

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, January 21, 2020, 7:00 PM
Valparaiso City Hall, 166 Lincolnway

1. Roll Call
2. Adoption of December 17th, 2019 Meeting Minutes
3. Election of Officers for 2020
4. Approval of 2020 Meeting Dates
5. Old Business
6. New Business

UV19-004/VAR19-019 – A petition filed by Evergreen Real Estate Group c/o Todd Leeth, 103 Lincolnway, Valparaiso IN, 46383. The petitioner requests a use variance from Article 11, Section 11.305 (C)(4) of the Valparaiso Unified Development Ordinance, to allow for Institutional Residential within the US 30 (Morthland Drive) Overlay District. A variance from Article 2, Section 2.518(D), to vary the required installation of a six-foot-high opaque fence constructed between an institutional residential use and lots zoned and or occupied by single-family dwelling units. A variance from Article 3, Table 3.301(B), to vary the Gross Floor Area (FAR) of .431, to allow for a Gross FAR of .68. A variance from Article 3, Table 3.301(B), to vary the NET FAR of .507, to allow for a NET FAR of .77. A variance from Article 3, Table 3.505, to vary the maximum building height of thirty-five (35) feet, to allow for a building height of thirty-six (36) feet. A variance from Article 9, Section 9.201, to vary the required 180 parking spaces, to allow for 90 parking spaces for the use of an Institutional Residential use. A variance from Article 9, Table 9.201, to vary the required six (6) loading berths, to allow for one (1) loading berth. The Property is located at 150 Morthland Dr, in the Commercial General (CG) Zoning District.

VAR19-023 – A petition filed by Terry and Harold Howie, 2502 William Dr., Valparaiso IN, 46383. The petitioner requests a variance from Article 2, Section 2.305(C)(2), of the Valparaiso Unified Development Ordinance, to vary the required side yard pool setback of eight (8) feet to allow for a pool setback of six (6) feet. A variance from Article 2, Section 2.302 (A)(3) to vary the required fence height of four (4) feet to allow for a fence height of five (5) feet. The Property is located at 2402 William Ct, in the Suburban Residential (SR) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals
Tyler Kent, Planning Director
Next Meeting: **February 18th, 2020**