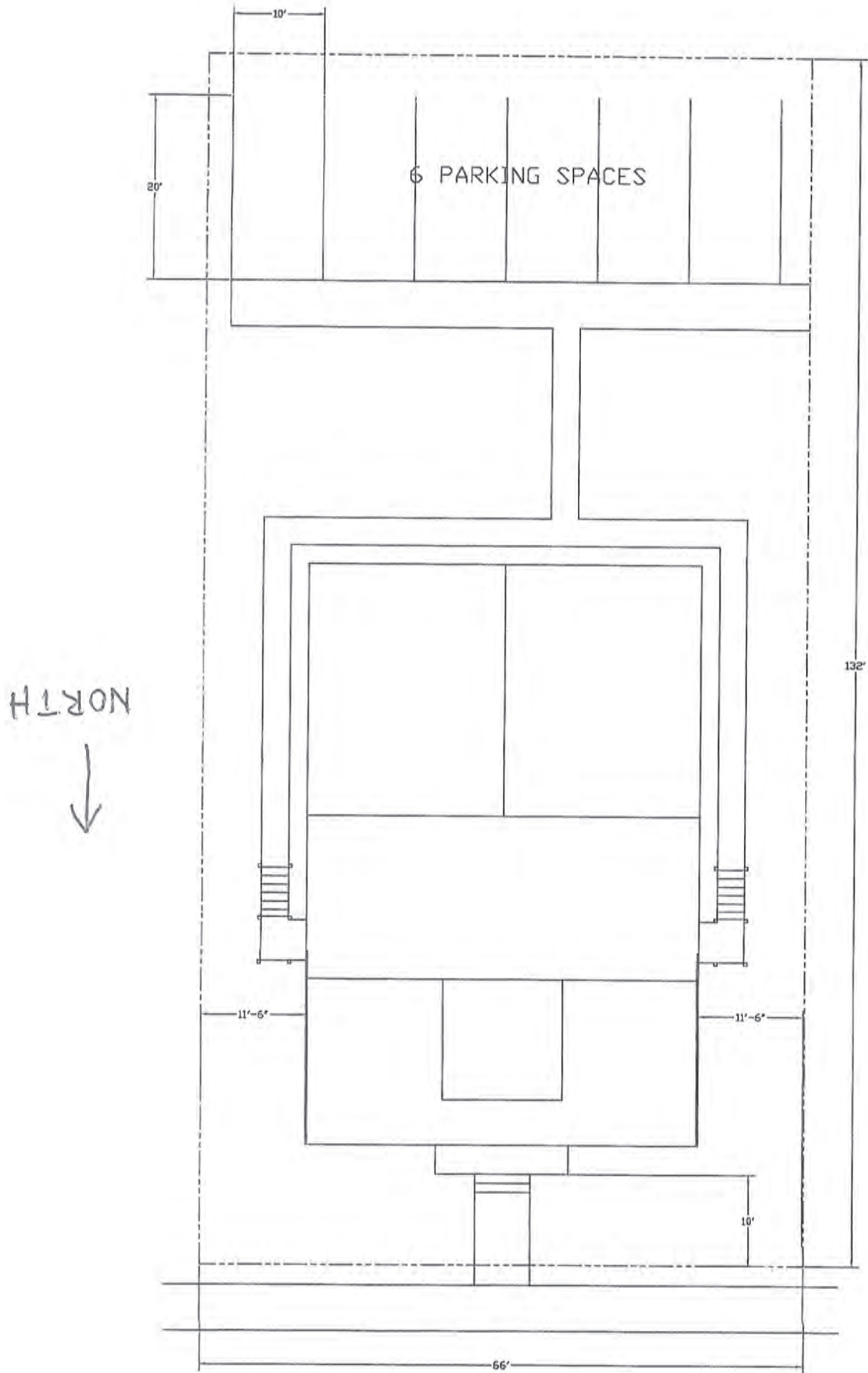
EXHIBIT A

Parcel 1: The South 32 feet of Lot 2, Block 31, in the Original Survey of the Town, now City, of Valparaiso, as per plat thereof recorded in Miscellaneous Record "A", Page 13, in the Office of the Recorder of Porter County, Indiana.

Parcel 2: The North 100 feet of Lot 2, Block 31, in the Original Survey of the Town, now City, of Valparaiso, as per plat thereof recorded in Miscellaneous Record "A", Page 13, in the Office of the Recorder of Porter County, Indiana.

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

We intend to build a three-unit townhouse. Each unit will include 1200 square feet, with three bedrooms, living room, kitchen, laundry, and utility room. Two units will be side-by-side two story units with one entrance facing Monroe Street. The rear unity will be accessed from the rear parking area and with be suitable for handicapped tenant (ADA compliant).

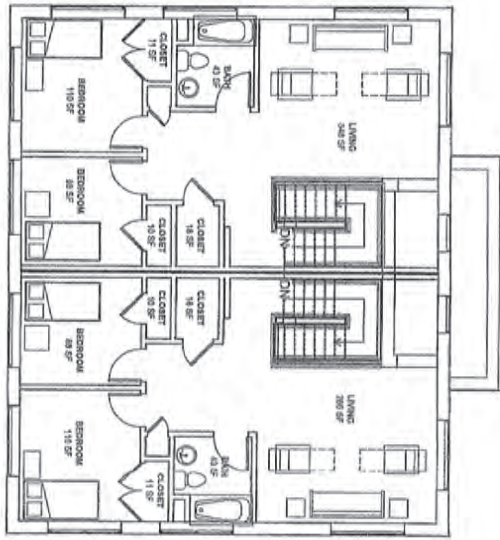


206 MONROE STREET - SITE PLAN
SCALE: 1:10

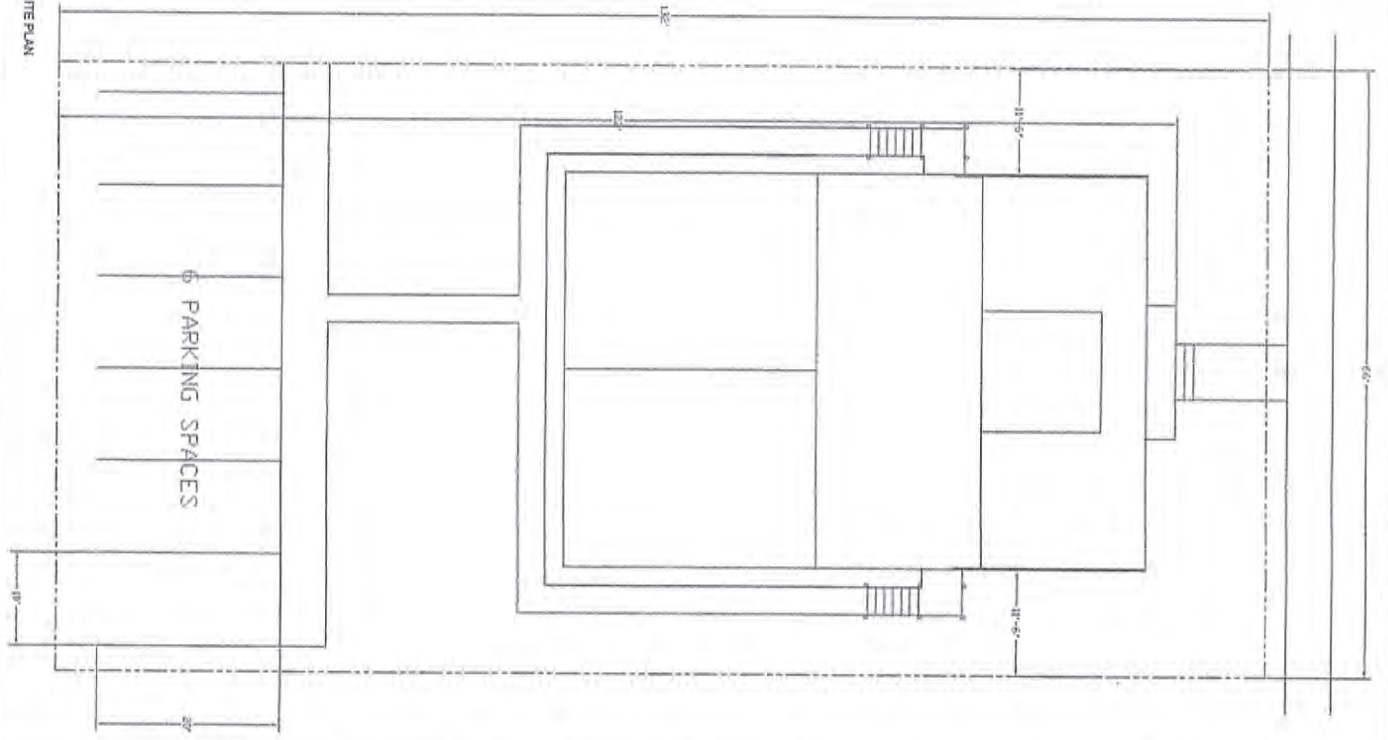
THIS DOCUMENT IS THE PROPERTY OF SHIVE/HATTERY ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.



1 SECOND FLOOR 2022



2 SITE PLAN



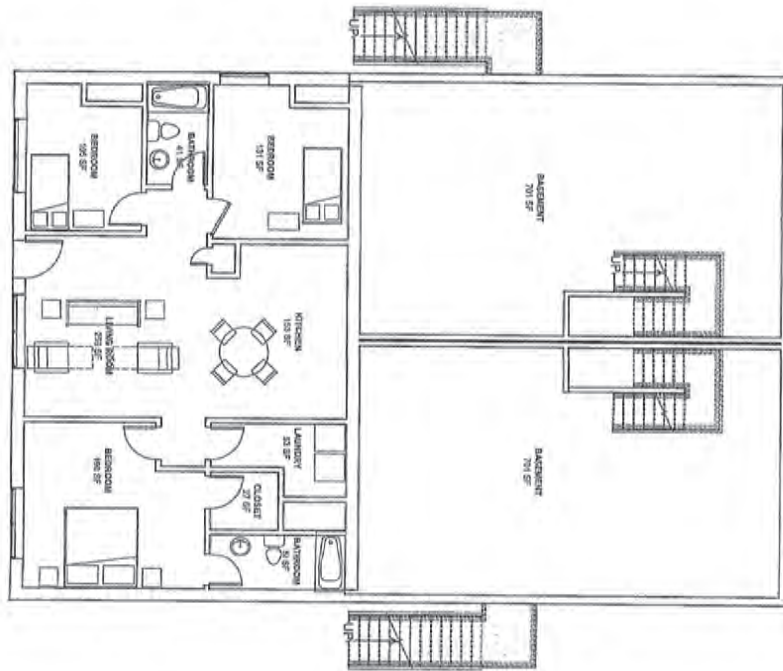
SECOND FLOOR PLAN
A102

DRAWING:	Author
DESIGNED BY:	Author
DATE:	08/10/2022
PROJECT NUMBER:	100000000
FIELD NO.:	

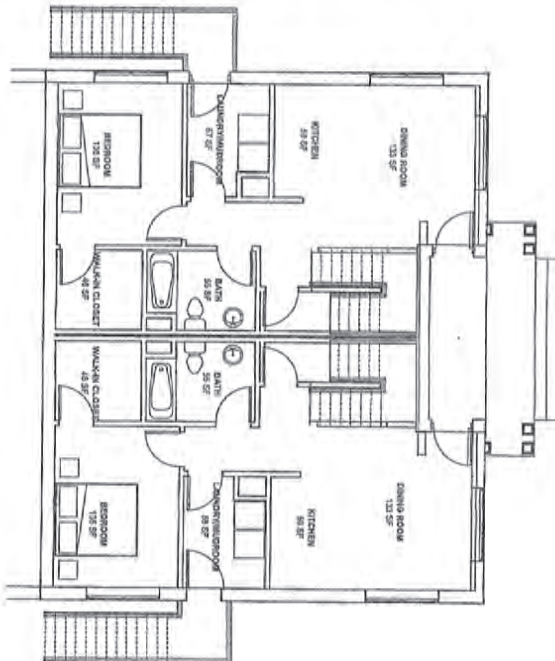
PRELIMINARY - NOT FOR CONSTRUCTION

Monroe St. Townhomes
Project Neighbors
Monroe St., Valparaiso, IN 46383

SHIVE/HATTERY
ARCHITECTS
450 West Washington Street, Suite 200 | Chicago, Illinois 60604
312.467.1100 | www.shivehattery.com
Shive | Shive | Shive



1 BOTTOM FLOOR 2024



2 FIRST FLOOR 2023 COPY 1

AT101
BOTTOM AND
FIRST FLOOR
PLAN

OWNER:	Asur
ARCHITECT:	Asur
DESIGN DATE:	
DATE:	08/23/23
PROJECT NUMBER:	
DRAWN BY:	

PRELIMINARY
- NOT FOR
CONSTRUCTION

Monroe St. Townhomes

Project Neighbors
Monroe St. Vespersville, MI 48305

SHIVEHATTERY
ARCHITECTS & ENGINEERS
Address: 10000 East Blvd, Suite 100 | Grand Rapids, MI 49503
726.241.2200 | www.shivehattery.com
SHE 1 800 1 1000

	SQ FT	ACRES
Total Land Area	8712	
Less - Area Cut Off by Water Body	0	
Less - ROW Dedication	0	
Equals - Base Site Area	8712	0.20
Units	3	
GROSS DENSITY TOTAL:	15	
Base Site Area	8712	
Less - Open Space	1306.8	
Equals - Buildable Area	7405.2	0.17
Units	3	
NET DENSITY TOTAL:	17.647	