

MEETING AGENDA

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

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

VAR21-011 – A petition filed by Adam McAlpine. This property is located at 701-705 Glendale Blvd in the Urban Residential (UR) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.403(C) – To allow for an access spacing on opposite sides of the street of less than 75 feet.
- Article 3, Section 3.503, Table 3.503 – To vary the required 12 ft building separation to allow for a building separation of 10 ft

4. New Business

VAR21-017 – A petition filed by Hilary South. The property is located at 2806 Westwind Dr in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.302(A)(2) – To vary the maximum fence height of four (4) feet in a street side yard to allow for a fence height of six (6) feet.

UV21-003/VAR21-018 – A petition filed by Sara Foreman and Rebekah Brown. The property is located at 1406/1408 Silhavy Rd in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.201, Table 2.201(A) – To allow for Single-Family Attached land use in the Suburban Residential (SR) Zoning District
- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum lot width from 90 feet to allow for a minimum lot width of 70 feet.

VAR21-019 – A petition filed by Rocco Schiralli. The property is located at 702 Lincolnway in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.205, Table 9.205 – To vary the minimum required parking spaces of nine (9) spaces to allow for a minimum of three (3) parking spaces.

VAR21-020 – A petition filed by Kurt Bentley. The property is located at 3200 Winter Park Dr in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum rear yard setback of 25 feet to allow for a minimum rear yard setback of 16 feet.

VAR21-021 – A petition filed by Eagle View Homes, LLC. The property is located at 1011 Center St in the Neighborhood Conservation-60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum side yard setback of six (6) feet to allow for a minimum side yard setback of three (3) feet.

VAR21-022 – A petition filed by Valparaiso Partners, LLC c/o William Ferngren. The property is located at 259 Indiana Ave in the Central Place (CP) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501, Table 3.301(B) – To vary the maximum Gross FAR of 0.456 to allow for a maximum Gross FAR of 0.69
- Article 3, Section 3.501, Table 3.301(B) – To vary the maximum Net FAR of 0.507 to allow for a maximum Net FAR of 0.69
- Article 3, Section 3.505, Table 3.505 – To vary the minimum rear yard setback of twenty (20) feet to allow for a minimum rear yard setback of zero (0) feet
- Article 10, Section 10.301, Table 10.301 – To vary the required on-lot landscaping for a Non-Residential Use in Central Place (CP) per proposed landscape plan.
- Article 9, Section 9.205, Table 9.205 – To vary the required parking of 48 parking spaces to allow for a minimum of 30 parking spaces.
- Article 11, Section 11.506, Table 11.506 – To vary the required transparency along the primary façade of 60% to allow for a minimum of 36%

VAR21-023 – A petition filed by Kevin Kleemann. The property is located at 4207 Oak Grove Dr in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.501(B), Table 3.501 – To vary the minimum street yard setback of 25 feet to allow for a minimum street yard setback of 22.2 feet.

VAR21-024 – A petition filed by Craig + Paula Heuring. The property is located at 501 Erie St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.302(A)(2) – To vary the maximum fence height in a street side yard of four (4) feet to allow for a fence height of six (6) feet.

5. Staff Items

RESOLUTION #1-2021 – A resolution establishing the policy by which members of the Board may participate by Electronic Means of Communication.

6. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **August 18th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://bit.ly/3jmYLLL> .

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