



CITY OF
VALPARAISO

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Valparaiso, IN 46383
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Valpo.us

Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, September 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 – July 19, 2023
4. Old Business

VAR23-004

A petition filed by Indiana Land Trust No. 120977 dated April 5, 2022, c/o Richard E. Anderson, Anderson & Anderson, P.C. The property is located at 2811 Leonard Drive (newly established address, formerly 2851 Leonard Drive). The petitioner requests the following variance(s) related to proposed new construction of an office building (BP Business Park Zoning District):

- (1) 11.304(F) to reduce corridor bufferyard landscaping along rear of parking lot from State Road 49;
- (2) 11.304(G) to permit parking in front of building with respect to State Route 49 corridor;
- (3) 11.502(B) to reduce the length of the required offset from 20 feet to 16 feet 9 inches on the east and west sides of the building; and
- (4) 11.506(B)(2) to permit Low-E glass to be installed in windows in lieu of transparent glass.

5. New Business with Public Hearing

UV23-004 and VAR23-007

A petition filed by Harold Hal Kelley Respite Foundation Inc. c/o Abonmarche. The property is located at 500 Don Hovey Drive. The petitioner requests the following variances related to proposed new construction of a homeless shelter and resource center (INL Light Industrial Zoning District):

- (1) Table 2.201(A) to allow an Institutional Residential use (Sheltered Care Facilities and Rehabilitation Centers) in an INL Light Industrial zoning district;
- (2) Table 3.505 to reduce INL minimum front yard setback requirement of 25ft to 9.1ft per plan;
- (3) Section 2.402 to allow chain link fencing for all new project fencing although visible from a non-industrial zoning district, and to allow the chain link fencing to be uncoated, and to allow a portion of a fence (side portions of front yard to meet existing city utility fencing) to have a height of 8ft per plan;
- (4) Table 3.301(B) to reduce minimum Landscape Surface Ratio (LSR) from 30% to 24.1% per plan;
- (5) Multiple variances from Article 10 to reduce the landscaping requirements to that shown on planting plan.

6. Other Business
7. Staff Items
8. Adjournment

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

Next Meeting: October 18, 2023, 5:30 p.m.

Interested persons may attend in person, view the meeting live on the city's website (www.valpo.us), participate via web conference (bit.ly/ValpoBZA2023), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above).