

## **MEETING AGENDA**

**Valparaiso Board of Zoning Appeals**  
**Wednesday, January 19<sup>th</sup>, 2022, 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

**UV21-007** – A petition filed by Bluejay I, LLC c/o Katie Kopf and Todd Leeth of Hoeppepner, Wagner & Evans LLP. The property is located at 2650 Barley Rd in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Section 11.304 (C) – To allow for a Service Use (Cheer & Dance Studio) within the State Route 49 Signature Corridor.

**VAR21-040** – A petition filed by Jessica Vargas of Holladay Properties. The property is located at 2505 Calumet Ave in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Table 10.301 – To vary the required on-lot landscaping requirement for a property located in Commercial General (CG) to allow on-lot landscaping per proposed landscape plan.
- Table 11.306(A) – To vary the required landscape requirements and reduce the minimum landscaped yard along right-of-way of thirty (30) feet per proposed landscape plan and to vary the requirement to place all parking areas behind buildings to allow for parking on the (North & South) sides of the proposed building.

**VAR21-041** – A petition filed by Tony Oss of Larson-Danielson Construction Co., Inc. The property is located at 2650 Barley Rd in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Section 6.305(D) – To vary the requirement for all lots to front upon an improved public street to allow for a lot (Lot 2B) to have no frontage upon an improved public street and access Barley Rd via shared driveway with ingress/egress easement.
- Table 3.301(B) – To vary the required 30% Landscape Surface Ratio (LSR) to allow a LSR of 18.3%.
- Table 10.403 – To vary the district boundary bufferyard standard to allow existing tree and shrub line to serve in lieu of the required Class B Bufferyard.

## 7. Staff Items

**Election** – Election of Officers for 2022

**Request Approval** – 2022 Board of Zoning Appeals Application and Meeting Dates

## 8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **February 16<sup>th</sup>, 2022**

*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/32nRFAi>*

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