

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, February 18th, 2020, 7:00 PM
Valparaiso City Hall, 166 Lincolnway

1. Roll Call
2. Adoption of January 21st, 2020 Meeting Minutes
5. Old Business

UV19-004/VAR19-019 – A petition filed by Evergreen Real Estate Group c/o Todd Leeth, 103 Lincolnway, Valparaiso IN, 46383. The petitioner requests a use variance from Article 11, Section 11.305 (C)(4) of the Valparaiso Unified Development Ordinance, to allow for Institutional Residential within the US 30 (Morthland Drive) Overlay District. A variance from Article 2, Section 2.518(D), to vary the required installation of a six-foot-high opaque fence constructed between an institutional residential use and lots zoned and or occupied by single-family dwelling units. A variance from Article 3, Table 3.301(B), to vary the Gross Floor Area (FAR) of .431, to allow for a Gross FAR of .68. A variance from Article 3, Table 3.301(B), to vary the NET FAR of .507, to allow for a NET FAR of .77. A variance from Article 3, Table 3.505, to vary the maximum building height of thirty-five (35) feet, to allow for a building height of thirty-six (36) feet. A variance from Article 9, Section 9.201, to vary the required 180 parking spaces, to allow for 90 parking spaces for the use of an Institutional Residential use. A variance from Article 9, Table 9.201, to vary the required six (6) loading berths, to allow for one (1) loading berth. The Property is located at 150 Morthland Dr, in the Commercial General (CG) Zoning District.

6. New Business

VAR20-001- A petition filed by Stephen Pease 702 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests a variance from Article 11, Section 11.506 (1)(A) of the Valparaiso Unified Development Ordinance, to vary the required 60% transparency along the primary façade to allow for a transparency of 47%. A variance from Article 11, Section 11.306, Table 11.306A to vary the required minimum building setback of 30 ft. to allow for a setback of 19 ft. 6in. A variance from Article 11, Section 11.306, Table 11.206(A) to vary the required minimum landscaped yard along R.O.W. of 30 ft. to allow for minimum landscaped yard of 23 ft. The Property is located at 1004 N. Calumet Ave., in the Commercial General (CG) Zoning District.

UV20-001 – A petition filed by Paul Schreiner 454 S. College Ave, Valparaiso, IN 46383. The petitioner requests a use variance from of Article 2, Section 2.201, Table 2.201(A) of the Valparaiso Unified Development Ordinance, to allow for Single-Family Attached within the

Neighborhood Conservation (NC) Zoning District. The Property is located at 606 Indiana Ave, in the Neighborhood Conservation 60 (NC-60) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Tyler Kent, Planning Director

Next Meeting: **March 17th, 2020**