

## **MEETING AGENDA**

**Valparaiso Board of Zoning Appeals**  
**Tuesday, March 19th, 2019, 7:00 PM**  
**653 Hayes Leonard Road**

1. Roll Call
2. Adoption of February 19<sup>th</sup> Meeting Minutes
3. Old Business

**VAR18-026/UV18-003** – A petition filed by Stack’s LLC c/o Bill Ferngren, Ferngren Law, 570 Vale Park Road, Suite B, Valparaiso, IN 47385. The petitioner requests a use variance from Article 2, Section 2., of the Valparaiso Unified Development Ordinance, to allow for rooftop dining to be a permitted functionally similar use in the Central Business District. A variance from Article 5, Section 5.303(D), to vary the required sign setback of five (5) feet from the property line, to allow for sign to encroach five (5) feet over the property line. A variance from Article 5, Section 5.303(E)(2)(b), to vary the required location of signage between the top of the ground floor windows and twelve (12) inches below the bottom sill of the second-floor windows, to allow for signage outside of the sign band area and to be constructed with metal, fiberglass and similar construction materials. A variance from Article 5, Section 5.303(G)(1)(b), to vary the that no sign shall project more than 45 inches in to the public way, to allow for a sign to project 60 inches in the public way. A variance from Article 5, Section 5.303(G)(3)(d), to vary the maximum sign thickness for a projecting sign of 1-1/2 inches, to allow for a projecting sign width of 12 inches. A variance from Article 5, Section 5.303 (G)(3)(d), to allow for a projecting sign to be closer than 12 inches to a line extended vertically from a public alley. A variance from Article 5, Section (G)(3)(e), to vary the maximum sign surface area of eight (8) square feet for a projecting sign, to allow for a projecting sign area of 30 square feet for a projecting sign. A variance from Article 5, Section (G)(3)(a), to vary the maximum number of projection signs of one (1) per building tenant, to allow Stack’s Restaurant two (2) projection signs. A variance from Article 5, Section (H), to allow for an internally illuminated sign in the CBD district. A variance from Article 11, Section 11.507, to allow for pre-fabricated metal siding be the predominate exterior building material. The property is located at 175 Lincolnway, in the CBD, Central Business District zoning district.

#### 4. New Business

**UV19-001** A public hearing on a petition filed by Jason and Elizabeth Lacny of Four Fathers Brewing, 1555 W. Lincolnway, Suite 105, Valparaiso, IN 46385. The petitioner requests a use variance from Article 2, Section 2.201B, of the Valparaiso Unified Development Ordinance, to allow for Alcoholic Beverage Sales to be permitted within the Heavy Industrial (INH) Zoning District. The property is located at 3705 Bowman Drive.

**UV19-002** A public hearing on a petition filed by VTown, LLC c/o William Ferngren, ESQ, 570 Vale Park Road, Suite B, Valparaiso, IN 46383. The petitioner requests a use variance from Article 2, Section 2., of the Valparaiso Unified Development Ordinance, to allow for rooftop patio space to be a permitted functionally similar use in the Central Business District. The property is located at 1Lincolnway, in the CBD, Central Business District zoning district.

#### 5. Adjournment

Michael Micka, President – Board of Zoning Appeals

Tyler Kent, Planning Director

Next Meeting: April 16<sup>th</sup>, 2019