

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, September 15th, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

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

4. New Business

UV21-006 – A petition filed by TNJ Office Rentals, LLC c/o William A. Ferngren of Ferngren Law Offices, LLC. The property is located at 2 Sturdy Rd in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Section 2.201, Table 2.201(B) – To allow for a Cottage Industry Use in the General Residential (GR) Zoning District.

VAR21-029 – A petition filed by Olthof Homes c/o Todd Leeth and Katie Kopf of Hoepfner, Wagner and Evans LLP. The property is located at 3850 Vale Park Rd (Parcel # 64-09-09-401-001.000-003)(Westwind Subdivision) in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Section 3.603, Table 3.603(A) – To vary the required percentage of lot widths for single-family to allow a range of lot widths between 55 ft up to 150 ft
- Section 3.603, Table 3.603(B) – To vary the required percentage of lot widths for village home to allow a range of lot widths between 50 ft to 90 ft
- Section 3.603, Table 3.603(C) – To vary the required percentage of lot widths for twin home to allow a range of lot widths between 42 ft to 72 ft
- Section 3.301, Table 3.301(A) – To vary the minimum required Open Space Ratio (OSR) of .50 to allow for a minimum OSR of .47

VAR21-034 – A petition filed by Legacy Sign Group – Shaun O’Brien. The property is located at 1051 Southpoint Dr in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 5.303(I) – To allow one (1) additional ground sign for a single tenant.

5. Staff Items

6. Adjournment

Michael Micka, *President – Board of Zoning Appeals*
Beth Shrader, *Planning Director*
Next Meeting: **October 20th, 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/3yyrNvI>.

****Requests for alternate formats please contact the Planning Department at planningdepartment@valpo.us or (219) 462-1161. ****