



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
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Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, March 15, 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 – January 18, 2023
4. Old Business
5. New Business

VAR23-001

A petition filed by Hilltop Neighborhood House Inc. c/o Todd A. Leeth (Hoepfner Wagner & Evans LLP). The property is located at 608 Union Street in a Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Table 3.301B – To reduce Landscape Surface ratio from 60% to 52%;
- Table 3.301B – To increase maximum FAR (Gross FAR from 0.203 to 0.213; Net FAR from 0.507 to 0.532);
- Table 9.201 – To reduce parking count from 8 to 6; and
- Table 3.505 – To reduce rear yard setback from 30ft to 27ft.

UV23-001 and VAR23-002

A petition filed by Curfin Property Holding Inc. c/o McMAHON Associates Inc. The property is located at 2052 Morthland Drive in a Commercial General (CG) Zoning District; it is also partially within the US 30 (Morthland Drive) Signature Corridor Overlay. The petitioner requests the following variance(s):

- Section 11.305(D) – To allow additional outdoor storage of operable vehicles for sale;
- Section 11.305(L) – To reduce Landscape Surface Ratio coverage from 25% to 18.1% (per plan); and
- Section 10.301 – To reduce required on-lot landscaping for the new project area (per plan) to 0 additional plantings.

6. Other Business
7. Staff Items
8. Adjournment

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

Next Meeting: April 19, 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).