

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, June 16th, 2020, 5:30 PM
Butterfield Family Pavilion, 600 Evans Ave

****Notice:** The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on **Tuesday, June 16th, 2020, at 5:30 PM (local time) at Butterfield Family Pavilion at 600 Evans Ave.***

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

SE20-001/VAR20-004 - A petition filed by Neighbors Corp, 454 College, Valparaiso, IN 46383. The petitioner requests a special exception from Article 2, Section 2.507(C), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on the property. The petitioner requests a variance from Article 2, Section 2.507(C)(2), of the Valparaiso Unified Development Ordinance, to allow for a multifamily building with five (5) units on a property that is not a corner lot. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 15 parking spaces, to allow for a total of 7 parking spaces. A variance from Article 3, Section 3.301 Table 3.301(A), to vary the minimum area of parcel proposed for development from 2.5 Acres to allow for a minimum area of .2 acres. The Property is located at 206 Monroe, in the Residential Transition (RT) Zoning District.

6. New Business

VAR20-009 - A petition filed by Sarah Albers, 703 Lafayette, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.303 (D)(3d), of the Valparaiso Unified Development Ordinance, to vary the required rear yard setback of 20 ft for a garage with doors facing the alley to allow for a rear yard setback of four (4) feet . The Property is located at 703 Lafayette St, in the Neighborhood Conservation – 60 (NC-60) Zoning District.

VAR20-010 - A petition filed by Zachary DeWitt, 1309 Tuckahoe Park Dr, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.302 (C1), of the Valparaiso Unified Development Ordinance, to allow for a non-ornamental (chain-link) fence to face the public right-of-way. The Property is located at 1309 Tuckahoe Park Dr, in the General Residential (GR) Zoning District.

VAR20-011 - A petition filed by Shane & Amy Miller, 209 Wayne St, Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.303(D)(2) of the Valparaiso Unified Development Ordinance, to vary the required maximum detached accessory building size of 600 square feet to allow for a detached accessory building of 891 square feet. The Property is located at 209 Wayne St, in the Neighborhood Conservation- 60 (NC-60) Zoning District.

UV20-003/VAR20-008 - A petition filed by Project Neighbors, 454 S College, Valparaiso, IN 46385. The petitioner requests a use variance from of Article 9, Section 2.201, Table 2.201(A) of the Valparaiso Unified Development Ordinance, to allow for Multifamily within the Commercial Neighborhood (CN) Zoning District. The petitioner requests a variance from Article 9, Section 9.201, Table 9.201 of the Valparaiso Unified Development Ordinance, to vary the required 24 parking spaces, to allow for 17 parking spaces for a multifamily use. The Property is located at 908 Franklin St, in the Commercial Neighborhood (CN) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

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