



CITY OF  
**VALPARAISO**

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[Valpo.us](http://Valpo.us)

## Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, October 18, 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 – September 20, 2023
4. Old Business
5. New Business with Public Hearing

### **VAR23-009**

A petition filed by PK Industrial LLC c/o Todd A. Leeth, Leeth Law LLC. The property is located at 1260 Transport Drive. The petitioner requests the following variance:

- Table 3.505 to allow a subdivision of land in the INH Heavy Industrial zoning district to have a lot size less than 1 acre (lot size to be 0.87 acre).

### **VAR23-008**

A petition filed by MJF Development, Inc. c/o William A. Ferngren, Ferngren Law Offices, LLC. The project includes four parcels of land that currently have the common addresses of 957, 959, 1059, and 1061 West Street. The petitioner requests the following variances related to the platting of a commercial subdivision and design standards for a new hotel (CG Commercial General Zoning District):

- Section 11.305(K)(1) to reduce Minimum Lot Size for a commercially zoned lot in the US 30 (Morthland Drive) Signature Overlay District from 0.5 acres to 0.28 acres (only Lot 4 per proposed Plat)
- Table 9.401 and Section 11.305(N)(2) to vary from Frontage Street or Reverse Frontage Street Requirements and Access Roads for Commercial Zoned Parcels Requirement which describe intention of no direct access on US 30 (Morthland Drive) (Proposed Project: Shared access drive proposed in location shown on plan)
- Variances related to new construction hotel:
  - Table 3.301(B) to exceed 0.353 Nonresidential Gross Maximum Floor Area Ratio (Gross FAR) (Proposed Project: 0.404 Gross FAR)
  - Section 11.502(B)(1) (Building Dimensions) to reduce required building offsets from 6 feet for walls 80 feet long or greater and 2 feet for walls less than 80 feet (Proposed Project: Building Offsets Provided ranging in dimension of 2.1 feet to 5.0 feet per plan provided)
  - Section 11.503 (Architectural Features): Subsection (A)(1) (Primary Facades) to reduce requirement of Architectural Features spaced no greater than 12 feet in the Horizontal

Distance to that shown in plans; Subsection (B)(1) (Other Facades Facing Streets) to reduce requirement of Architectural Features to be provided along 40% of the Façade that is closest to the corner with the primary façade and spaced at intervals no greater than 12 feet in horizontal distance to that shown in plans; Subsection (C) (Blank Walls) to reduce requirement not allowing areas of blank wall greater than 16 feet in the Horizontal Distance to that shown in plans.

- Section 11.506(A) (Required Transparency Along Street Frontages) to reduce Primary Façade Transparency from 40% to that shown in plans and to reduce Other Street Frontage Transparency from 30% to that shown in plans.
- Section 11.507 (Building Materials): Subsection (B) (Permitted Materials) to allow EIFS, Terra Neo Stone and Laminate Metal Panels not on list of Permitted Materials; Subsection (C)(1) (Limited Materials) to allow EIFS proposed on the at grade level and above, proposed to exceed 30% of the façade and proposed to be in pedestrian contact areas.

6. Other Business

7. Staff Items

8. Adjournment

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

**Next Meeting: November 15, 2023, 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/ValpoBZA2023](https://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](mailto:planningdepartment@valpo.us) or City Hall address provided above).