



**MEETING: Site Review Committee**  
**SUBJECT: 4 Unit Building**  
**ADDRESS: 505 Indiana Avenue**

**LOCATION: City Hall**  
**DATE: December 23, 2008**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Craig Phillips, Planner (219) 462-1161  
Tyler Kent, Asst. Planner (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Jack Johnson, Fire Department (219) 462-8325  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Mark Geskey, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161

**PRESENTERS:**

Brett Carney, Carney Construction  
219-983-1431 / carney.construction@comcast.net

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed **4 unit building**. Phillips stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

Carney explained that currently a single family home with a detached garage / apartment exists at this location. The garage / apartment will be demolished and a new building is anticipated to be constructed. Reworking some of the front foundation may be possible. The setbacks and elevations will remain the same. During construction the site will be accessed from the back. An effort will be made to try and save the existing steps and handrails. The parking off of the alley will be gravel or limestone although the placement of blacktop may be a possibility in the future.

Burkman stated the parking configuration indicates it will be difficult for a vehicle to make it into a 90 degree space off of the narrow alley and backing out also presents a problem. Checking into another configuration is important. Carney commented that this same type of parking exists with his other units and since street parking is preferred, cars never or rarely park in this rear area. Carney acknowledged he will rework to resolve this parking issue. Burkman added that the construction of a walkway is needed in accordance as to how the rear parking configuration is determined. The sanitary sewer service may need to be upgraded. A sanitary sewer permit is needed for multiple family use. Drainage calculations were not provided and it's unclear where the storm water runoff will outlet.

Thrasher said the plans need to be resubmitted down State since the original plans have been changed. After State approval the local building permit can be issued. Carney pointed out that there will not be any fencing on the property. Thrasher added that the park impact fee per additional unit is \$1,331.00.

Phillips stated that 8 parking spaces are required for this property and the reasons were explained. Carney pointed out that he will comply and do what's necessary. Phillips said the new Zoning Ordinance goes into effect approximately in March and gravel will not be allowed. The setback will be 15' from the property line which is acceptable. Verification is needed to ensure that this setback is equal to the average of the other houses on the block. Carney explained that the front façade may change slightly from his other

buildings. Carts will be used for the refuse and Phillips stated that a corral is necessary since there are single family houses on each side. The gated enclosure must be screened on 3 sides. The zoning in this area is changing therefore; Phillips recommended obtaining the permit before the new Zoning Ordinance goes into effect.

Pilarski deferred comment to the Collections Division and the Engineering Department regarding the sanitary sewer connection points to the building. Carney clarified the facility is strictly a residential unit.

Johnson stated the building will be subject to annual fire inspections since there are shared common areas.

Geskey said that a double check valve is needed if the building remains a 4 unit. Beyond 4 units an RPZ is required.

#### ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Detailed Site Plan
- Sanitary/Sewer
- Sanitary Sewer Permit
- Drainage Calculations
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Sign Permit
- Zoning Clearance