

MEETING AGENDA

Valparaiso Board of Zoning Appeals

Tuesday, March 31st, 2020, 5:30 PM

Valparaiso City Hall, 166 Lincolnway via remote access (see details below)

****Notice:** The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on **Tuesday, March 31st, 2020, at 5:30 PM (local time)**. No governing body members will attend in person but will instead attend remotely. The public is invited to attend by remote access. Please use the following Dial-In number **1- 219-293-4307** and **Access Code 577 656 057#**. If you have any comments or questions as to these or any other items on the Agenda, you are encouraged to send an email prior to the meeting to clemmon@valpo.us. A recording of this meeting will be made available on the City's Website. **

1. Roll Call
2. Adoption of February 18th, 2020 Meeting Minutes
5. Old Business

VAR19-015 (Reconsideration) - A petition filed by Philip E. Hahn, 125 West Division Road, Valparaiso IN, 46385. The petitioner requests a variance from Article 3, Section 3.501, of the Valparaiso Unified Development Ordinance, to vary the required rear yard setback of (20) twenty feet to allow rear yard setback of (8) eight feet for the construction of a single-family home. The Property is located at 304 Stanley Street in the Neighborhood Conservation 60 (NC-60) Zoning District.

6. New Business

VAR19-026 - A petition filed by Anton Baumann, 3101 Cascade Dr, Valparaiso IN, 46383. The petitioner requests a variance from Article 2, Section 2.406 (A) of the Valparaiso Unified Development Ordinance, to vary the required loading and truck access location from behind the principal building and screened to allow for loading and truck access to be located in the front of the principal building and unscreened. A variance from Article 11, Section 11.502(B), to vary the required offset. A variance from Article 11, Section 11.507 (B), to vary the permitted building materials to allow for Galvalume Steel Siding. A variance from Article 11, Section 11.306, Table 11.306(A), to vary the required minimum building setback from 60 feet to allow for a minimum building setback of 32.28 feet. A variance from Article 11, Section 11.306(A) to vary the required 30-foot landscaped yard

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along the Right-of-Way. A variance from Article 11, Section 11.306(A) to vary the required 4 Shade Trees, 3 Evergreen Trees, 4 Ornamental Trees, 6 Large Shrubs and 10 Small Shrubs per 100 linear feet of frontage. A variance from Article 11, Section 11.306(A) to vary the required screening of all service areas with dense planting of shrubs and evergreen trees. A variance from Article 11, Section 11.306(A) to vary the required screening of all parking areas with a 5-foot buffer of shrubs, 3 feet in height maximum. A variance from Article 10, Section 10.301, Table 10.301 to vary the required on-lot landscaping of 2 Large Trees, 4 Small Trees and 35 Shrubs per Acre. A variance from Article 10, Section 10.303, Table 10.303, to vary the required open space landscaping of 10 Large Trees, 15 Small Trees and 17 Shrubs per acre. A variance from Article 10, Section 10.304, Table 10.304, to vary the required Parking Lot Landscaping of 1 Large Tree per 8 parking spaces and 1 Shrubs/Perennials/Ornamental Grasses per 4 parking spaces. The Property is located at 3001 Cascade Dr, in the Light Industrial (INL) Zoning District.

VAR20-003 – A petition filed by Dan Kachaturoff, 2253 S. State Rd 2, Valparaiso, IN 46385. The petitioner requests a variance from Article 3, Section 3.501(B), Table 3.501 of the Valparaiso Unified Development Ordinance, to vary the maximum lot coverage of 50% to allow for a lot coverage of 66%. The Property is located at 203 Napoleon St, in the Neighborhood Conservation-60 (NC-60) Zoning District.

UV20-002 - A petition filed by Ron Knoche, 551 Franklin St, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.201, Table 2.201B of the Valparaiso Unified Development Ordinance, to allow for a Commercial Retail Use within the Heavy Industrial (INH) Zoning District. The Property is located at 551 Franklin St., in the Heavy Industrial (INH) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: **April 21st, 2020**