



CITY OF
VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, January 18, 2023, 5:30 p.m.
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – December 21, 2022
4. Old Business

VAR22-019

A petition filed by El Sabor Poblano c/o Carlos Cuautle to request the following Variances from Development Standards related to seeking approval for a walk-in cooler appliance on the exterior of the building at 902 Calumet Ave., Suite 1:

- Section 2.401 to allow a walk-in cooler appliance outdoors (front yard);
- Section 2.402(1)(C) to allow an 8ft tall fence;
- Section 2.402(C)(1) to allow a privacy fence vs an ornamental fence to screen the outdoor cooler appliance (all per drawings submitted).

VAR22-016

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Car Wash Facility project proposed at 2501 Calumet Ave:

- Section 3.505 to allow front yard building setback adjacent to the private road (north side of proposed Drive & Shine Car Wash) to be 3ft (building encroachment into setback per site plan submitted);
- Section 11.502(B)(1) to allow required building offset lengths to be less than 20ft (per site plan submitted);
- Section 11.506(A) to allow opaque (spandrel glass) windows to be included in transparency calculations and to allow tinted green glass on curtain wall framing, storefront windows, and storefront doors (per building elevation drawings submitted).

VAR22-017

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Lube Center project proposed at 2511 Calumet Ave:

- Section 11.502(A) to allow bumpouts to not be required on the Lube Center building (2060 sq. ft.) (per site plan submitted);
- Section 11.506(A): to allow opaque (spandrel glass) windows to be included in transparency calculations; and to allow tinted green glass on storefront windows and storefront doors (all per building elevation drawings and elevation transparency table submitted).

(agenda continued on next page)

VAR22-018

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Car Wash Facility project proposed at 109 Porters Vale:

- Section 11.502(A) to allow uninterrupted horizontal dimension of approximately 80ft for the building (7,235.89 sq. ft);
- Section 11.502(B)(1) to allow required building offset lengths to be less than 20ft;
- Section 11.506(A): to allow opaque (spandrel glass) windows to be included in transparency calculations, to allow reduced required transparency along the primary façade (south, from 60% to 34%, to allow reduced required transparency along a non-primary façade (north, from 30% to 5%, and to allow tinted green glass on curtain wall framing, storefront windows, and storefront doors; and
- Section 5.303(E)(2)(a) to allow signage above the roof line.

5. New Business

VAR22-020

A petition filed by Amanda and Shayne Snider. The property is located at 415 Madison Street in a Neighborhood Conservation (NC 60) Zoning District. The petitioner requests the following variance(s):

- Section 2.305(C)(1) – To allow an inground pool in a side yard (otherwise permitted behind the principal building).

VAR22-021

A petition filed by Frederick Frey. The property is located at 3107 Churchview Drive in a General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Section 3.501(B)(Table 3.501) – To vary the required twenty-five (25) feet rear yard setback to allow for a fifteen (15) feet rear yard setback for the construction of a single-family home.

VAR22-022

A petition filed by Valparaiso Exterior Designers. The property is located at 2607 Kieffer Court in a Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Section 3.501(B)(Table 3.501) – To vary the required thirty (30) feet rear yard setback to allow for a twenty-three and a half (23.5) feet rear yard setback for the construction of a sunroom.

6. Other Business – Election of Officers, Certificates of Appointment

7. Staff Items

8. Adjournment

Kyle Yelton, Vice President – Board of Zoning Appeals
Beth Shrader, Planning Director

Next Meeting: February 15, 2023, 5:30 p.m.

Interested persons may attend in person, view the meeting live on the city's website (www.valpo.us), participate via web conference (bit.ly/ValpoBZA2023), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above).