

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, October 20th, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

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

SE21-002 – A petition filed by Kortney Waterloo. The property is located at 1205 Calvin Ave in the General Residential (GR) Zoning District. The petitioner requests the following Special Use/Special Exception:

- Section 2.201, Table 2.201(A) – To allow for a Special Use for a one (1) chair hair salon (Home Business) in the General Residential (GR) Zoning District.

VAR21-035 – A petition filed by Graham Onak & Ashley Rose c/o Todd Leeth & Katie Kopf. The property is located at 253 Chicago St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Section 9.301(G)– To vary the required driveway length of twenty (20) feet to allow for a driveway length of sixteen (16) feet.

VAR21-036 – A petition filed by Tran Enterprises LLC c/o Todd Leeth & Katie Kopf. The property is located at 1604 Calumet Ave in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 11.502(B)(1) – To vary the required projections/recesses of at least two (2) feet for buildings with horizontal dimensions of less than eighty (80) feet to allow for no projections or recesses.
- Section 11.508(A)(2) – To vary the requirement for a flat roof system to be concealed from all ground level views by a parapet wall to allow a parapet wall on all sides except the North side of the building.

- Section 11.504(B) – To vary the requirement for the principal public entrance to be located along the primary building frontage (West) to allow for a principal public entrance to be located on the south façade facing the shared drive.
- Section 11.506, Table 11.506 – To vary the required transparency along the primary façade of 60% to allow for a transparency of 25%
- Section 9.501, Table 9.501 – To vary the maximum Foot-Candle overspill onto adjacent properties of 0.5 Foot-Candle(s) to allow for a maximum Foot-Candle overspill on the adjacent property (south) of 5.7 Foot-Candle(s)

VAR21-037 – A petition filed by Anthony Moon. The property is located at 303 Lafayette St. in the Neighborhood Conservation-60 (NC-60) Zoning District. The petitioner request the following variance(s):

- Section 3.501, Table 3.501 – To vary the maximum lot coverage of 50% to allow for a maximum lot coverage of 62%.

6. Other Items

UV19-004/VAR19-019 – An amendment filed by Green Oaks of Valparaiso, LLC c/o Todd Leeth & Katie Kopf. The property is located at 2550 Morthland Dr in the Commercial General (CG) Zoning District. The petitioner requests the following amendment(s) to the approved written commitments:

- Remove the contingency for a ten (10) foot berm along the south side of the property along Frontage Rd.
- Amend Landscape Plan incorporated into Agreement for Written Commitments dated March 4, 2020.

7. Staff Items

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **November 17th, 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/3ECwxoe>.

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

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Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate