

## **MEETING AGENDA**

**Valparaiso Board of Zoning Appeals**  
**Wednesday, November 17<sup>th</sup>, 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

**VAR21-025** – A petition filed by A & J Development, Inc c/o William Ferngren. The property is located at 1207 Evans Ave in the General Residential (GR) Zoning District. The petitioner requests the following variance(s):

- Section 3.301, Table 3.301(A) – To vary the maximum gross density of 3.797 to allow for a maximum gross density of 5.81.
- Section 3.301, Table 3.301(A) – To vary the maximum net density of 5.140 to allow for a maximum net density of 6.98
- Section 3.503, Table 3.503 – To vary the minimum lot width of 45 feet to allow for a minimum lot width of 34 ft.
- Section 3.503, Table 3.503 – To vary the minimum lot area per unit (sf) from 4,500 Sq Ft. to allow for a minimum lot area per unit of 3,717.50 Sq. Ft (Lot 4A) and 4,158.95 Sq. Ft. (Lot 8A).
- Section 3.503, Table 3.503 – To vary the minimum rear yard setback of 25 feet to allow for minimum rear yard setback of 20 ft.
- Section 3.503, Table 3.503 – To vary the maximum building coverage from 45% to allow for a maximum building coverage of 47% (Lot 5A) and 46% (Lot 5b).
- Section 9.403(C) – To vary the minimum connection spacing on opposite sides of the street from 75 ft to allow for a minimum connection spacing of 20.33 ft (West Drive) and 31.60 (East Drive).
- Section 9.403, Table 9.403(A) – To vary the minimum connection spacing for residential drives accessing a minor street from 30 ft to allow for a minimum connection spacing of 10 ft

## 7. Staff Items

---

### **Our City...Our Values**

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

---

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **December 15<sup>th</sup>, 2021**

*Interested persons can view the public hearing Live on the City of Valparaiso Website, [www.valpo.us](http://www.valpo.us) or via web conference at <https://bit.ly/3nQjSqh> .*

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