

.MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, February 19th, 2019, 7:00 PM
653 Hayes Leonard Road

1. Roll Call

2. Old Business

VAR18-027 – A petition filed by ICU Outdoor Advertising, 555 Eastport Center Drive, Suite D, Valparaiso, IN 46383. The petitioner requests a variance from Article 5, Section 5.302, of the Valparaiso Unified Development Ordinance, to allow for an internally illuminated sign in a residential zoning district. A variance from Article 5, Section 5.302 to vary the required maximum sign area for an institution from the maximum thirty-six (36) square feet, to allow for a total of 128.90 sq ft of on-site signage, 38.16 sq. ft. for monument ground sign and 92.9 sq. ft. for wall sign. The property is located at 1755 W. Harrison Blvd, in the Suburban Residential (SR) Zoning District.

3. New Business

VAR18-026/UV18-003 – A petition filed by Stack’s LLC c/o Bill Ferngren, Ferngren Law, 570 Vale Park Road, Suite B, Valparaiso, IN 47385. The petitioner requests a use variance from Article 2, Section 2., of the Valparaiso Unified Development Ordinance, to allow for rooftop dining to be a permitted functionally similar use in the Central Business District. A variance from Article 5, Section 5.303(D), to vary the required sign setback of five (5) feet from the property line, to allow for sign to encroach five (5) feet over the property line. A variance from Article 5, Section 5.303(E)(2)(b), to vary the required location of signage between the top of the ground floor windows and twelve (12) inches below the bottom sill of the second-floor windows, to allow for signage outside of the sign band area and to be constructed with metal, fiberglass and similar construction materials. A variance from Article 5, Section 5.303(G)(1)(b), to vary the that no sign shall project more than 45 inches in to the public way, to allow for a sign to project 60 inches in the public way. A variance from Article 5, Section 5.303(G)(3)(d), to vary the maximum sign thickness for a projecting sign of 1-1/2 inches, to allow for a projecting sign width of 12 inches. A variance from Article 5, Section 5.303 (G)(3)(d), to allow for a projecting sign to be closer than 12 inches to a line extended vertically from a public alley. A variance from Article 5, Section (G)(3)(e), to vary the maximum sign

surface area of eight (8) square feet for a projecting sign, to allow for a projecting sign area of 30 square feet for a projecting sign. A variance from Article 5, Section (G)(3)(a), to vary the maximum number of projection signs of one (1) per building tenant, to allow Stack's Restaurant two (2) projection signs. A variance from Article 5, Section (H), to allow for an internally illuminated sign in the CBD district. A variance from Article 11, Section 11.507, to allow for pre-fabricated metal siding be the predominate exterior building material. The property is located at 175 Lincolnway, in the CBD, Central Business District zoning district.

VAR19-001 - A petition filed by Carolina Creek Development, LLC, c/o Daniel J. Haarmann, 2201 N. Willenborg St., Suite 2, Effingham, IL 62401. The petitioner requests a variance from Article 11, Section 11.502(A), of the Valparaiso Unified Development Ordinance, to vary the required offsets of either 20 feet or 20 percent of the building façade facing a right-of-way. A variance from Article 11, Section 11.507 (E1), to allow for pre-fabricated metal siding to be the predominate exterior building material on the building wall(s) that face a right-of-way, for the warehouse building expansion. A variance from Article 11, Section 11.508 (C), to allow for a sloped duro-last membrane roof to match the existing roof material. The property is located at 2700 Evans Avenue, in the Light Industrial (INL) Zoning District.

VAR19-002 - A petition filed by Donald R. Huff and Patricia A. Huff c/o Todd A. Leeth Hoepfner Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501(C1), of the Valparaiso Unified Development Ordinance, to allow for a single-family home with an attached accessory unit to be permit within an existing plat subdivision. A variance from Article 3, Section 3.501(C2), to allow for an attached accessory unit without additional landscape buffers between adjoining properties. A variance from Article 3, Section 3.501(C3), to vary maximum floor area of an accessory unit of 20 percent of the total floor area, to allow for a floor area of 94 percent for the accessory unit. A variance from Article 3, Section 501(C3), to vary the maximum number of bedrooms in an accessory unit from one (1), to allow for an accessory unit with two (2) bedrooms. A variance from Article 9, Table 9.201, to vary the required four (4) on-site parking spaces, to allow for three (3) on-site parking spaces for the single-family home and accessory unit. The property is located at 818 Jefferson Street, in the Neighborhood Conservation (NC-60) Zoning District.

4. Adjournment

Michael Micka, President – Board of Zoning Appeals
Tyler Kent, Planning Director



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Next Meeting: March 19th, 2019

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