

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, February 16th, 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

VAR21-039 – A petition filed by Christopher Frame c/o Green Team Pools, LLC. The property is located at 2205 Cherokee Cir in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Section 3.501, Table 3.501 – To vary the maximum lot coverage of 40% to allow for a maximum lot coverage of 43%.

VAR21-042 – A petition filed by Paul Cornejo of Aldi, Inc. The property is located at 2352 Morthland Dr (US HWY 30) in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 10.301, Table 10.301 – To vary the required On-Lot Landscaping Standards for the Commercial General Zoning District to allow for landscaping per proposed landscape plan.
- Section 11.305(G) – To vary the requirement for parking to be located behind principal building with respect to the corridor or on the side of the principal building to allow for parking to be located in front of the principal building.
- Section 11.506, Table 11.506 – To vary the requirement for 30% Transparency along Other Street Frontages to allow for a 15% Transparency along the East Building Elevation.
- Section 11.502 (B) – To vary the required projections/recesses of at least six (6) feet for building walls with a horizontal dimension of more than 80 feet to allow for projections/recesses of one and half (1 ½) feet.

VAR22-002 – A petition filed by Hamstra Builders, Inc. – Scott Hazlett. The property is located at 52 Marks Road, Suite #5 in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 2.528(B)(2) – To vary the required minimum separation from residential district boundaries from 300 feet to allow for a minimum separation of 0 feet.
- Section 2.528(B)(3) – To vary the required access from an arterial or collector street to allow access off a Local Street (Marks Rd).
- Section 9.201, Table 9.201 – To vary the required sixty-eight (68) Parking Spaces to allow for a total of forty-six (46) Parking Spaces.

7. Staff Items

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **March 16th, 2022**

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/3AknkiY>.

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