



CITY OF  
**VALPARAISO**

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Valparaiso, IN 46383  
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[Valpo.us](http://Valpo.us)

## Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, February 20, 2023, 5:30 p.m.  
City Hall, 166 Lincolnway, Valparaiso, IN 46383  
Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – December 20, 2023
4. Election of Officers
5. Old Business
6. New Business with Public Hearing

### **VAR24-001**

A petition filed by Michael Kozik c/o Todd A. Leeth, Leeth Law LLC. The property is located at 4001 Sandpiper Court. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO):

- Section 3.501 to exceed the maximum lot coverage by 7.7% (40% to 47.7% in SR, Suburban Residential Zoning District)

### **VAR24-002**

A petition filed by Steven Kolber of Kolbrook Design. A new commercial building is proposed on Lot 2 of the CVS #6905 Subdivision, which will have the address 700 Glendale Boulevard. The petitioner requests the following variance from the Valparaiso Unified Development Ordinance (UDO):

- Section 11.506 to allow 55% (60% requirement) transparency (percentage of windows between 3ft and 8ft) on the proposed north building elevation and 0% (30% requirement) on the proposed west building elevation (per plan). (CG Commercial General Zoning District)

### **UV24-001 and VAR24-003**

A petition filed by Project Neighbors. A new multi-family residential building is proposed on a portion of the of the INH Heavy Industrial property currently addressed 651 Axe (the home on the property has the address 209 Nickle Plate). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- Table 2.201(B) to allow the development of a 23-unit studio apartment multi-family residential project (per plan provided) in the INH Heavy Industrial zoning district;
- Table 9.201 to reduce the required parking count for proposed project from 35 parking spaces to 30 parking spaces;
- Section 10.405 to reduce Class D street bufferyard width (40ft) and plantings requirement for INH Heavy Industrial along a Collector Street to that typically associated with a multi-family apartment land use along a Collector Street (Class A, 10ft with associated planting).

7. Other Business
8. Staff Items
9. Adjournment

Kyle Yelton, President – Board of Zoning Appeals  
Beth Shrader, Planning Director

**Next Meeting: Tuesday, March 19, 2024, 5:30 p.m.**

Interested persons may attend in person, view the meeting live on the city's website ([www.valpo.us](http://www.valpo.us)), participate via web conference ([bit.ly/ValpoBZA2024](https://bit.ly/ValpoBZA2024)), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date ([planningdepartment@valpo.us](mailto:planningdepartment@valpo.us) or City Hall address provided above).