



MEETING: Site Review Committee
SUBJECT: Barada Kabob
ADDRESS: 55 University Dr., Suite 100

LOCATION: City Hall
DATE: March 18, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Abdulwahab Mouse, Barada Kabob, LLC
 (219) 779-5187 / moussaabd@hotmail.com
 Bassam Akbik, Sam All-Tech, Inc.
 (219) 464-7300 / samsalltech@hotmail.com
 Harley Snyder, HSC, Inc.
 (219) 531-1100 / hsc.inc2@frontier.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Barada Kabob to be located at 55 University Drive. Kent 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.

EXPLANATION OF PROJECT: Moussa indicated this will be a Turkish take-out restaurant. There will be bar seating for up to 14 people. Snyder said this will be located in the east building which is the northern most building. The restaurant will be in the northwest corner of the building.

STAFF COMMENTS:

THRASHER: Thrasher indicated the Building Permit application and Construction Design Release, which includes the release for the hood, have been submitted to the Building Department. Thrasher said addressing at these buildings tends to be confusing. Some of the suites on the lower floors use numbers and some use letters. This needs to be consistent. Thrasher believes the University uses a number for the health center; however, the doctor's office uses a letter to identify their suite. Thrasher stated it must either be number or letters. Thrasher said the Construction Design Release and Building Permit show this as Suite A. Snyder said this is Suite 100. Thrasher conveyed the residential portion of the building has not been registered as rentals. Since the building is not owned by the University as a dorm building, rental registration for the building will be required before issuance of the Building Permit for this project. The fee for rental registration is \$10 per unit.

SOUDERS: Souders said the plans appear to be acceptable. This building is sprinklered. The plans indicate the installation of a Type 1 hood system. Souders stated the ansul system needs to be connected to the existing alarm system. The Fire Department must test the system prior to the restaurant opening. Souders is aware knox boxes are already in place. Providing a key to the Fire Department will be necessary. Souders stated the address must be on the suite door. The occupant load sign needs to be posted inside the restaurant. Souders said it appears the extinguishers are in place; however, a Class K extinguisher will be required for the kitchen area. Souders requested a full size set of plans.

KENT: This property is located within the Eastgate Overlay District. The signage allowed is one identification sign or one blade sign. Kent stated the calculation for signage is one square foot of signage for each linear foot of building frontage. Kent said it appears the usable floor space for this project is 674 sq. ft. and will require 9 parking spaces on site. Snyder stated that parking spaces are not identified for tenants. Kent understands this. There are 112 total spaces for the building. Kent conveyed that ensuring there is adequate parking for the uses on the site is necessary. Snyder indicated the angled parking on both sides of the streets counts towards required parking. Kent needs clarification concerning the total number of parking spaces. Supplying the usable floor area for Luminous, the health clinic, Dr. Buynak, Yats and Barada Kabob will be necessary. The 28 two-bedroom apartment units will be included in the calculations. There is a shared parking calculation in the Unified Development Ordinance that depending on the hours and uses will allow for flexibility in the parking. Referring to Article 9, Section 9.205, Table 205 for the shared parking calculations is needed. Kent will forward this information.

PILARSKI: Pilarski stated that restaurants in the City of Valparaiso are required to install a 1,000 gallon oil and grease interceptor. However, based on the information presented and the fact this is not a full service restaurant, Pilarski believes the oil and grease trap indicated may be appropriate in this case. Pilarski advised that in order to provide a waiver for this code it will be necessary to submit further information. Pilarski provided a survey concerning the required information. Pilarski cautioned Moussa to be careful of the sizing calculations as they appear to be off. Therefore, submitting a revised Sheet P-1 showing the proper calculations will be necessary. Pilarski indicated that after the issuance of a waiver an inspection is required. Pilarski reiterated the addressing needs to be correct.

GESKEY: Geskey asked if the water service for the building is changing. Snyder indicated there will be no change. Geskey said since nothing is changing the Water Department has no issues.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Rental Registration
- Addressing
- Hood Testing
- Key for the Knox Box
- Occupant Load Sign Posted
- Class K Extinguisher for Kitchen
- Usable Floor Space for Each Tenant
- Waiver for Oil/Grease Interceptor
- Revised Sheet P-1 (Calculations)