

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

MEETING AGENDA

Valparaiso Board of Zoning Appeals Tuesday, July 16th, 2019, 7:00 PM 653 Hayes Leonard Road

- 1. Roll Call
- 2. Adoption of June 18th, 2018 Meeting Minutes
- 3. Old Business
- 4. New Business

VAR19-006 – A petition filed by Valparaiso Parks Department c/o John Seibert, 3210 Campbell Street, Valparaiso, IN 46383. The petitioner requests a variance from Article 5, Section 5.202, of the <u>Valparaiso Unified Development Ordinance</u>, to allow for off-premise advertisements to be placed on the ground sign for Park Department related activities. A variance from Article 5, Section 5.101, to allow for an internally illuminated sign to be permitted in the Public Space (PS), Zoning District.

VAR19-007 - A petition filed by Goran and Ilija Krusaroski, 1625 Blue Heron Court, Crown Point IN, 46307. The petitioner requests a variance from Article 3, Section 3.503, Table 3.503, of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required lot width of 45 feet to allow for a lot width of 44 feet for single-family attached homes located at 3100 and 3102 Winter Park Drive, in the General Residential (GR) Zoning District.

5. Adjournment

Michael Micka, President – Board of Zoning Appeals Tyler Kent, Planning Director Next Meeting: August 20th, 2019



JUN 21 2019

hout Petition #: VAK 19-006 Clerk-Treasurer

PETITION TO VALPARAISO BOARD OF ZONING APPEALS

The Petition shall be filed in duplicate with the City Clerk-Treasurer a minimum of 25 days prior to the date of the next Board of Zoning Appeals ("BZA") meeting. The BZA meets every third Tuesday of the month at 7:00 PM in City Hall, 166 Lincolnway, Valparaiso. The Petitioner and/or his/her representative must be present at the public hearing. The filing fee must be paid to the City Clerk-Treasurer upon filing a complete Petition. Please submit nine (9) copies of this petition.

PLEASE COMPLETE THE FOLLOWING:

The undersigned Petitioner and owner(s) of real estate, identified within this application as property within the jurisdiction of the City, respectfully petition the Board of Zoning Appeals to consider;

1. Relief to an Administrative decision. (Exhibit No)
× 2. Variance(s) from the development standards.
3. Variance of the use from the terms of the Zoning Ordinances.
4. Petition for Special Exception.
5. Special Exception from Home Occupation.
6. Conditional Use.
In support of an application for Variance(s) from the Development Standards, the Petitioner states that the granting of such request: \[\times \text{Will not be injurious to the health, safety, morals, and general welfare of the community;} \] \[\times \text{Will not affect the use and value of the area adjacent to the property included in the variance in a substantially adverse manner; and arise from practical difficulties in the use of the property in conformity with the Zoning Ordinance. \[\times \text{Petitioner will comply with all ordinance parking requirements.} \]
In support of an application for a <u>Use Variance</u> , the Petitioner states that the granting of such request: Will not be injurious to the health, safety, morals, and general welfare of the community; Will not affect the use and value of the area adjacent to the property included in the variance in a substantially adverse manner; and arise from practical difficulties in the use of the property in conformity with the Zoning Ordinance. Arise from a condition peculiar to the property;
Last undated 1/16/18

Does not interfere substa	whardships if the Zoning Ordina antially with the Comprehensive with all ordinance parking requir or Special Exception , the Petition	Plan adopted.
— Will not create vehicular Appropriate access roads have been or will be installed; — Will make a substantial on the rights of properties in the will comply with the recommendation.	s, drives, utilities, drainage, facilities, drainage, dr	lities, and other necessary facilities d environment and will not infring th proposed use is to be located.
In support of such application	for Special Exception for Hom	e Occupation, Petitioner states:
in the home occupation. That the use of the dwells subordinate to its use for reside dwelling will be used in the compact that there will be no chart visible evidence of the conduct exceeding two square feet in an the business. That no home occupation that there will be no sale that no traffic will be gerenormally be expected in a residuence of such home occupation to be in the front yard.	ing unit for home occupation with ential purposes and not more that induct of the home occupation. In the outside appearance of the of such home occupation, other ear, non-illuminated and contain will be conducted in any access area unless specifically permit interacted by such home occupation ential neighborhood and any neon will be met by required or percess will be used which creates	In 25% of the floor area of the fine 25% of the floor area of the fine 25% of the floor area of the fine than one sign-such sign not ing only the name and nature of sory building. It ted by the BZA. In in greater volume than would ed for parking generated by the extracted parking spaces, and will noise, vibration, glare, fumes,
PETITIONER:		
Valpo Parks - John Seibert	3210 Campbell St. Valparaiso, If	N 46385 219-462-5144
Name (Please Print)	Address	Phone
OWNER OF SUBJECT PRO	PERTY:	
City of Valparaiso	166 Lincolnway	219-462-1161
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT PRO Subject property fronts on the exim the 13 Zoning District.		IN 46383 764 McCoxp ST. ord Rd and Evans Ave on Calumet Ave

Legal Description of Subject Property: (Exhibit No) See Attached
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
Installation of a new double faced internally illuminated monument sign with a double faced LED illumination sign boards.
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: :
Please fill in: Front Setback Rear Setback Side Setbacks/ Lot Coverage Height
The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom hearing. Although it is not required that the Petitioner represented by legal counsel, information and documentation pertaining to the petitioner should be prepared as if it were to become part of a court hearing. Although the office of the City Planner is available to assist the Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate variance petition. The Planning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.

Petitions will not be scheduled for public hearing <u>unless</u> all legal and procedural requirements

have been met.

STAFF USE ONLY								
Date Received								
Names and Addresses of property owners within 300 feet provided Signature notarized Site Plan attached Legal Description (Not Abbreviated) Provided Petition Filed Complete Written Description of Project Petitioners Affidavit of Notice Findings of Fact Photo's of Property (Staff Request)								
Landscape Plan (Staff Request)								
Date approved for Public Hearing,								

BZA Application Fees

Use Variance	\$200
Single Family Development Standards Variance	\$50
Commercial Development Standards Variance	\$150
Special Exception/Special Use	\$200
Relief to an Administrative Decision	\$200
Special Meeting	\$1000
Conditional Use	\$100
Wireless Communications Facility Special Use – Major	\$500
Wireless Communications Facility RF Tech Study Fee	\$ Actual cost of study

TOTAL FEE

Certificate of Petitioner

Please read and sign the following statement:

I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of this Petition, the signature of the Property Owner(s) constitutes authorization for the Petitioner to speak and act on behalf of the Property Owner(s). The Petitioner certifies that neither the Petitioner nor any attachments or exhibits submitted contains any known intentional misrepresentations or intentionally misleading statements. All information submitted is accurate, true and correct to the best of the Petitioner's knowledge. The providing of false and/or inaccurate information on this Petition or during any proceedings before the BZA may result in the denial of the request or the revocation of the request, should a Petition be granted. Similarly, if as part of any granted Petition, the BZA places any restrictions and/or limitations, I acknowledge that my failure to comply with such restrictions/limitations shall be grounds to revoke any granted Petition. The Petitioner acknowledges that it bears the obligation to mail notice of any Public Hearing to all property owners within 300 feet of the property that is the subject of this Petition. Any errors by the Petitioner may result in the Petition being delayed, denied or revoked.

notice of any Public Hearing to all proper subject of this Petition. Any errors by the denied or revoked. Signature of Petitioner	ty owners within 300 feet of the property that is the Petitioner may result in the Petition being delayed
Printed Name Signature of Property Owner	PATRICIA L. SETZLER NOTARY PUBLIC SEAL STATE OF INDIANA PORTER COUNTY MY COMMISSION EXPIRES MAY 10, 2028
Signature of Property Owner	
Subscribed and sworn to before me, a Nota appeared: John Suburd acknowledge the execution of the foregoin Datrius L Sutfer NOTARY PUBLIC Datrius Getaler	mry in and for said County and State, personally, and and g document, this 20 th day of June , 20 19 . My Commission Expires: May 18, 7025 Resident of Forter County
Type or Print name of Notary	

Affidavit of Consent of Property Owner

(To be presented with application for Board of Zoning Appeals)

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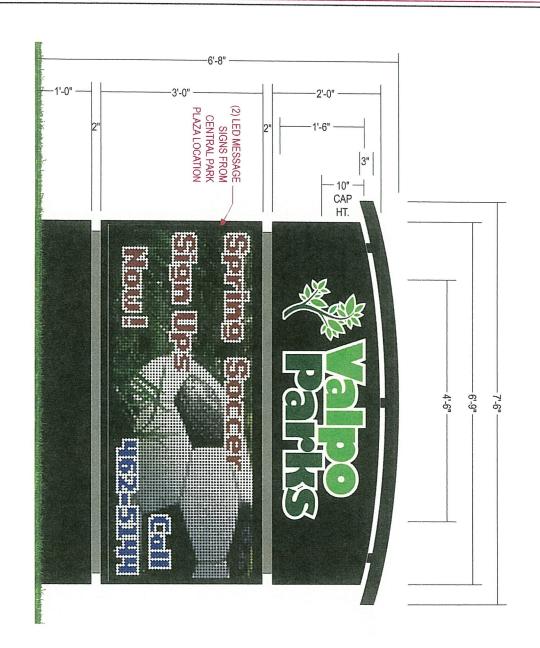
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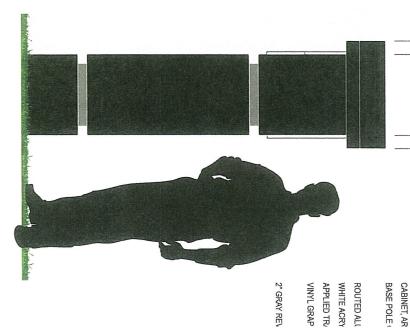
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legal age deposes and states:	
That real property that is the subject of	("Owner") (is/are) the legal owner(s) of of a Petition before the BZA.
2. That Owner authorizes John seek the relief sought in the Petition	Seibert ("Petitioner") to filed before the BZA. Petitioner is further ble restriction requested by the BZA or proposed
Property Owner	
Property Owner	Date
Subscribed and sworn to before me this	20th day of June , 20 19.
Notary Public & Setzles	PATRICIA L. SETZLER NOTARY PUBLIC SEAL
My Commission: Mny 19, 2025 Date	STATE OF INDIANA PORTER COUNTY MY COMMISSION EXPIRES MAY 18, 2025



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OFFICE:

219.464.0420

LY-0570-1B

DRAWING NUMBER:

This original and unpublished design is the exclusive property of ICU Outdoox Americaing and is not be be exhibited, copied or reproduced in whole or its poll without the suppress written generation from ICU Outdoox Americans, I demonstrate an event of which conception of a curried project and are not to be undestation as its bring exact size or exact scale.

Suite D Valparaiso, IN 46383

Parks

CLIENT APPROVAL:

LANDLORD APPROVAL

OLD FAIRGROUNDS PARK

Valparaiso IN

By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling and all other representations herein. I also understand that color reproductions on this print are approximate. and may not match manufacturers samples exactly.

DESIGNER: JEFF FOGG ICU SALES REP. LARRY YURKO

6-20-19

Re: Fairgrounds Park: New LED Monument Sign

Sign Variance Request / Project Overview

Valparaiso Parks Department is requesting BZA approval for the installation of (1) One monument sign with re-purposed LED information board (current LED board is being used at Central Park Plaza). Fairgrounds Park does not have ample park identification and the Valparaiso Parks Department has a deep need to identify this park effectively and to also provide community information to those passing by. The enclosed proposed sign design indicates size information and design intent.

Kindest Regards,

John Seibert Valparaiso Parks Department Legal Description of Subject Property Fairgrounds Park:

PARCEL 1. A parcel of land in the Southeast 1/4 of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, described as follows. Commencing 3 chains and 41 1/2 links Bast of the 1/4 stake on the South line of said Section 131 thence on a magnetic course North 20 degrees 12 minutes Bast 22.25 chainsl thence North 85 degrees East 9.90 chains I thence South 20 degrees 12 minutes West 22.25 chains thence South 85 degrees west to the point of commencement.

PARCEL 2. A parcel of land in the SOutheast 1/4 of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, described as follows. Commencing 439 feet West from the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 13, thence running East 608 feet thence North 1320 feet to the Northeast corner of the fairgrounds and thence South 19 degrees West to the place of beginning,

Cobb Edward W Shaw Karen E Marinello Joan A Dres Pete & Susan/H&W Porter County Cancer Society Inc Cobb Edward W Kanne Jerilyn Testamentary Trust Cobb Edward W Bazan Jose L & Josefina/H&W Tressler Christine M & Gary O/W&H Kanne Jerilyn Testamentary Trust Flanagin Douglas & Donna/H&W Trust Number 6130 Trust Number 6130 Stackert Richard D & Karen J/H&W Thomae Todd A & Michelle L/H&W Black Richard L & Patricia E/H&W Thomae Todd A & Michelle L/H&W Church Tabernacle Of Jesus Christ Carter Daniel Blaney Kenneth Watts Marie E Trusky Kristin Arlene Lozano Jeffrin L Enghofer Michael L & Brindley Nicol Sheets Richard E & Nellie Juanita/H Griffith Philip W & Linda R Fliege Jason & Arlene/H&W Hartman Karen R Etal Schoff Bruce A & Karenl Schoff/Jt	OWNER_NAME
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Roberts Derek M Gant Janet Miletich Kimberly K McClellan Wayne A & Evelyn M McClellan Wayne A & Evelyn Hayes Eldon E Revocable Living Trus Autozone #2633 Dres Pete Kelly Matthew T Kelly Matthew T Living Hope Community Church of the Living Hope Community Church of the Housing Opportunities Inc Charley & Darlene Properties LLC	.)
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Variance from Development Standards Findings of Fact

Petitioner Submits that:

A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed monument sign will be fabricated and installed with quality materials designed to with stand the outdoor weather elements by skilled craftsmen.

B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The proposed location of the monument sign is positioned in a "commercial" area of the park property and will have no adverse effect on adjacent properties.

C. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

The park does not have adequate and proper identification along Calumet Avenue nor will we be able to effectively communicate department programs, events and happenings to the general public.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.



JUN 2 4 2019

Sharen Emma Surhent

Petition #: <u>VAK 19-007</u>

Clerk-Treasurer

PETITION TO VALPARAISO BOARD OF ZONING APPEALS

The Petition shall be filed in duplicate with the City Clerk-Treasurer a minimum of 25 days prior to the date of the next Board of Zoning Appeals ("BZA") meeting. The BZA meets every third Tuesday of the month at 7:00 PM in City Hall, 166 Lincolnway, Valparaiso. The Petitioner and/or his/her representative must be present at the public hearing. The filing fee must be paid to the City Clerk-Treasurer upon filing a complete Petition. Please submit nine (9) copies of this petition.

PLEASE COMPLETE THE FOLLOWING:

The undersigned Petitioner and owner(s) of real estate, identified within this application as property within the jurisdiction of the City, respectfully petition the Board of Zoning Appeals to consider:

1. Relief to an Administrative decision. (Ex	hibit No)
2. Variance(s) from the development standar	rds.
3. Variance of the use from the terms of the	Zoning Ordinances.
4. Petition for Special Exception.	
5. Special Exception from Home Occupation	ı.
6. Conditional Use.	
In support of an application for Variance(s) from states that the granting of such request: \(\subseteq \text{ Will not be injurious to the health, safety, mover the substantially adverse manner; and arise from proper too from the support of an application for a Use Variance, the request: \(\subseteq \text{ Will not be injurious to the health, safety, mover the substantially adverse manner; and arise from proper to form the substantially adverse manner; and arise from proper too formity with the Zoning Ordinance. \(\subseteq \text{ Arise from a condition peculiar to the proper to the substantially adverse manner.} \)	orals, and general welfare of the community; adjacent to the property included in the variance oractical difficulties in the use of the property in king requirements. The Petitioner states that the granting of such orals, and general welfare of the community; adjacent to the property included in the variance oractical difficulties in the use of the property in

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request.			
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in the home occupation.	ng unit for home occupation	n will be clearly incid	antal and
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exceeding two square feet in ar	-	_	-
the business.			
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	erated by such home occup		ne than would
normally be expected in a resid			
conduct of such home occupation			
not be in the front yard.			
	cess will be used which cre	ates noise, vibration,	glare, fumes,
odors, or electrical interference			
premises.			
-			
PETITIONER:			
GORAN KRUSAR	oski 1625 E	BLUEHERON C	T. CenunPoinTN463 (219) 671-7314
Name (Please Print)	Address	Phone	(219) 671-7314
OWNER OF SUBJECT PRO	PERTY:		
LIJA KRUSAROSI	Ci 1625 BLUE	Heron CT.	Clown Point IN 4630 7 219671-7314
Name (Please Print)	Address	Phone	219671-1319
	ODDDD 210/1-2	102 WINTER	POOK DO
ADDRESS OF SUBJECT PR	OPERTY: <u>3100-3</u>	IUZ WINIER	Park Dr. Parasio IN 46385
Subject property fronts on the _	side between (street	s)	pakasio 10 40085
in the Zoning District.			

Legal Description of Subject Property: (Exhibit No)
Beauty Creek Villa Homes Lot 94 EXN2, 264A ANXO 07/08
EXN2 . 264A ANXO 07/08
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
Variance for frontage of property
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :_
Attach a Site Plot Plan drawn to scale showing: a. scale b. lot: shape, location, dimension, and area c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front back and side yards
Please fill in: Front Setback Rear Setback Side Setbacks/ Lot Coverage Height
The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom hearing. Although it is not required that the Petitioner represented by legal counsel, information and documentation pertaining to the petitioner should be prepared as if it were to become part of a court hearing. Although the office of the City Planner is available to assist the Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate variance petition. The Planning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.
Petitions will not be scheduled for public hearing unless all legal and procedural requirements

Last updated 1/16/18

have been met.

STAFF USE ONLY
Date Received
Names and Addresses of property owners within 300 feet provided Signature notarized Site Plan attached Legal Description (Not Abbreviated) Provided Petition Filed Complete Written Description of Project Petitioners Affidavit of Notice Findings of Fact Photo's of Property (Staff Request) Landscape Plan (Staff Request)
Date approved for Public Hearing,

BZA Application Fees

TOTAL FEE

Use Variance	\$200
Single Family Development Standards Variance	\$50
Commercial Development Standards Variance	\$150
Special Exception/Special Use	\$200
Relief to an Administrative Decision	\$200
Special Meeting	\$1000
Conditional Use	\$100
Wireless Communications Facility Special Use – Major	\$500
Wireless Communications Facility RF Tech Study Fee	\$ Actual cost of study
•	

Affidavit of Consent of Property Owner

(To be presented with application for Board of Zoning Appeals)
ILIJA KRUSAROSK, being dully sworn upon his/her oath, being of sound mind and
legal age deposes and states:
1. That Lita Kaus Arasia "Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes <u>Goraid Kousaroski</u> ("Petitioner") to seek the relief sought in the Petition filed before the BZA. Petitioner is further authorized to commit to any reasonable restriction requested by the BZA or proposed by the Petitioner.
Ja: 1/20.19
Property Owner Date
Mladerka Krusaroska <u>6.20.2019</u> Property Owner Date
Subscribed and sworn to before me this 20 day of
Notary Public
My Commission:
Date Date
DANIELLE NUNEMAKER NOTARY PUBLIC SEAL STATE OF INDIANA - COUNTY OF LAKE MY COMMISSION EXPIRES APR. 21, 2023

Certificate of Petitioner

Please read and sign the following statement:

I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of this Petition, the signature of the Property Owner(s) constitutes authorization for the Petitioner to speak and act on behalf of the Property Owner(s). The Petitioner certifies that neither the Petitioner nor any attachments or exhibits submitted contains any known intentional misrepresentations or intentionally misleading statements. All information submitted is accurate, true and correct to the best of the Petitioner's knowledge. The providing of false and/or inaccurate information on this Petition or during any proceedings before the BZA may result in the denial of the request or the revocation of the request, should a Petition be granted. Similarly, if as part of any granted Petition, the BZA places any restrictions and/or limitations, I acknowledge that my failure to comply with such restrictions/limitations shall be grounds to revoke any granted Petition. The Petitioner acknowledges that it bears the obligation to mail notice of any Public Hearing to all property owners within 300 feet of the property that is the subject of this Petition. Any errors by the Petitioner may result in the Petition being delayed, denied or revoked.

Socar Kusacoshi
Signature of Petitioner
GORAN KRUSAROSK
Printed Name
Ship Khow
Signature of Property Owner
Mladenka Krusovska
Signature of Property Owner

Type or Print name of Notary

DANIELLE NUNEMAKER
NOTARY PUBLIC
SEAL
STATE OF INDIANA - COUNTY OF LAKE
MY COMMISSION EXPIRES APR. 21, 2023

NOTICE OF PUBLIC HEARING CITY OF VALPARAISO BOARD OF ZONING APPEALS

Dear Property Owner:
This letter is to notify that the City of Valparaiso Board of Zoning Appeals will conduct a public hearing on Petition Number on the day of
, 20 at 7:00 p.m. at Valparaiso City Hall, 166 Lincolnway, City Council Chambers, to consider a request for Board of Zoning Appeals action (insert action here)
The petitioner for the requested action isof the (address here)
The property is located in theZoning District. The subject parcel is located at (Address or Location) and includes the following tract of land:
Legal Description (Please type the street address and legal description here or attaché to the letter)
You are sent this notice as a property owner within 300 feet of the parcel. Your view on this petition may be submitted in writing to the Planning Director, or you will be given an opportunity to be heard at the above-mentioned time of the Public Hearing. All interested parties are invited to attend. To review the petition and detailed site plans, please contact the Planning Department between 8:30 a.m. and 4:30 p.m. Monday through Friday.
Correspondence to: Tyler Kent, Planning Director City of Valparaiso 166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273 Email: tkent@valpo.us (all electronic mail must include name, address, and telephone number)
Respectfully, Scraw Knsewhar Petitioner Petitioner Petitioner
Petitioner Petitioner
CORRAN KRIISARBSKI

Petitioner

Petitioner **Affidavit of Proper Public Notice for Public Hearing**

(To b	be presented to Board of Zoning Appeals staff or attorney at Public Hearing)
	, being dully sworn upon his/her oath, being of sound
mind and	legal age deposes and states:
1.	That he/she is the(agent, attorney, owner) of the property described in the attached notice which an application for a variance has been filed before the Board of Zoning Appeals of the City of Valparaiso, Indiana
2.	That on theday of,, did mail at least ten 10 (10) days prior to the scheduled Public Hearing postage paid, by certified mail, return receipt requested, a letter explaining the proposed change, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.
	(Please attach legal description)
List the na	ame the address of all property owners who have received notification on page
Jowa Petitioner	Kusaushi 6.20.19 Date
Notary Pu	d and sworn to before me this 20 day of 1, 2019. Mission Expires 11. 21. 2013
Date	

DANIELLE NUNEMAKER
NOTARY PUBLIC
SEAL
STATE OF INDIANA - COUNTY OF LAKE
MY COMMISSION EXPIRES APR. 21, 2023

Variance from Development Standards Findings of Fact

(Please Print)

Petitioner submits that:

A. The proposed variance from the Development Standards will not be injurious to
the public health, safety, morals, and general welfare of the community because: <u>We</u>
are requesting a small lft front lot variance to go from the standard
45 to 44 feet This small reduction will not effect public health
safety, morals and general welfare of the community because
It will not effect the size or condition of the sidewalk
it will not effect the size or condition of the sidewalky driveway or curbs of the street.
B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because: We will comply with all the building Standards of the city
C. The strict application of the terms of the zoning ordinance will result in particular difficulties in the use of the property included in the proposed variance because: We will not be able to build and two will be
a loss of the increased tax sevenue for the
city.

The Petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

IT IN UNDERSORD LITTLE MURICIPATION AND INCIDENT AND INCIDENT OWNERS OF THE REAL SERIES ON THE STATE WORK OF THE REAL SERIES OWNERS OF THE REAL SERIES OF THE SERIES OF TH IN BEAUTY CREEK VILLA HOMES UNGER AUTHORITY PROMODD BY HOLMAN COLD 18-7-4, ET SED, ENACTED BY THE GOHERAL ASSEMELY OF THE STATE OF BRIGHMA AND OBSUMMICE ADOPTED BY THE COMMON COUNCE, OF THE CITY OF VALPARASO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY AS POLLOMS. MY COMMISSION EXPIRES SS: COUNTY OF PORTER CITY OF VALPARAISO PLAT COMMITTEE APPROVED BY THE VALPARAISO PLAT COMMITTEE AT A REGULAR MEETING HELD ON JUNE 19, 2019. PLAT COMMITTEE CERTIFICATE IUJA KRUSAROSKI DEED OF DEDICATION ULT 94 EXEPT THE NORTH 2.0 FEET INVESTOR IN BEAUTY CREEK WILA HOWES, AS PER PLAT THEREOF, AS RECORDED DECUMENTS, 2005, IN PLAT FILE 40-F-G, AS DOCUMENT NO. 2005-037457, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIVIA. SECONDARY PLAT OF THE RESUBDIVISION OF LOT 94 EXCEPT THE NORTH 2.0 FEET NOTARY PUBLIC STATE OF INDIANA LEGAL DESCRIPTION TLER KENT, CITY PLANNER, MEMBER RINTED NAME MINESS OUR HANDS AND SEAL THIS NODRESS: 3100—3102 WINTER PARK DRIVE VALPARAISO, INDIANA 46385 PARCEL NO.: 64—69—10—478—004.000—004 NORTHEAST 1/4 SECTION 15, T. 35 N., R. 6 W. CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA MUADENKA KRUSAROSKI ADAM MCALPINE, ENGINEERING DIRECTOR, MEMBER 7. 5/0" & REBAR WITH ID. CAP SURVEY MARKERS SHALL BE INSTALLED AT ALL NEW LOT CORNERS, ROUTT-OF-WAY BENDS, ETC. UNLESS DIFFERMES NOTED ON THE HEREON DRAWN PLAT. NOTES HOLDER OF TITLE/SUBDIVIDER: LLAA KRUSAROSKI AND MILJOENKA KRUSAROSKI 1625 BLUE HRON COURT CROWN PONT, INDIANA 46307 "I AFFIRM, UNDER THE PENALTIES FOR PERLURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." BASED ON PLAT OF SURVEY PREPARED BY DANIES & ASSOCIATES LAND SURVEYING AND CERTIFUED BY FRANK, X, WALSKO RECORDED ON AUGUST 27, 2018, AS DOCUMENT NO. 2018-019523. THE HEREON DESCRIBED TRACT OF LAND LIES WITHIN WINHAL FLOOD HAZARD ZONE. X (DAISHADED) AS SAID TRACT FLOTS BY SCALED KEASHRADHIT ON COMMANTY PANEL NAMERS RESCUE ORDER OF FLOOD INSURANCE RATE MAP PANEL NUMBER 18127C0202D DATED SEPTEMBER 30, 2015. EXISTING STREET ADDRESSES ARE SHOWN THUSLY (3100) AND (3102). ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTIONS THEREOF. SURVEYOR
DAVIES & ASSOCIATES LAND SURVEYING
1105 NORTH COUNTY ROAD 100 EAST
CHESTERTON, INDIANA 46304 WINTER PARK DRIVE SECTION 1 200 K NONCO HOW TATE TATE NOTES LOT 94A
[3100 WATER PARK DRIVE]
\$770 SOFT.* LOT 94B (3102 WHITE PASK DRIVE) \$1720 SOFT# \$131 ACK# Alter M MONGO GRAPHIC SCALE © per secure) 2 80-77 (6" W 130.00" © per secure) 28 80-77 (6" W 130.00" (DX PTATT) DOUBLE O. MEDIO 8 I. ERANK A MUSCAL HEERY CERRY THIS, MA YAMO SARCTON LEDNERD IN COMPANION ON THE CHARGE OF THE CHARGES OF NO THAT TO THE BEST OF MY MONEYLES A STAND ON THE CHARGES OF THE REQUIREMENTS OF THE CAT OF "MY MONEYLES AND DOWNARD. AND THE STRANGES MANUAL THAT IN ARCHES AND DOWNARD. AND THE CAT OF MANUAL YES ON THAT IN THE LOCATION, SEE, TYPE AND INTERNAL ARE ACCURATELY SHOWN. SURVEYORS CERTIFICATE 100 FINANCE, NALLAGO
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PART (2011) E28-4235
FAX: 522 002 002 002 002 ITA'S SOUN PARCEL 64-08-10-478-013.000 (NOT MISJORE) SECONDARY PLAT OF
THE RESUBDIVISION OF LOT 94 EXCEPT THE
NORTH 2.0' IN BEAUTY CREEK VILLA HOMES
NORTHEAST 1/4 SECTION 15, T. 35 N., R. 6 W. SHEET 18-130-DAVIES & ASSOCIATES
LAND SURVEYING
1106 NORTH COUNTY ROLD 100 EAST
CHESTERTON IN 46504
PH (2191026-4353 FAK (2191026-2241 REVISIONS