



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Convert Office to Apartment**  
**ADDRESS: 11-1/2 Washington Street**

**LOCATION: City Hall**  
**DATE: August 6, 2013**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Asst. City Planner	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Souders, Fire Department	(219) 462-8325

**PRESENTERS:**

Anthony Frangella, 1870 LLC  
(219) 246-8030 / [1870washington@gmail.com](mailto:1870washington@gmail.com)  
Cory Rogers, Project Manager

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed conversion of an office space to a two bedroom apartment. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

**EXPLANATION OF PROJECT:** Frangella indicated he had purchased this building earlier in the year. This is currently an office space. Frangella wants to convert this space into an apartment. Frangella indicated the project has been sent to the State for review. He indicated a Chapter 34 analysis has been done. The State is not requiring a sprinkler system; however, an interconnected smoke detection system will be required.

**STAFF COMMENTS:**

**THRASHER:** Thrasher stated that usually a fire separation between the first floor and second floor is required. Frangella indicated that based on the Chapter 34 analysis this will not be required. Submitting plans to Thrasher showing these details is necessary. Thrasher mentioned the stairway usually requires an extra layer of fire protection as well. The State Design Release is required prior to issuance of a Building Permit. All contractors working on this project must be registered with the City. Thrasher mentioned the plans do not show closets in the bedrooms. Thrasher expressed concern that if a closet is installed in the small bedroom, the bedroom would not be in compliance for width requirements. Frangella pointed out the existing alcove will become two closets.

**SOUDERS:** In view of the Chapter 34 Release from the State, Souders had no comments.

**KENT:** Kent asked about the status of the façade project. Frangella indicated the brick installation should be finished today. Kent said that upon completion of the façade improvement, all necessary paperwork and paid invoices need to be submitted for reimbursement. Rogers questioned the construction dumpster placement. Kent stated contacting Public Works concerning the dumpster will be necessary.

**MCALPINE:** As all work being done is interior work, McAlpine had no comments.

**PILARSKI:** Since there will be no change to the sanitary sewer service line from the building to the sewer main, Pilarski had no comments.

**GESKEY:** Geskey presented no comments.

**ISSUES TO BE RESOLVED:**

Detailed Site Plan

State Design Release

Building Permit

Zoning Clearance

Dumpster – Contact Public Works