

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, June 16th, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes
3. Old Business
4. New Business

SE21-001 – A petition filed by Bond LLC – Janet McNair c/o Glen Kuchel. This property is located at 560 Bond Ave in the Commercial Neighborhood (CN) Zoning District. The petitioner requests the following Special Use/Special Exception:

- Article 13, Section 13.400 – To allow for a request for Special Use to make the nonconforming use and building/structure conforming per the criteria set in Article 13, Section 13.403

VAR21-010 – A petition filed by Biruh’s Kitchen. This property is located at 309 Lincolnway in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.505, Table 3.505 – To vary the minimum side yard setback of ten (10) feet to allow for a side yard setback of zero (0) feet.
- Article 3, Section 3.301, Table 3.301(B) – To vary the required minimum on-site parking spaces from 14 spaces to allow for a minimum of 3 on-site parking spaces.
- Article 9, Section 9.201, Table 9.201 – To vary the required minimum Landscape Ratio (LSR) of 60% to allow for a minimum LSR of 17%.

VAR21-011 – A petition filed by Adam McAlpine. This property is located at 701-705 Glendale Blvd in the Urban Residential (UR) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.403(C) – To allow for an access spacing on opposite sides of the street of less than 75 feet.

- Article 3, Section 3.503, Table 3.503 – To vary the required 12 ft building separation to allow for a building separation of 10 ft

VAR21-012 – A petition filed by Christopher & Linda Kemper. This property is located at 2263 Vale Park Rd in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 3, Section 3.503, Table 3.503 – To vary the minimum lot width per unit from 45 ft to allow for a minimum lot width of 41.04 feet.

VAR21-013 – A petition filed by Elias Kalafatis. The property is located at 1004 Calumet Ave in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Article 11, Section 11.306, Table 11.306(A) – To vary the minimum landscaped yard along R.O.W of thirty (30) feet to allow for a minimum landscaped yard along R.O.W of zero (0) feet.
- Article 11, Section 11.306, Table 11.306(A) – To vary the landscape requirements.
- Article 11, Section 11.306, Table 11.306(A) – To vary the requirement to screen parking areas to allow for no parking area screening.

VAR21-014 – A petition filed by Josh Thornton. The property is located at 2606 Valley Dr in the Business Park (BP) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.402(A)(1c) – To vary the maximum fence height in a street side yards from four (4) feet to allow for a fence height of six (6) feet.

VAR21-015 – A petition filed by Crew Carwash c/o Justin Furr. The property is located at 2615 LaPorte Ave (Outlot A) in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.303(A) – To allow for an accessory structure to be built without a principal building on the property.

UV21-002/VAR21-016 – A petition filed by Christopher Enright. The property is located at 105 Porter Vale Blvd. in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Article 11, Section 11.304(C)(12) – To allow for a Light Automobile Service use in the State Route 49 Overlay District.
- Article 11, Section 11.304(la) – To vary the required yard abutting corridor setback of 90 feet for buildings that are 36 feet or less in height to allow for a setback of 40 feet.
- Article 11, Section 11.506, Table 11.506 – To vary the required 60% transparency along the west (primary) building facade to allow for a transparency of 17%. To vary the required 30% transparency along the north building façade to allow for a transparency of 23%.

5. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **July 21st, 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/3oTXZGU>

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****