

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, August 18th, 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

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.

4. New Business

VAR21-031 – A petition filed by Daniel Tursman. The property is located at 815 Lincolnway in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.403(B), Table 9.403(B) – To vary the minimum connection spacing of 200 ft to allow for a minimum connection spacing of 25.2' (East Drive), 83.6' (West Drive) and 184.4' (Between East and West Driveways)

- Article 10, Section 10.400 – To vary the District Boundary Bufferyard Standards between Commercial General (CG) and Commercial Neighborhood (CN) per proposed landscape plan.
- Article 11, Section 11.402(B)(1a) – To vary the maximum setback of twenty-seven (27) feet to allow for a maximum setback of ninety (90) feet.
- Article 11, Section 11.403 (C)(1b) – To vary the maximum allowable curb cut along a primary street of one (1) to allow for two (2) curb cuts that do not meet the applicable standards in Section 9.400, Access Management and Circulation.
- Article 11, Section 11.404(F) – To vary the minimum fenestration percentage of 50% of the first floor to allow for a minimum fenestration percentage per proposed elevation(s)
- Article 11, Section 11.404(F) – To vary the minimum fenestration percentage of 15% of the rear building walls to allow for a minimum fenestration percentage of 0%
- Article 11, Section 11.404(D) – To vary the minimum percentage of bright colors of 10% to allow for a maximum of 16%.
- Article 11, Section 11.407(A) – To allow for a new parking lot in front of the building.
- Article 11, Section 11.407 (D)(2) – To vary the minimum primary street setback for vehicular use areas of 15 ft to allow for a minimum setback of 0 ft.
- Article 11, Section 11.407(H) – To vary the required parking lot landscaping per proposed Landscape Plan
- Article 11, Section 11.411(E) – To vary the required parking lot landscaping per proposed Landscape Plan

VAR21-026 – A petition filed by Lennar Homes of Indiana, Inc. c/o Todd Leeth and Katie Kopf of Hoepfner, Wagner and Evans LLP . The property is located at the SE Corner of Tower Rd and 500 North (Iron Gate Subdivision) in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Section 3.602, Table 3.602 – To vary the minimum lot width requirements for Suburban Residential (SR) of 70, 80 and 90 ft to allow for a range of lot widths between 65 ft up to 80 ft.
- Section 3.602, Table 3.602 – To vary the percentage of width type for Suburban Residential (SR) of 70 ft (25%), 80 ft (50%) and 90 (Remainder) to allow for a percentage of width type of 65 ft (44%), 75 ft (51%) and 80 ft (5%).

VAR21-028 – A petition filed by Hamstra Builders, Inc. The property is located at 1111 Glendale Blvd in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 3.301, Table 3.301(B) – To vary the required Landscape Surface Ratio (LSR) of 35% to allow for a LSR of 19.48%

VAR21-030 – A petition filed by Luigi Randazzo. The property is located at 2901 John Howell Dr in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 9.303(B4) – To vary the requirement for stacking lanes with an abutting eight (8) foot wide bypass lane to allow for no bypass lane.
- Section 11.506(A), Table 11.506 – To vary the required transparency along the Secondary Façade (West-Facing) of 30% to allow for a minimum transparency of 18%
- Section 11.506(A), Table 11.506 – To vary the required transparency along the Primary Façade (South-Facing) of 60% to allow for a minimum transparency of 43%
- Section 11.306, Table 11.306(A) – To vary the minimum landscape and other requirements per proposed landscape plan
- Section 10.301, Table 10.301 – To vary the on-lot landscaping standards per proposed landscape plan

VAR21-032 – A petition filed by Jessica Vargas, Holladay Properties. The property is located at 351 Washington St in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 9.201(A), Table 9.201 – To vary the required 26 Parking Spaces to allow for a minimum of 14 Parking Spaces
- Section 10.301(B), Table 10.301 – To vary the required On-Lot Landscaping to allow for landscaping per proposed landscape plan
- Section 11.306(A1), Table 11.306(A) – To vary the required minimum Landscaped Yard along R.O.W. of 30 feet to allow for a minimum Landscaped Yard of five (5) feet

- Section 11.306(A1), Table 11.306(A) – To vary the other requirements to screen service areas with dense planting of shrubs/evergreen trees to allow for landscaping per proposed landscape plan
- Section 11.507(E3) – To allow for metal siding as a predominant exterior building material .

UV21-005/VAR21-033 – A petition filed by McCON Building Corporation. The property is located at 2101 LaPorte Ave in the Commercial General (CG) and Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.201, Table 2.201(B) – To allow for a Drive-in/Drive Through Facility in the Suburban Residential (SR) Zoning District.
- Article 10, Section 10.403, Table 10.403 – To vary the required District Boundary Bufferyard Standards for Bufferyards Between Commercial General (CG) and Suburban Residential (SR)/General Residential (GR) Zoning Districts per proposed landscape plan.

5. Staff Items

6. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **September 15th, 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/3laPBCM> .

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