

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, May 18, 2022, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – April 20, 2022
4. Old Business

VAR22-004 – A petition filed by Allan Svihlik for Signarama to install a sign on an existing water tower at 405 Elm St (Commercial Neighborhood, CN), specifically:

- Section 5.303 (2) to allow a sign not expressly permitted in a Commercial District

5. New Business

SE22-004 – A petition filed by John Rogers to allow a cigar bar and lounge as a Special Use at 11 ½ Lincolnway (Central Business District, CBD), specifically:

- Special Use to allow Alcoholic Beverage Sales in Central Business District (CBD) per Table 2.201(B)

UV22-004/VAR22-008 – Petitions filed by Murray & Sullivan LLC and James Fleming c/o Attorneys Katie L. Kopf and Todd A. Leeth to allow an accessory dwelling unit (in existing carriage house structure) and to allow the construction of a detached two-car garage at 703 Jefferson Street (Neighborhood Conservation, NC 60), specifically:

- Section 2.303(F) to allow the residential occupancy of accessory buildings (existing carriage house) that are not constructed and approved for residential use
- Section 2.303(D)(2) to exceed the maximum allowance of building coverage for accessory buildings (600sf maximum allowance at this property, 1074sf requested)

(continued on following page)

VAR22-006 – A petition filed by Indiana Land Trust Trust No. 120520 c/o Attorney Richard E. Anderson to modify façade and transparency requirements with building remodel and addition (conversion from car wash to office building) at 2454 US Hwy 30 (General Commercial, CG), specifically:

- Section 11.502(B)(1) to eliminate the required offset of the building wall that exceeds 80’ length by 3’4”
- Section 11.506(B)(2) to permit semi-transparent glass in windows rather than transparent glass

VAR22-009 – A petition filed by Atwater Save-It-All Valparaiso LLC to reduce landscaping requirements at the self-storage facility in construction at 604 Silhavy Road (Light Industrial, INL), specifically:

- Section 10.405(D) to allow a reduction in required landscape plantings in the State Route 49 Signature Corridor Overlay from original plan provided to revised plan provided
- Section 10.407(A)(B)(C) to reduce Infill/Redevelopment Site landscaping from original plan provided to revised plan provided
- Section 10.301 to reduce On-Lot Landscaping from original plan provided to revised plan provided
- Section 10.702(D) to reduce On-Lot Landscaping (Alternative Landscape Plans) from original plan provided to revised plan provided

6. Other Business

7. Staff Items

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **June 15, 2022**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://tinyurl.com/pebsfw97>

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