

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, April 21, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes
3. Old Business
4. New Business

VAR21-004 – A petition filed by John & Debra Albers. The property is located at 401 Lafayette St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 3.303(D)(1) – To vary the maximum accessory building height to allow for an accessory building height of 21’4”.
- Article 2, Section 3.303(D)(2) – To vary the maximum accessory building footprint to allow for an accessory building footprint of 1088 Sq. Ft.

UV21-001/VAR21-005 – A petition filed by DVG Team, INC – Russ Pozen, 1155 Troutwine Rd, Crown Point, IN 46307. The property is located at 708 Evans Ave in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.201, Table 9.201 – To vary the minimum parking and loading requirements to allow for a minimum of 131 Parking Spaces.
- Article 9, Section 9.403, Table 9.403(B) – To vary the minimum connection spacing to allow for a minimum connection spacing of 63 ft.
- Article 10, Section 10.304(E) – To vary the required parking lot planting island area and depth to allow for parking lot planting island area of 295 Sq. Ft. and depth of eight (8) feet.
- Article 10, Section 10.405, Table 10.405 – To vary the required street bufferyard requirements to allow for no street bufferyard along Evans Ave.
- Article 11, Section 11.502 (A) – To vary the required maximum horizontal dimensions to allow for a maximum horizontal dimension of 116 ft.

- Article 11, Section 11.503(A) – To vary the required minimum architectural feature spacing intervals to allow for architectural features spaced at intervals more than 12 feet apart.
- Article 11, Section 11.506, Table 11.506 – To vary the required Transparency along street frontages to allow for a minimum transparency of 26.5%.
- Article 11, Section 11.506(B)(2) – To vary the requirement for windows to be transparent and allow views into the building to allow for the lower portion (3-8 ft) of the window to have a translucent screen.
- Article 11, Section 11.508(A)(4)(a) – To vary the requirement for building height variation to allow for a height variation less than 3 feet per 150 feet.
- Article 2, Section 2.201, Table 2.201(B) – To allow for a Private Club Use in the Light Industrial (INL) Zoning District

5. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **May 19th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****