

## **MEETING AGENDA**

**Valparaiso Board of Zoning Appeals**  
**Tuesday, August 20th, 2019, 7:00 PM**  
**653 Hayes Leonard Road**

1. Roll Call
2. Adoption of July 16<sup>th</sup>, 2019 Meeting Minutes
3. Old Business
4. New Business

**VAR19-008** – A petition filed by Michael Centracchio, 3710 Cottonwood Ln, Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.301, Table 2.301, of the Valparaiso Unified Development Ordinance, to vary the required twenty-five (25) feet rear yard setback, to allow for a setback of twelve (12) feet. The property is located at 3710 Cottonwood Ln, in the General Residential (GR) Zoning District.

**VAR19-009** – A petition filed David Richardson, 65 Nicholas Dr., Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.303 (D), of the Valparaiso Unified Development Ordinance, to vary the required three (3) feet rear yard setback to allow for a two (2) feet rear yard setback. The property is located at 505 Garfield Ave., in the Neighborhood Conservation 60 (NC-60) Zoning District.

**VAR19-011** - A petition filed by Tom Steindler, 10740 US HWY 30, Wanatah, IN 46390. . The petitioner requests a variance from Article 5, Section 5.302, of the Valparaiso Unified Development Ordinance, to allow for reverse illuminated signs 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 222.05 sq. ft. of on-site signage, 56 sq. ft. for the monument sign, 119.7 sq. ft. for the Channel Letters and 46.35 sq. ft. for the Reverse Illuminated Channel Letters. The property is located at 2702 Glendale Blvd., in the Suburban Residential (SR) Zoning District.

**VAR19-012/UV19-003** – A petition filed by Darrin Jolas, 121 W. Wacker Drive, Suite 400, Chicago, IL 60601. The petitioner requests a use variance from Article 11, Section 11.305, Paragraph C, Item 4, of the Valparaiso Unified Development Ordinance, to allow for Institutional Residential. A variance from Article 3, Section 3.505, Table 3.505, to vary the maximum building height of thirty-five (35) feet to allow for a building height of

forty-eight (48) feet. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 171 Parking Spaces to allow for 50 Parking spaces. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 6 Loading spaces to allow for 1 loading space. A variance from Article 2, Section 2.518, Paragraph B to vary the required access provided by a street classified as a collector or greater, to allow for access provided by a street classified as a local street. The Property is located at 355 West St., in the Commercial General (CG) Zoning District.

**VAR19-013** – A petition filed by Frederick Frey, 407 Washington St., Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501 of the Valparaiso Unified Development Ordinance, to vary the required twenty-five (25) feet rear yard setback to allow for a twelve (12) feet rear yard setback. A variance to vary the required twenty (20) feet street yard setback to allow for a sixteen (16) feet street yard setback. The property is located 3107 Churchview Dr. in the General Residential (GR) Zoning District.

5. Adjournment

Michael Micka, President – Board of Zoning Appeals  
Tyler Kent, Planning Director  
Next Meeting: **September 17th, 2019**