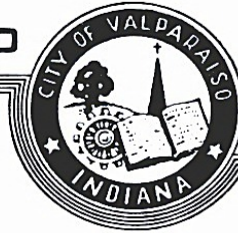


CITY

VALPARAISO



INDIANA

OFFICE OF
PLAN COMMISSION

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AGENDA

Valparaiso Board of Zoning Appeals Tuesday February 16th - 7:00 PM City Hall, 166 W. Lincolnway

1. Roll Call
2. Election of Officers (Pres., VP, Sec'y, Attorney)
3. Approval of January Minutes
4. Old Business

UV10-001 A petition filed by Kathy DeFries, 208 Harrison Blvd, Valparaiso, IN 46383. The petitioner requests a use variance from Article 2, Section 2.201, Table 2.201A of the Valparaiso Unified Development Ordinance, to allow for a dog kennel to be a permitted use within the INH, Heavy Industrial-zoning district. The property is located at 908 Washington Street.

VAR10-001 A petition filed by Hawthorne Communities, LLC, c/o William Ferngren, Valparaiso, IN 46385. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501 of the Valparaiso Unified Development Ordinance, to vary the minimum required lot area of 12,000 square feet to allow for a minimum lot area of 10,960 square feet. To vary the minimum lot width of 90 feet to allow for lot widths of 80 feet. To vary the minimum side yard setback of (8) eight feet to allow for side yard setbacks of (6) six feet. To vary the minimum rear yard setback of 30 feet to allow for rear yard setbacks of 25 feet. To vary the building height of 28 feet or two and one half stories to allow for building heights of 35 feet. The properties are located within Phase II of Hawthorne Subdivision lots 43,52,58,59,61,67,68,69,71,72,81 and 82 and a proposed Phase III of Hawthorne Subdivision, including lots 83 through 111, and zoned (SR), Suburban Residential district.

6. New Business

UV10- 002 A petition filed by Jason Carter c/o Todd Etzler of Burke, Costanza & Cuppy LLP, 156 Washington Street, Valparaiso, IN 46383. The petitioner requests a use variance from Article 2, Section 2.201, Table 2.201A of the Valparaiso Unified Development Ordinance, to allow for a single family home to be a permitted use within the (CN), Central Neighborhood-zoning district. The property is located at 1001 Evans Avenue.

VAR10-002 A petition filed by David Tiemens, 527 N. Halleck, DeMotte, IN 46310. The petitioner requests a variance from Article 3, Section 3.505, Table 3.505 of the Valparaiso Unified Development Ordinance, to vary the minimum required lot width frontage of 150 feet to allow for a lot width frontage of zero (0) feet. A variance from Article 6, Section 6.305, the requirement that all lots in a subdivision shall front upon a improved public street to allow for access via a cross-access easement through adjacent lots. The property is located at 870 Eastport Centre Drive and zoned (BP), Business Park

VAR10-003 A petition filed by William Ferngren, 570 Vale Park Road, Suite B, Valparaiso, IN 46385. The petitioner requests a variance from Article 11, Section 11.410, of the Valparaiso Unified Development Ordinance, Eastgate Overlay District Standards, to vary the maximum allowable signage of one identification sign per business, per frontage to allow for two identification signs for the business located at 1300 Lincolnway in the Eastgate Overlay District. The property is zoned (CG), Commercial General.

VAR10-004 VOID

VAR10-005 A petition filed by Gary and Susan Brown, 203 Harrison Blvd., Valparaiso, IN 46382. The petitioner requests a variance from Article 2, Section 2.301, of the Valparaiso Unified Development Ordinance, to vary the minimum side yard setback of three feet to allow for a zero lot line setback for the construction of a deck in the sideyard. A variance from Article 2, Section 2.305, to vary a swimming pool's minimum side yard setback of (6) six feet to all for a setback of 4.31 feet for an existing swimming pool. The property is located at 203 Harrison Blvd. and zoned (NC-60), Neighborhood Conservation 60.

UV10-003 A petition filed by Kathy DeFries, 208 Harrison Blvd, Valparaiso, IN 46383. The petitioner requests a use variance from Article 2, Section 2.201, Table 2.201A of the Valparaiso Unified Development Ordinance, to allow for a dog kennel to be a permitted use within the INH, Heavy Industrial-zoning district. The property is located at 405 Elm Street

7. Reports and Discussion

8. Adjournment

Damon Colby, President
Board of Zoning Appeals

Tyler Kent
Assistant Planner

Next Meeting: March 16th, 2010