

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, August 20th, 2019, 7:00 PM 653 Hayes Leonard Road

- 1. Roll Call
- 2. Adoption of July 16th, 2019 Meeting Minutes
- 3. Old Business
- 4. New Business

VAR19-008 – A petition filed by Michael Centracchio, 3710 Cottonwood Ln, Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.301, Table 2.301, of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required twenty-five (25) feet rear yard setback, to allow for a setback of twelve (12) feet. The property is located at 3710 Cottonwood Ln, in the General Residential (GR) Zoning District.

VAR19-009 – A petition filed David Richardson, 65 Nicholas Dr., Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.303 (D), of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required three (3) feet rear yard setback to allow for a two (2) feet rear yard setback. The property is located at 505 Garfield Ave., in the Neighborhood Conservation 60 (NC-60) Zoning District.

VAR19-011 - A petition filed by Tom Steindler, 10740 US HWY 30, Wanatah, IN 46390. . The petitioner requests a variance from Article 5, Section 5.302, of the <u>Valparaiso Unified Development Ordinance</u>, to allow for reverse Illuminated signs in a residential zoning district. A variance from Article 5, Section 5.302 to vary the required maximum sign area for an institution from the maximum thirty-six (36) square feet, to allow for a total of 222.05 sq. ft. of on-site signage, 56 sq. ft. for the monument sign, 119.7 sq. ft. for the Channel Letters and 46.35 sq. ft. for the Reverse Illuminated Channel Letters. The property is located at 2702 Glendale Blvd., in the Suburban Residential (SR) Zoning District.

VAR19-012/UV19-003 – A petition filed by Darrin Jolas, 121 W. Wacker Drive, Suite 400, Chicago, IL 60601. The petitioner requests a use variance from Article 11, Section 11.305, Paragraph C, Item 4, of the <u>Valparaiso Unified Development Ordinance</u>, to allow for Institutional Residential. A variance from Article 3, Section 3.505, Table 3.505, to vary the maximum building height of thirty-five (35) feet to allow for a building height of



Planning Department

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

www.valpo.us

forty-eight (48) feet. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 171 Parking Spaces to allow for 50 Parking spaces. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 6 Loading spaces to allow for 1 loading space. A variance from Article 2, Section 2.518, Paragraph B to vary the required access provided by a street classified as a collector or greater, to allow for access provided by a street classified as a local street. The Property is located at 355 West St., in the Commercial General (CG) Zoning District.

VAR19-013 – A petition filed by Frederick Frey, 407 Washington St., Valparaiso, IN 46383. The petitioner requests a variance from Article 3, Section 3.501, Table 3.501 of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required twenty-five (25) feet rear yard setback to allow for a twelve (12) feet rear yard setback. A variance to vary the required twenty (20) feet street yard setback to allow for a sixteen (16) feet street yard setback. The property is located 3107 Churchview Dr. in the General Residential (GR) Zoning District.

5. Adjournment

Michael Micka, President – Board of Zoning Appeals

Tyler Kent, Planning Director

Next Meeting: September 17th, 2019

VALPARAISO BOARD OF ZONING APPEALS Regular Meeting Minutes July 16, 2019

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 7:00 p.m. on Tuesday, July 16, 2019 in the temporary Valparaiso City Hall Council Chambers, located at 653 Hayes-Leonard Road, Valparaiso. Mike Micka presided.

Members present were Byron Martin, Melanie Trowbridge, Diane Worstell, and President Mike Micka. Also present were Tyler Kent, Attorney Christopher Ripley, citizens, and representatives of the press.

MINUTES:

Byron Martin made a motion to approve the June 18, 2019 minutes as submitted. Melanie Trowbridge seconded the motion. A voice vote was taken and unanimously carried 4-0.

OLD BUSINESS:

None.

NEW BUSINESS:

VAR19-006 - A petition filed by Valparaiso Parks Department c/o John Seibert, 3210 N. Campbell Street, Valparaiso, IN. The petitioner requests a variance from Article 5, Section 5.202, of the Valparaiso Unified Development Ordinance, to allow for off-premise advertisements to be placed on a 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. Valpo Parks Director John Seibert presented. Also present was Valpo Parks Facilities Director Dan McGuire. Old Fairgrounds Park had a marquee sign for over 20 years, since the early 1990's located close to the corner of Calumet and Evans Avenues. Over the years, the sign deteriorated to the point that it had to be removed, however, funding was not available at the time to replace the sign immediately. In 2015 the Park Department worked with this Board on a downtown marquee sign at Central Park Plaza. At this time, we would like to upgrade the Central Park Plaza sign digital board to allow for better pixel resolution and repurpose the current digital board into a new marquee sign at Old Fairgrounds Park. The new sign will be installed at the same location as the previous sign for over 20 years and there were no issues with traffic, sight lines, etc. Old Fairgrounds Park has thousands of users annually and the sign serves half a million participants in programs and facilities.

<u>Public Hearing:</u> Mike Micka asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Micka also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time.

Mr. Jim Bertholet, 1307 Fairlane Drive, questioned where the sign will be placed and if it will be lit 24 hours per day?

Ms. Wanda Speak, 407 Harrison Blvd., questioned how many lumens will the sign have?

Mr. Seibert's rebuttal:

- The new sign will be placed where the former sign was. Along Calumet Avenue north of the Evans Avenue intersection.
- The sign will come on at 6:00 a.m. and turn off at midnight every day.
- The sign will have an automatic dimmer that will adjust to sunlight and darkness. The maximum daytime lumens are 1,200 and nighttime is 500-600.

The public hearing was closed, and questions/comments were heard from the Members.

Member Melanie Trowbridge advised she will be recusing herself from this case due to her being a member of the Valpo Parks Foundation Board of Directors.

Q: Is the off-premise advertising non-commercial and for advertising park related event, programs, activities happening within the park department system at all parks?

A: Yes.

- Q: Will this reduce the number of independent banners on the fence?
- A: Yes.
- Q: And you understand there is to be no animation, blinking, flashing, etc. A static message is allowed with one change per day?
- A: Yes.

Motion: Diane Worstell made a motion to approve VAR19-006 to allow for off-premise advertisements to be placed on a ground sign for Park Department related activities with the condition that the message will be a static message (no animation, blinking, flashing, etc.) only with one change allowed per day, and will be lit from 6:00 a.m. to midnight daily. Such approval will not be injurious to the health, safety or public welfare of the community; will not affect the use of the adjacent properties; arises from practical difficulties; and the petitioner will comply with all parking requirements. Byron Martin seconded the motion. A roll call vote was taken and unanimously carried 3-0. Melanie Trowbridge abstained.

<u>VAR19-007</u> – A petition filed by Goren and Ilija Krusaroski, 1625 Blue Heron Court, Crown Point, IN. The petitioner requests a variance from Article 3, Section 3.503, Table 3.503, of the Valparaiso Unified Development Ordinance, 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. Mr. Goren Krusaroski presented. This property was originally platted and approved in the County, and later annexed into the City. We are requesting a one-foot lot width variance from 45 feet to 44 feet to build duplex units. This is consistent with neighboring lots.

Motion: Byron Martin made a motion to approve VAR19-007 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. Such approval will not be injurious to the health, safety or public welfare of the community; will not affect the use of the adjacent properties; arises from practical difficulties; and the petitioner will comply with all parking requirements. Melanie Trowbridge seconded the motion. A roll call vote was taken and unanimously carried 4-0.

STAFF ITEMS:

None.

ADJOURNMENT:

There being no further business, the July 16, 2019 Board of Zoning Appeals meeting was adjourned at 7:21 p.m.

adjourned at 7:21 p.m.		
	Mike Micka, President	
Tyler Kent, Executive Secretary		

Petition #: <u>VAC19-008</u>

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 <u>Variance(s) from the Development Standards</u> , the Petitioner states that the granting of such request: X Will not be injurious to the health, safety, morals, and general welfare of the community; X 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. X 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;

Does not interfere substa Petitioner will comply will	hardships if the Zoning Ordinar ntially with the Comprehensive ith all ordinance parking require r Special Exception , the Petitio	Plan adopted.
Will not create vehicular Appropriate access roads have been or will be installed; Will make a substantial con the rights of properties in the Will comply with the requ	drives, utilities, drainage, facilion on tribution to the neighborhood	ities, and other necessary facilities environment and will not infringe the proposed use is to be located.
In support of such application f	or Special Exception for Hom	e Occupation, Petitioner states:
in the home occupation. That the use of the dwellin subordinate to its use for resider dwelling will be used in the control wisible evidence of the conduct exceeding two square feet in are the business. That no home occupation That no traffic will be generated in a reside conduct of such home occupation not be in the front yard. That no equipment or procodors, or electrical interference of the dwelling will be generated in the front yard.	ng unit for home occupation will nitial purposes and not more than duct of the home occupation. ge in the outside appearance of of such home occupation, other ea, non-illuminated and containing will be conducted in any access area unless specifically permitted and experimental neighborhood and any need on will be met by required or permitted by such home occupations and any need to will be met by required or permitted by such home occupations.	the building or premises, or other than one sign-such sign not ng only the name and nature of ory building. ed by the BZA. In in greater volume than would ed for parking generated by the rmitted parking spaces, and will noise, vibration, glare, fumes,
premises.		
PETITIONER:		
MICHAEL CENTRACE Name (Please Print)	HIO 37/0 (btton/w/bo! Address	1 20. 773-575-7191 Phone
OWNER OF SUBJECT PROF	PERTY:	
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT PRO Subject property fronts on the E in the R Zoning District.	PERTY: 37/0 COTTON WAST side between (streets) TM	DOB LN,

Legal Description of Subject Property: (Exhibit No)
SEE ATTACHED
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) CONSTRUCT AN 8'x 10' STORAGE SHED ON
THE NORTH SINE OF HOUSE
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

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

Use Variance	\$200
_XSingle 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 \$ 50 eso

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.

denied or revoked.
Michael Certaicher Signature of Petitioner
Signature of Petitioner
MICHAEL CENTRACCHIS
Printed Name
Michael Cutace Line Signature of Property Owner
Signature of Property Owner
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared:

All Charles (Fut Caschin), and acknowledge the execution of the foregoing document, this 101/1 day of 54/1/2, 20/9.

My Commission Expires: 9-18-25

NOTARY PUBLIC

Resident of 100 to the County

Type or Print name of Notary

Janet Sayles Ruud, Notary Public Porter County, State of Indiana My Commission Expires September 18, 2025

Affidavit of Consent of Property Owner

NOTICE OF PUBLIC HEARING CITY OF VALPARAISO BOARD OF ZONING APPEALS

Dear Property Owner:			
This letter is to notify that public hearing on Petition, 20 a	Number	on the da	ıv of
Council Chambers, to consaction here)	sider a request for Boar	ed of Zoning Appeals acti	on (insert
The petitioner for the requestite (address here)	ested action is		of
the (address here) The property is located in toparcel is located at (Address includes the following trace)	ss or Location)	Zoning District. 7	The subject and
(Please type the street	Legal Descript address and legal desc	otion cription here or attaché to	the letter)
You are sent this notice as this petition may be submit opportunity to be heard at tinterested parties are invited please contact the Planning through Friday.	tted in writing to the Pl he above-mentioned tind d to attend. To review	anning Director, or you we me of the Public Hearing the petition and detailed	vill be given an . All site plans,
Correspondence to: Tyler Kent, Planning Direct City of Valparaiso 166 Lincolnway Valparaiso, IN 46383			
Phone: (219) 462-1161 Fax Email: tkent@valpo.us			
(all electronic mail must inc	lude name, address, ar	id telephone number)	
Respectfully,			
Petitioner	Petitioner		

Last updated 1/16/18

Petitioner

Petitioner Affidavit of Proper Public Notice for Public Hearing

(To be presented to Board of Zoning Appeals staff or attorney at Public Hearing)

MICHAEL CENTRACCHIO, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the OWNER (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 the day of July, 2019, 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 atta	ch legal description)
List the name the address of all property 10. **Mator! Catuals MICHAEI CENTRACHIB	owners who have received notification on page
MICHAEL CENTRACHIB Petitioner	July 10, 2019 Date
Subscribed and sworn to before me this	10th day of July 2019
Notary Public My Commission Expires	Janet Sayles Ruud, Notary Public Porter County, State of Indiana My Commission Expires

September 18, 2025

SURROUNDING PROPERTY OWNER LIST

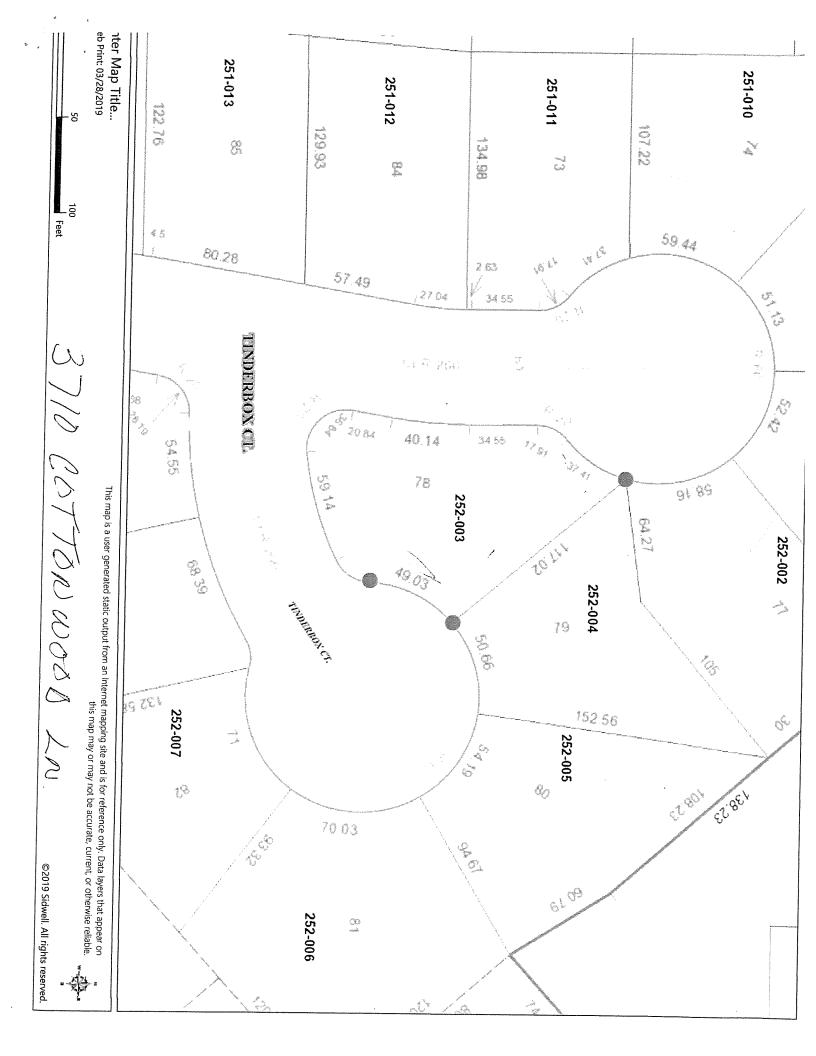
List the name and address of all property owners who have received notification below (Use Additional Sheets if Necessary):

(Please Print)		
<u>Name</u>		<u>Address</u>
	SEE	ATTACHEN

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:
STORAGE SHED TO BE BUILT IN YARD
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 STORAGE SHED WILL CONFORM TO ALL ORINANCES
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:
NO DIFFICULTIES WILL RESULT
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.





2018-028072 STATE OF INDIANA PORTER COUNTY FILED FOR RECORD 12/18/2018 09:37 AM JON C. MILLER, RECORDER **REC FEE: 25.00** PAGES: 1

hmstd

WARRANTY DEED

TAX: J.D. NO. 64-09-11-252-003.000-004 (Duplicate No. 911323)

THIS INDENTURE WITNESSETH, That KRISTY K. NONDORF, (GRANTOR(S)), of PORTER County in the State of INDIANA, CONVEY(S) AND WARRANT(S) to MICHAEL J. CENTRACCHIO and MARIE CENTRACCHIO, HUSBAND AND WIFE, (GRANTEE(S)), of PORTER County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in PORTER County, in the State of Indiana:

LOT NUMBERED 78 AS SHOWN ON THE RECORDED PLAT OF HARVEST COUNTRY RECORDED IN PLAT FILE 17- B-2A IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

COMMONLY KNOWN AS: 3710 COTTONWOOD LN., VALPARAISO, IN 46385

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2017 TAXES PAYABLE 2018, 2018 TAXES PAYABLE 2019 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT, TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY. KRISTY STATE OF INDIANA, COUNTY OF Before me, the undersigned, a Notary Public in and for said County and State, this I appeared: KRISTY K. NONDORF and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. Commission Number: My commission expires Signature Printed Notary Public This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45 VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303 No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company RETURN DEED TO: GRANTEE(S) GRANTEE STREET OR RURAL ROUTE ADDRESS: 3710 COTTONWOOD LN., VALPARAISO, IN 46385

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this

document finless required by

SEND TAX BILLS TO: GRANTEE(S)

Signature

ELIGIBLE FOR FILING WITH THE COUNTY AUDITOR PORTER COUNTY ASSESSOR SV

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Dec 18 2018

Vicki Urbanik

AUDITOR PORTER COUNTY

15 mb 1/1

Owner	Site Address
Trust #3	1053 Tinder Box Ct Valparaiso IN 46385
Mohoi Daniel Anthony & Ashley N	1 1052 Tinder Box Ct Valparaiso IN 46385
Dolezal M Brad	3802 Cottonwood Ln Valparaiso IN 46385
Levenhagen Mark E & Kelly	3808 Goodrich Rd Valparaiso IN 46385
Kuehl Randall & Donna/	3707 Cottonwood Ln Valparaiso IN 46385
Mick Jason	3803 Candlewood Dr Valparaiso IN 46385
Nicholas Thomas J & Joyce E	3806 Goodrich Rd Valparaiso IN 46385
Kinsey Thomas A & Stacey L	3702 Cottonwood Ln Valparaiso IN 46385
Centracchio Michael J & Marie	3710 Cottonwood Ln Valparaiso IN 46383
Depew Adam D & Elizabeth H	3706 Goodrich Rd Valparaiso IN 46385
Cantrell Janet A	3903 Goodrich Ct Valparaiso IN 46385
Schoech William J & Susan M	3803 Cottonwood Ln Valparaiso IN 46385
Gallinatti Anthony J &Dawn M	3805 Candlewood Dr Valparaiso IN 46385
Wendrickx Victor J & Deborah A	3804 Cottonwood Ln Valparaiso IN 46385
Morales Justin D	1055 Tinder Box Ct Valparaiso IN 46383
Pickering Tereasa M	3809 Candlewood Dr Valparaiso IN 46385
Donahue Ronald J & Chrystal R	3710 Goodrich Rd Valparaiso IN 46385
Howell Tyler D	3704 Cottonwood Ln Valparaiso IN 46385
Schacht Michael R Living Trust 1/2	3802 Goodrich Rd Valparaiso IN 46385
Daunora William & Katherine	3708 Goodrich Rd Valparaiso IN 46385
Lasayko Lawrence J & Stephanie C	3805 Cottonwood Ln Valparaiso IN 46385
Peddle Kelly L	1051 Tinder Box Ct Valparaiso IN 46385
Santay James J & Lisaa	3709 Cottonwood Ln Valparaiso IN 46385
Rogers Melanie S	3907 Goodrich Ct Valparaiso IN 46385
O'Keefe James N & Melissa K	3807 Candlewood Dr Valparaiso IN 46385
Sohovich Michael A & Brenda	3709 Candlewood Dr Valparaiso IN 46385
McKinney Kyle D & Rebecca	3804 Goodrich Rd Valparaiso IN 46385
Stafford Laura A Bernacki & Scott B	3704 Goodrich Rd Valparaiso IN 46385
Michalec Gregory P & Heather L	3705 Candlewood Dr Valparaiso IN 46385
Blaney Jacqueline M	3605 Candlewood Dr Valparaiso IN 46385
Wellman Dave A & Jennifer A Robin	3705 Cottonwood Ln Valparaiso IN 46385
Harris Brandon P & Denielle	3706 Cottonwood Ln Valparaiso IN 46385
Andjelich Dusan	3703 Cottonwood Ln Valparaiso IN 46385
Page James L & Amy	4003 Goodrich Ct Valparaiso IN 46385
Piechocki Michael & Valerie	3801 Cottonwood Ln Valparaiso IN 46385
Augustine Megan E	1054 Tinder Box Ct Valparaiso IN 46385
Hlinsky Jerald F & Lorraine	3707 Candlewood Dr Valparaiso IN 46385
Kozrowski Thomas A	3801 Candlewood Dr Valparaiso IN 46385

Scanned from the Private Records of

Emil Beeg Land Surveyor, Inc. as acquired 155 Indiana Ave. Suite 303, Valparaiso, IN the Parter County Surveyor's Office Ph (219) 465-3560

2016 Porter County, IN. All Rights Reserved. Surveyor Breitzke, Copyright @ Porter Co. Kevin D.

SURVEYOR LOCATION REPORT

drawing is believed to be reliable, but

Disclaimer: The information

warranties of any kind are made as to

no representations, guarantees or

Porter County Surveyor, K.D.Breitzke suitability for particular applications. its accuracy, currency, revision, or

Surveyor, Land Beeg, Emil

8 WASHINGTON STREET VALPARAISO, INDIANA 46383 (219) 462-7452 FAX 465-0687

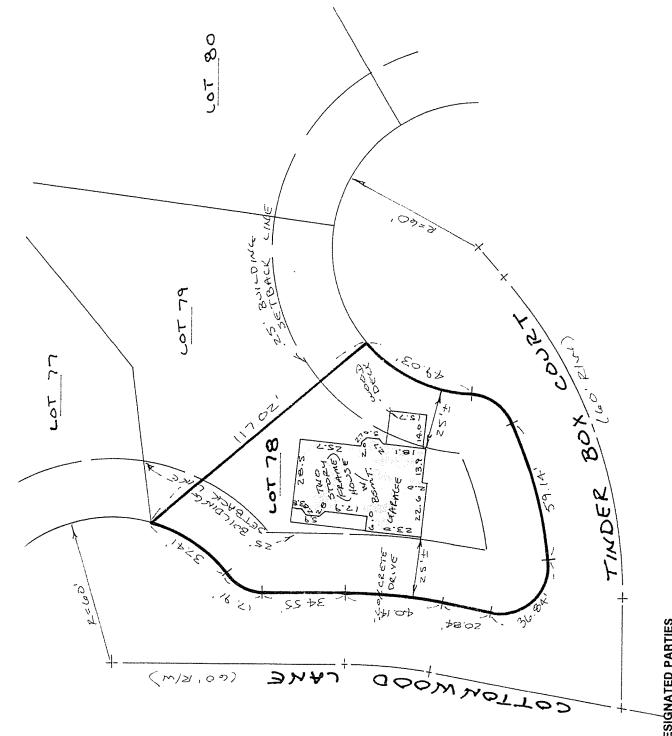
THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT. TOP OF PLAT IS NORTH.

Valparaiso, 3710 Cottonwood Lane, PROPERTY ADDRESS:

F: J.e Plat . ::: recorded thereof, Indiana. piat County, per 98 Porter Country Ç 78 in Harvest the Office of the Recorder Lot PROPERTY DESCRIPTION: FI.

Indiana 46383

ional to Nat according a special flood hazard area 1982 # 180425 0060 B. Ξ **,...** not April :: :: This Lot Map dated: FLOOD PROTECTION ACT: Rate Insurance Flood



DESIGNATED PARTIES

Chicago). F Bank National Republic MORTGAGEE: TITLE

PA 10120A Title Insurance Company oria & Munira J. Merchant American Pirst

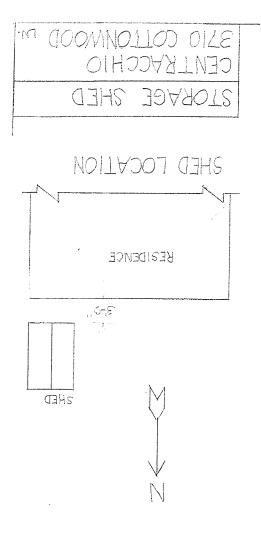
Parrokh Siganporia MORTGAGOR:

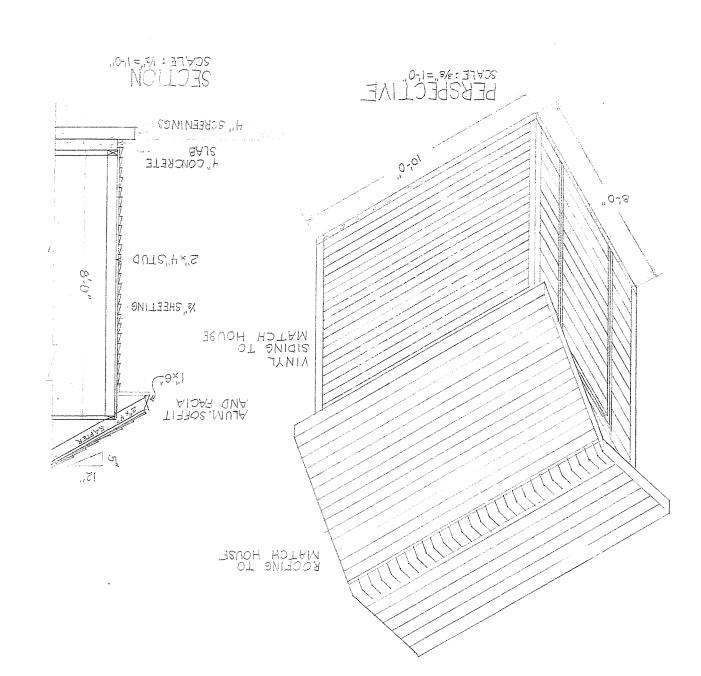
i hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that, to the best of my knowledge and belief. This report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-12 for a Surveyor Location Report. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainly and to any other uncertainty in location or elevation on the referenced flood insurance rate map.

The assignment or use of this Surveyor Location Report to secure a mortgage for others releases Emil Beeg, Land Surveyor, Inc. and the below

	د) ا	Plat No.	FII0 #
		Ву	Indiana Reg. Land Surveyor No. S0004
	Page	FERNALLE CARLCAGO	
Scale " = 10	Field Book 94	Ordered By NATIONAL FERSELLE	Job No.

162 MAR ARVE







JUL 23 2019

Petition #: <u>VAK19-009</u>

Sharon Emma Surhout

PETITION TO Clerk-Treasurer 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 <u>Variance(s)</u> from the <u>Development Standards</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. Petitioner will comply with all ordinance parking requirements.
In support of an application for a Use Variance , 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 updated 1/16/18

Arises from unnecessary hardships if the Zoning Ordinance is strictly applied; and Does not interfere substantially with the Comprehensive Plan adopted. Petitioner will comply with all ordinance parking requirements. In Support of an application for Special Exception , the Petitioner states that the granting of such request:
Will not generate excessive vehicular traffic on minor residential streets; Will not create vehicular parking or traffic problems; Appropriate access roads, drives, utilities, drainage, facilities, and other necessary facilities have been or will be installed; Will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use; Will comply with the requirements of the district in which proposed use is to be located. Petitioner will comply with all ordinance parking requirements.
In support of such application for Special Exception for Home Occupation , Petitioner states:
That no person other than members of the family residing on the premises will be engaged in the home occupation. That the use of the dwelling unit for home occupation will be clearly incidental and subordinate to its use for residential purposes and not more than 25% of the floor area of the dwelling will be used in the conduct of the home occupation. That there will be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign-such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of the business. That no home occupation will be conducted in any accessory building. That there will be no sales area unless specifically permitted by the BZA. That no traffic will be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation will be met by required or permitted parking spaces, and will not be in the front yard. That no equipment or process will be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses which can be detected off premises.
PETITIONER: 46383
DAVID RICHARDSON 65 Nicholas Mive, Valouriso 219-510- Name (Please Print) Address Phone
OWNER OF SUBJECT PROPERTY:
Name (Please Print) SOS Gasfield Av. 46383 219-510-415 Address Phone
ADDRESS OF SUBJECT PROPERTY: 505 GARFIELD AVE, VALARASO Subject property fronts on the <u>Fast</u> side between (streets) <u>GARFIELD</u> AV. 4 GREENWICH ST. In the Zoning District.

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:
the agrace would not encroach onto any other
The gloride of the state of the
person's property and will occupy The same
the garage would not encroach onto any other person's property and will occupy the Same footprint as it previously did for approximately
7001 privil as it previously and for approximately
100 years.
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 garage will be an improvement in appearance from what previously existed and match the materials of the house.
and has been what accountly and test and
appearance arom what previously existed and
Match the materials of the house.
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:
the footes and concrete block wall will
THE TOUTE SUMME CONCRETE DIOCK COUNTY
have to be removed. The porred concrete floor
will also have to be get back at least
12" resulting in significant cost and labor.
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.

Legal Description of Subject Property: (Exhibit No.) The South 12 of Lot I and the South 12 of the East 31. Feet of Lot 2
all in Block 6, Fiske's subdivision City of Valoraiso, recorded in
all in Block 6, Fiske's subdivision, City of Valgaraiso, recorded in Miscellaneous Record" D", Page 252, in the Office of
the Recorder Porter County, In.
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
Replacing the garage with the exact same tootprint
Replacing the garage with the exact same footprint as previously existed in survey completed on warch 18, 1992. See attachment.
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 areac. 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 2 Side Setbacks 3 / 43 Lot Coverage 446 ft. Height 11
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.

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,

subject of this Petition. Any errors b			
denied or revoked.	<i>y</i> x		
Mind Stal			
Signature of Petitioner			
DAVIDS. RICHARI Printed Name	DS0~		
Printed Name			
G: CD CO			
Signature of Property Owner			
Signature of Property Owner			
signature of Property & When			
Subscribed and sworn to before me, a	Notary in and for said (County and State	, personally
appeared:			, and
acknowledge the execution of the for	egoing document, this	day of	, 20
	My Commis	sion Expires:	
NOTARY PUBLIC		of	
Type or Print name of Notary			

Affidavit of Consent of Property Owner

(To be presented with application)		
David S. Right Man, being dully sw legal age deposes and states:	orn upon his/her oath, bei	ng of sound mind and
1. That <u>David S. Richard Sor</u> real property that is the subject of a	\sum ("Owner") (is/are) the Petition before the BZA.	ne legal owner(s) of
2. That Owner authorizesseek the relief sought in the Petition fil authorized to commit to any reasonable by the PetitionenProperty Owner	ed before the BZA. Petition	("Petitioner") to oner is further the BZA or proposed
Property Owner	Date	
Subscribed and sworn to before me this	day of	, 20
Notary Public		
My Commission:		
Date		

Petitioner

Petitioner Affidavit of Proper Public Notice for Public Hearing

(To be presented to Board of Zoning Appeals staff or attorney at Public Hearing)

(
DAVID mind and	5. Richards being dully sworn upon his/her oath, being of sound legal age deposes and states:
1.	That he/she is the <u>OWNER</u> (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	me the address of all property owners who have received notification on page
Petitioner	Date
Subscribed	d and sworn to before me this day of,,
Notary Pu	blic
My Comm	nission Expires
Date	

b Bing

Data from: Zillow · Realtor

505 Garfield Ave, Valparaiso, IN 46383 Type your notes here. Poplar St Poplar St Elm St Elms St N Valparaiso St Beech St Beech St JDS Painting 🛍 505 Garfield Ave, Valparaiso, IN 46383 E Institute St

© 2019 HERE, © OpenStreetMap

SURVEYOR LOCATION REPORT

BY

Emil Beeg, Land Surveyor, Inc.

8 WASHINGTON STREET VALPARAISO INDIANA 46383 (219) 462-7452

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS:

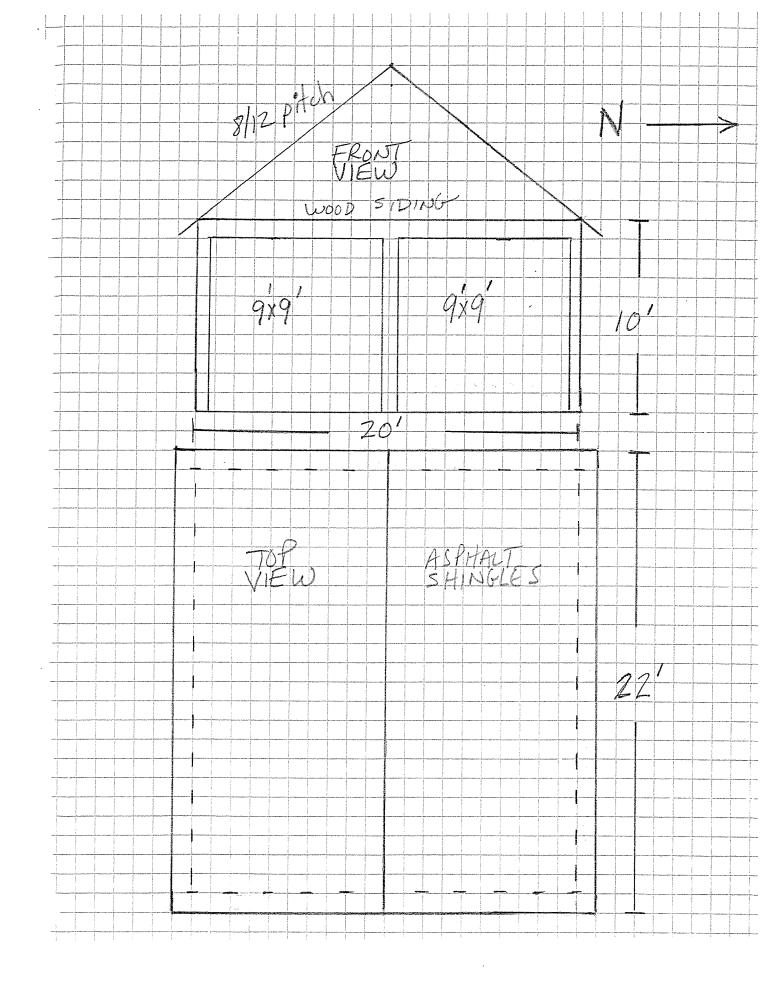
505 Garfield Street, Valparaiso, Indiana 46383

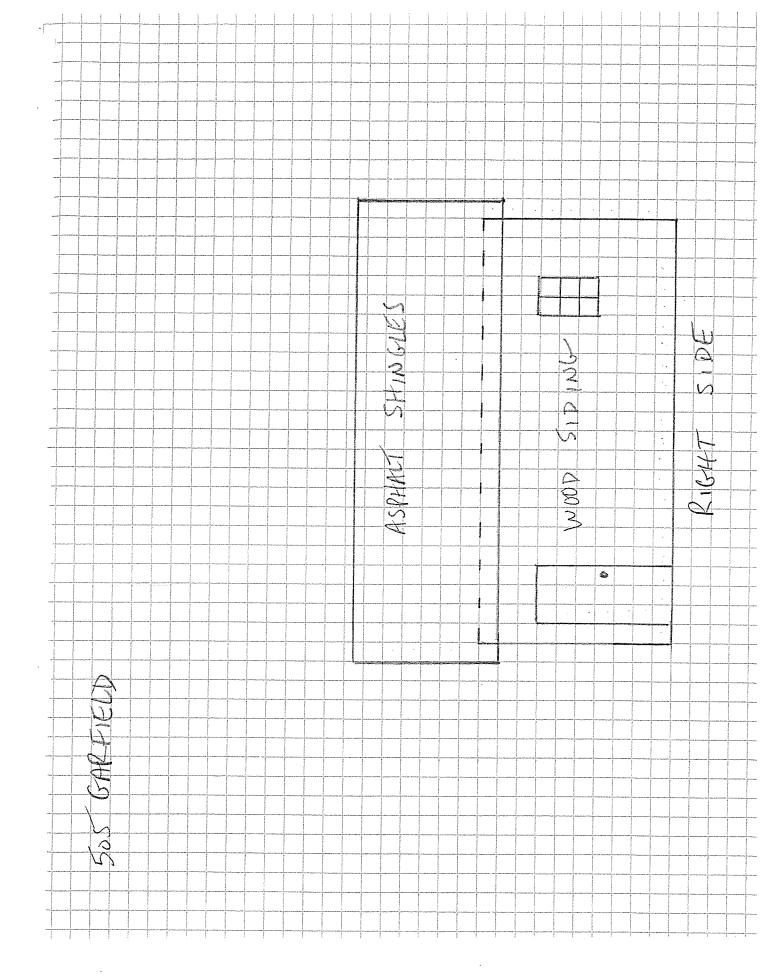
feet of Lot 2, all in Block 6 in Fiske's Subdivision, in the City Valparaiso; as per plat thereof, recorded in Miscellaneous Record "D", page 252, in the Office of the Recorder of Porter County, Indiana.

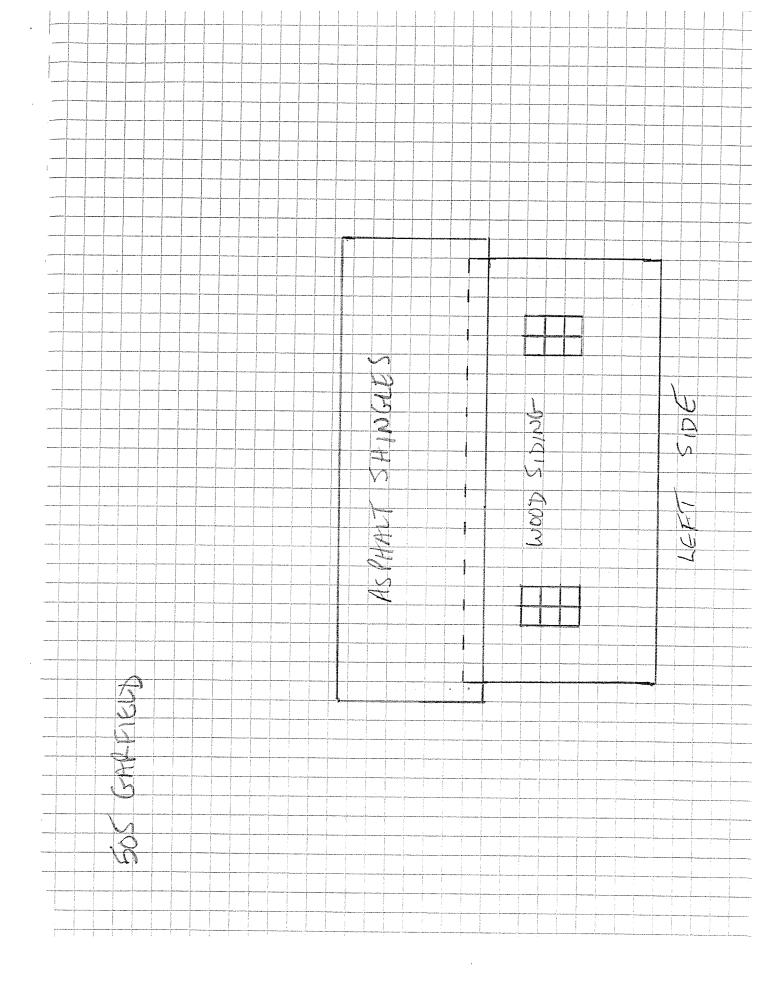
FLOOD PROTECTION ACT: This Lot is not in a speical flood hazard area according to Flood Hazard Boundary Map dated: March 2, 1979 of the Federal Insurance Administration.

NOTE: Item "c", Title Insurance Sewer Line Easement Location is Not shown for the location is unknown to the under signed surveyor.

BEECH	5T. (491/2121W)
·	18-MAR-92 CFS/EPGI







Written description of project, 505 Garfield Avenue, Valparaiso

The reason for my request for a variance of the development standards is that my request to rebuild the detached garage, utilizing the permit process was denied. The reason for the denial is that when it was originally built, approximately 100 years ago, the detached garage had a setback of two feet from the back property line and the current standard is three feet. My plan is to rebuild the garage exactly as it previously existed, only with a slight increase in height. I demolished the project in the spring of 2019, due to the poor structural integrity of the building. I plan on using the exact same footers and foundation, which currently exists. My plan is to increase the height of the building by approximately four feet, which would bring the total height to approximately 17 feet, which will be several feet lower than the house, which sits on the same parcel and several feet lower than the neighbor's garage, directly to the south. That neighbor was granted a variance within the last 12 months. The exterior building material will be of a similar, wood material that previously existed. The roof will be an asphalt shingle roof, similar to most garages in the area. The framing will be 2" x 4" construction. If you approve the variance, there will be no encroachment onto any adjacent owner's property. For further details, see the attached drawings.

David S. Richardson

Parcel Number	Owner	Owner Address
64-09-24-257-005.000-004	Saar Rita M 6	606 Beech St Valparaiso IN 46
64-09-24-277-024.000-004	Tudor James *	805-805 1/2 Oak St Valparaiso
64-09-24-258-004.000-004	Collins Kenneth E & Rachael M/H&W •	703 Oak St Valparaiso IN 4638
64-09-24-262-003.000-004	Trust #646669 '	706 Oak St Valparaiso IN 4638
64-09-24-254-002.000-004	Doelling Malissa 🧚	605 Lafayette St Valparaiso IN
64-09-24-258-008.000-004	Gauley Stephen C	501 Garfield Ave Valparaiso IN
64-09-24-277-004.000-004	Leer Christopher G & Blythe C/H&W *	502 Garfield Ave Valparaiso IN
64-09-24-254-006.000-004	Allen Joshua M & Bailee C/H&W 🕠	603 Garfield Ave Valparaiso IN
64-09-24-277-001.000-004	Rogers Chris J *	508 Garfield Ave Valparaiso IN
64-09-24-257-008.000-004	Claussen Curtis L & Donna R '	605 Oak St Valparaiso IN 4638
64-09-24-254-004.000-004	Gootee Elizabeth Michelle	701 Beech St Valparaiso IN 46
64-09-24-257-009.000-004	Page Nicole R 🕫	607 Oak St Valparaiso IN 4638
64-09-24-258-002.000-004	Arreguin Dolores H , *	506 N Greenwich St Valparaiso
64-09-24-254-003.000-004	Gamblin Cynthia	604 Greenwich St Valparaiso I
64-09-24-254-007.000-004	Lawley Jeffrey L Jr 🦸	705 Beech St Valparaiso IN 46
64-09-24-277-005.000-004	Valdez Jose G '	804 Beech St Valparaiso IN 46
64-09-24-277-003.000-004	Norman Timothy J & Elisabeth M S/H& 💃	504 Garfield Ave Valparaiso IN
64-09-24-258-007.000-004	Parker Ellen & Berg Eric M/W&H 🕴	503 Garfield Ave Valparaiso IN
64-09-24-277-002.000-004	Rankin lan M •	506 Garfield Ave Valparaiso IN
64-09-24-262-001.000-004	Vogelsang Lauren Anne 👂	408 Greenwich St Valparaiso I
64-09-24-276-025.000-004	Atkinson Kimberly 🦸	807 Beech St Valparaiso IN 46
64-09-24-262-004.000-004	Tipton Samuel Luke 🕠	405 Garfield Ave Valparaiso IN
64-09-24-254-001.000-004	Howard Douglas W & Rison Tamyra J 🐔	605 Lafayette St Valparaiso IN
64-09-24-277-006.000-004	Kirby Dustin A '	806 Beech St Valparaiso IN 46
64-09-24-258-003.000-004	Kohlhoff Paul M 🎍	502 Greenwich St Valparaiso I
64-09-24-277-025.000-004	Bowman Sandra 🧳	807 Oak St Valparaiso IN 4638
64-09-24-258-006.000-004	Sheepdog Properties LLC	65 Nicholas Dr Valparaiso IN 4
64-09-24-278-001.000-004	Jordan Brett S ,	410 Garfield Ave Valparaiso IN
64-09-24-262-002.000-004	Dres Eric •	406 Greenwich St Valparaiso I
64-09-24-277-007.000-004	Sisk Dawn R •	808 Beech St Valparaiso IN 46
64-09-24-261-004.000-004	Price Natalie S 🕫	3830 Rue Flambeau Indianapc
64-09-24-254-005.000-004	Whelan Jessi R 🕫	703 Beech St Valparaiso IN 46
64-09-24-258-005.000-004	Potis Margaret Mary & Michael Andre 📝	507 Garfield Ave Valparaiso IN

apolis IN 46220 46383 IN 46383 IN 46383 46383 IN 46383 146383 16383 16383 IN 46383 16383 so IN 46383 16383 iso IN 46383 16383 16383 IN 46383 IN 46383

INGCOING CHIDICG & HITIOGHY/ WALL	07 77 770 007,000 007
Macalka Amhica & Timothy/W&H	64-09-24-276-002 000-004
Bjornstad Harlan O & Jennifer I/H&W、	64-09-24-254-008.000-004
O'Shea Anthony G & Wozniak Teressa 🖟	64-09-24-278-005.000-004
Park & Recreation Department City O *	64-09-24-253-001.000-004
Burke Edward T & Theresa B/H&W 🏓	64-09-24-258-001.000-004
Manogg Gregg L & Zdanczyk Cheryl L/ 💆	64-09-24-276-024.000-004
Marinello Joan	64-09-24-257-006.000-004
Woore Lacee /	64-09-24-2/6-003.000-004 Woore Lacee

801 Beech St Valparaiso IN 46383
367 Wilshire Ct Valparaiso IN 46385
805 Beech St Valparaiso IN 46383
508 Greenwich St Valparaiso IN 46383
1158 Harrison Blvd Valparaiso IN 46385
802 Oak St Valparaiso IN 46383
601 Garfield Ave Valparaiso IN 46383

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 \$50

Petition #: YAK 19-011

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: 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. 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;

Instructions for filing a petition before the CITY OF VALPARAISO BOARD OF ZONING APPEALS

The information contained in this document will assist you in filing a petition before the Valparaiso Board of Zoning Appeals ("BZA"). Although not required, many petitioners do seek the advice of an attorney before filing a petition. As the Petitioner you are responsible for providing all documents and requested information with the petition on or before the Deadline for the BZA meeting. The information and documents must be accurate and must be submitted to the Planning Department prior to the scheduled Deadline. The decision of the BZA depends on a clear understanding of your request. It is strongly recommended that the Petitioner begin collecting the necessary documents prior to the date of the Deadline. If a petition is not complete or is filed late it will not be placed on the Agenda for the following month. The required filing fee as indicated below must be paid to the City Clerk-Treasurer upon filing a complete petition. Please submit nine (9) copies of your petition. If you require assistance in completing this form or would like a copy of the application in an alternate format please call the Planning Department at: (219) 462-1161.

STEP ONE: APPLICATION AND CHECK LIST

In order for a petition to be considered complete it must include at a minimum the following (Check all items provided):

- 1. Application Fee Submitted to Clerk/Treasure's Office by no later than 4:00 PM on the day of the posted Deadline for the desired Board of Zoning Appeals meeting.
- 2. Completed petition and checklist. Petition is attached.
- 3. Vicinity Map. A vicinity map for the purpose of locating the subject property within the City of Valparaiso.
- 4. Site Plan/Concept Plan. The site plan must be to scale and show the front, rear, and side setbacks and provide a lot coverage calculation for all impermeable surfaces. The site plan shall also include all present and proposed buildings and structures, parking areas, location and name of all adjacent streets and roads (whether public or private), and a north arrow. Easement information must also be provided if easements exist or are proposed on the property in question.
- 5. Written Description of Project. There should be a brief written description of the proposed project attached with the site plan. The written description allows the Board of Zoning Appeals and the Planning Department to better understand the proposed project.

6.

Legal Description. A legal description for the property must be either written in the space provided or typed and attached. The legal description can be found on the Deed for the property or potentially within a recorded mortgage. The abbreviated version of the legal description on the property tax bill is not sufficient. If necessary, the Petitioner can obtain a copy of the Deed from the Porter County Recorders Office located in the Porter County Administration Building at 155 Indiana Avenue in Valparaiso.

7. ____

Surrounding Property Owner List. If a public hearing is required for your requested action, the names and addresses of all the property owners within 300 feet in all directions from the subject parcel shall be provided. Information concerning the owners of property within 300 feet can be obtained through a title company or the Porter County Auditor's Office. Owners of the property within a 300-foot radius of the lot lines of the subject parcel must receive notice of your Petition and the scheduled Public Hearing. All property owner information (including those owned by the City, State, etc.) must be submitted as part of the application. It is the Petitioner's responsibility to obtain this information, and Indiana law and Rules of Procedures of the Valparaiso Board of Zoning Appeals require timely notice to all property owners within 300 feet. Should a property owner not receive timely notice, such could result in your request being denied, delayed, or potentially revoked at some later date.

8. 🗸

Petitioner's Affidavit of Notice and Consent of Property Owner. As part of the Board of Zoning Appeals application process, the Petitioner is required to execute an affidavit indicating that notification of affected property owners has been completed in a timely manner. Letters of notification shall be mailed to property owners within 300 feet of the Petitioner's property which is the subject of the requested Board of Zoning Appeals action. The letter of notification shall be sent via certified mail, return receipt requested, and must be postmarked a minimum of ten (10) days prior to the BZA hearing. The Petitioner will bring all the original certified "green cards" to the Board of Zoning Appeals hearing. Upon inspection by the Board of Zoning Appeals and its Attorney, the cards will be returned to the Petitioner. It is highly recommended that the Petitioner retain these cards as proof that all property owners receive notice. Any objection as to failure to notify a property owner within 300 feet will be the responsibility of the Petitioner.

9. <u>V</u>

Factual basis for the BZA's action. It is the Petitioner's responsibility to establish to the BZA's satisfaction the factual basis pertaining to all cases. The Petitioner will need to fill out the attached form for the variance that is being requested.

Arises from unnecessary hardships if the Zoning Ordinance is strictly applied; and Does not interfere substantially with the Comprehensive Plan adopted. Petitioner will comply with all ordinance parking requirements. In Support of an application for Special Exception , the Petitioner states that the granting of such request:
Will not generate excessive vehicular traffic on minor residential streets; Will not create vehicular parking or traffic problems; Appropriate access roads, drives, utilities, drainage, facilities, and other necessary facilities have been or will be installed; Will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use; Will comply with the requirements of the district in which proposed use is to be located. Petitioner will comply with all ordinance parking requirements.
In support of such application for Special Exception for Home Occupation , Petitioner states:
That no person other than members of the family residing on the premises will be engaged in the home occupation. That the use of the dwelling unit for home occupation will be clearly incidental and subordinate to its use for residential purposes and not more than 25% of the floor area of the dwelling will be used in the conduct of the home occupation. That there will be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign-such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of the business. That no home occupation will be conducted in any accessory building. That there will be no sales area unless specifically permitted by the BZA. That no traffic will be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation will be met by required or permitted parking spaces, and will not be in the front yard. That no equipment or process will be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses which can be detected off premises.
PETITIONER:
Tom Steindler 10740 US HWJ 30 219-733-2551 Name (Please Print) Addresswanatan IN Phone
OWNER OF SUBJECT PROPERTY:
Name (Please Print) 2702 E. Glendale Blvd (219) 442-2751 Address Phone
ADDRESS OF SUBJECT PROPERTY: 2702 E GIENDALE BIVE JAIPARAISO Subject property fronts on the EAST side between (streets) GIENDALE & ESTERO PROPERTY.

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.

C' CD '''
Signature of Petitioner
Tom STEINDER SR
Printed Name
Ans.
Signature of Property Owner

Signature of Property Owner

Subscribed and sworn to before me, a Notary	in and for said County and State, personally
appeared: \m Stowallo = +	Sharra Fire as
acknowledge the execution of the foregoing d	locument, this 25th day of John, 20 19.
NOTARY PUBLIC	My Commission Expires: County Resident of Porter County
Type or Print name of Notary	JESSICA L PARKS SEAL Notary Public, State of Indiana

My Commission Expires April 27, 2024

Affidavit of Consent of Property Owner

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

SHAWN DUANSbeing dully swo legal age deposes and states:	orn upon his/her oath, being of sound mind and
1. That SHAWN EVANGE real property that is the subject of a	("Owner") (is/are) the legal owner(s) of Petition before the BZA.
2. That Owner authorizes STEIN seek the relief sought in the Petition file authorized to commit to any reasonable by the Petitioner.	ed before the BZA. Petitioner is further restriction requested by the BZA or proposed 7/25/19
Property Owner	Date
Property Owner	Date
Subscribed and sworn to before me this	3 day of John , 20 19 .
Notary Public My Commission:	JESSICA L PARKS SEAL Notary Public, State of Indiana My Commission Expires April 27, 2024
Date	

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:
We didn't want to put on Silhavey & Rew the Rock of impaired views. It is important for our Firture to Properly identify who we are in the Committy. 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:
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:
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.

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 _____

Legal Description of Subject Property: (Exhibit No)
SEE ATTACH MENTS
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No.2)
GT - 26707 ATTACHED
Exhibit 2/3
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

Last updated 1/16/18

have been met.

Tax Type: Real
Property Type: Conversion

Tax Unit/Description: 1 - Valparaiso Corporation -004
Government Owned: False

Tax ID Number: 64-10-18-429-007.000-004
Parcel Number: 64-10-18-429-007.000-004

Property Class/Description 666 CHIROH, CHAPEL, MOSQUE, SYNAGGOUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION TRIPLE THAT IS GRANTED AN EXEMPTION Property Address Contract Buyers 10 Address 270 Centract Mailing Address 270 Centract Mailing Address Contract Mai		DATA NOT AVAILABLE FOR PAY YEAR 2020	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 483833 Contract Mailing Address Contract Mailing Address 52702 Glendale Blvd Valparaiso IN 483833 Contract Mailing Address 52702 Glendale Blvd Valparaiso IN 483833 Tax Bill Adjustments Balance 3,318,400 Spring Tax: 0 Spring Annual: 822,000 Spring Annual: 822,000 Spring Annual: 822,000 Spring Annual: 822,000 Spring Penalty: 6 Spring Annual: 822,000 Spring Penalty: 9 Spring Annual: 822,000 Spring Annual: 822,000 Spring Penalty: 9 Spring Annual: 822,000 Spring Annual: 822,000 Spring Penalty: 9 Spring Tax: 9 Old Tax: 9 Delq Tax: 9 Delq Tax: 9 Delq Ts Pen: 9 Delq Ts Tax: 9 Delq Ts Tax: 9 Delq Ts Pen: 9 Delq Ts Tax: 9 Del	Owner(s) of Record Payable 2021 ——————————————————————————————————	Over 65 CB:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Eliling Information Tax: Bill Adjustments Balance Spring Penalty: Spring Penalty: Spring Penalty: Fall Penalty: Fall Annual: Belq NTS Tax: Delq NTS Pen: Delq NTS Pen: Delq NTS Pen: Other Assess: Amount Advert Fee: Tax Sale Fee: NSF Fee:	Mtg Comp: DATA NOT AVAILABLE FOR PAY YEAR	LIT Credits: Circuit Breaker:	
Property Class/Description Froperty Class/Description G86 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Eliling Information Tax: Bill Adjustments Balance Spring Penalty: Spring Penalty: Spring Annual: Fall Tax: Spring Annual: Fall Annual: Fall Annual: Delq NTS Pen: Other Assess: Amount Advert Fee: Tax Sale Fee:	E-mail:	NSF Fee:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blwd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Billing information Tax Bill Adjustments Balance Spring Penalty: Spring Annual: 822,000 Spring Annual: 822,000 Spring Annual: 822,000 Geld NTS Pen: Deld NTS Pen: Obeld TS Pen: Other Assess: Amount Advoct Exp. Contract Mailing Address Tax Bill Adjustments Balance June 1997 Jule 1		Tax Sale Fee:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blwd Valparatiso IN 46383 Contract Mailing Address Formation Tax Bill Adjustments Balance 3,318,400 Spring Tax: Spring Annual: Fall Annual: Fall Annual: Fall Annual: Fall Annual: Gled NTS Pen: Other Assess: Other Assess:		Advert Foo.	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blwd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Eliling Information Tax Sill Adjustments Balance Spring Penalty: Spring Annual: Spring Annual: Spring Annual: Fall Tax: Delq NTS Tax: Delq NTS Tax: Delq NTS Tax:		Other Assess:	Examplions/Deductions
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Eilling Information Tax Bill Adjustments Balance 3,318,400 Spring Penalty: Spring Annual: Fall Tax: Fall Annual: Fall Annual: Delq NTS Pen:	VAILABLE FOR PAY	Delg TS Tax:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Eilling information Tax Bill Adjustments Balance 822,000 Spring Penalty: Spring Annual: Fall Tax: Fall Penalty: Fall Annual: Fall Annual: Fall Annual: Fall Annual: Fall Annual: Fall Annual: Fall Annual:		Delq NTS Pen:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Billing Information Tax Bill Adjustments Balance Spring Penalty: Spring Annual: Fall Tax: 822,000 Spring Annual: Fall Penalty: Fall Penalty:	Iotal Due: Surplus Transfer:	Delg NTS Tax:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Billing Information Tax Bill Adjustments Balance Spring Penalty: Spring Annual: Fall Tax:		Fall Penalty:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valiparaiso IN 46383 Contract Mailing Address Contract Mailing Address Eilling Information Tax Bill Adjustments Spring Penalty: Spring Annual:	Receipts:	Tall Tax:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blwd Valparaiso IN 46383 Contract Mailing Address Eliling Information Tax Bill Adjustments Balance 3,318,400 Spring Tax: Spring Penalty:	Subtotal:	Spring Annual:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address Eliling Information Tex Bill Adjustments Balance 3,318,400 Spring Tax:	Fees (+):	Spring Penalty:	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blwd Valparaiso IN 46383 Contract Mailing Address Eilling Information Tax Sill Adjustments Balance	Other Assessments (+):		
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address Eilling Information	Tax & Penalty:	Tex Bill Adjustments	
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Bivd Valparaiso IN 46383 Contract Mailing Address Contract Mailing Address	- Balance Due	F Billing Information	Assessed Values
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383 Contract Mailing Address			
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383	Contract Notes	Contract Mailing Address	Contract Buyer(s) of Record
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address 2702 Glendale Blvd Valparaiso IN 46383			
Property Class/Description 686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION Property Address	Ö.	2702 Glendale Blvd Valparaiso IN 46383	2702 Glendale Blvd Valparaiso IN 46383-3982
Property Class/Description ————————————————————————————————————	- Logal Information ————————————————————————————————————	Property Address	Mailing Address
Property Class/Description	N795.58 E655.59 Ex E244.05 S353.43 E1/2 Nese 10AC	686 - CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION	Church First Cf The Nazarene
Coefficient Confession Coefficient Coeffic		nexty Class/Description	

Pioneer National Title Insurance

STATE OF INDIANA) 155. COUNTY OF PORTER

IN Afte buckets effectator Coffee

39991

CONTINUOUS TOPT, 1983

BOX 346 WE 196 IN THE MATTER OF THE

UNSUPERVISED ESTATE OF

CAUSE NUMBER 82-252-105

FLIZABETP HOTTER, DECFASED)

FXECUTOP'S DEED

Morthern Indiana Bank and Trust Corpany as Successor Executor and personal representative of the estate of Elizabeth Motter, by virtue of its power and authority granted under the Indiana Code, for good and sufficient consideration conveys to-

PIRST CHURCH OF THE NAZAPENE 157 Infayette Stroot, Malbaraiso, IN A6323 the following described real estate in Porter County, State of Indiana, to-wit:

The North 3/4 of the East 1/2 of the Coutheast 1/4 of Section 18, Township 35 North, Pange 5 West of the Second Principal Meridian, Porter County, Indiana, EYCEPTING THEREFOR the following described parcels:

Exception #1: The North 327.0 feet of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 West.

Exception #2: A parcel of land in the Past 1/2 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 Vest of the Second Principal Meridian, in the City of Valnaraiso, Porter County, Indiana, described as follows: Commencing at the Northeast corner of said East 1/2; thence South O degrees Fast along the Fast line of said East 1/2, 439.20 feet to the point of beginning, said noint being 2219.27 feet North of the Southeast 1/6 of said Fast 1/2: thence South 88 degrees 46 minutes Mest, 244.05 feet thence South 0 degrees East, 353.43 Feet; thence North 89 decrees 41 minutes 30 seconds West, 1084.77 feet, more or less to the West line of said Fast 1/2. thence North 0 degrees 57 minutes Fast along said West line, 464.77 feet to the South line of the North 327 feet of said Fast 1/2. thence Worth 89 degrees 50 minutes 03 seconds Fast along said South line, 1328.61 feet, more or less, to the Fast line of said Fast 1/2 thence South O degrees Fast along said East line, 112.29 feet to the roint of heginning.

783 JAN -4 A8:55

-. L· \${.

Exception #3: A parcel of land in the North 3/4 of the East 1/2 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 West of the Second Principal Meridian in the City of Valparaiso, Porter County, Indiana, described as follows: Commencing at the Southeast corner of said Southeast 1/4. thence North 00 degrees 02 minutes 27 seconds Rest along the East line of said Southeast 1/4, 664.64 feet to the Southeast corner of said North 3/4 · thence continuing North 00 degrees 02 minutes 27 seconds West along said East line, 360.67 feet to the point of heginning; thence continuing North no degrees 02 minutes 27 seconds West along said Fast line, 833.06 feet: thence North 89 degrees 43 minutes 57 seconds West, 1728.76 feet to the Fast line of Jefferson Park 11th Addition, said line also being the West line of said North 3/4- thence South 00 Correct 01 rinutes 30 seconds East along the East line of Jefferson Park 11th,

loth and oth Additions, 1202.96 feet to the Couthwest corner of said North 3/4; thence North 89 degrees 54 minutes 30 seconds East along the South line of said North 3/4, 846.08 feet thence North 00 degrees 62 minutes 27 seconds West, 359.70 feet thence North 80 degrees 47 minutes 33 seconds Fast, 463.00 feet to the point of beginning.

Exception #4: A parcel of land in the North 3/4 of the Fast 1/2 of the Southeast 1/4 of Section 18, Township 35 North, Pange 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence North 00 degrees 00 minutes Fast along the Fast line of said Southeast 1/4, 664.64 feet to the point of beginning, said point being the Southeast corner of said North 3/4: thence continuing along said Fast line, North 00 degrees 00 minutes Fast, 360.67 feet; thence South 89 degrees 50 minutes West, 483.00 feet; thence South 00 degrees 00 minutes West parallel to said Fast line, 360.67 feet, more or less, to the South line of said North 3/4: thence Fast along said South line, 483.00 feet, more or less, to the point of beginning.

Subject to all legal highways, and rights-of-way and easements said transfer has been ordered by the Porter Superior Court, cause number 92-PSP-105, dated December 28, 1982 in the Porter Superior Court.

This deed is approved and ordered this 3rd day of January, 1983 by the Porter Superior Courts

JUINE, PORTAN SUPERIOR COUPT

IN WITNESS WHFREOF, the said Northern Indiana Bank and Trust Company as personal representative of the estate of Flizabeth Hotter has hereunto set its hand and seal this 3rd day of January, 1983.

NOPTHEPN INDIANA BANK & TRUST COMPANY

1 .

RY: Texter of Sheer

Trust Officer & Personal Penresentative of the Estate of Elizabeth Fotter.

STATE OF INDIANA)
) SS
COUNTY OF POPTER)

Defore me, the undersigned, a Notary Public, ir. and for said County and State, personally appeared Morthern Indiana

Bank & Trust Company by perfect the Superior as personal representative of the estate of Flizabeth Potter, and acknowledged the execution of said deed to be its voluntary act and deed for the uses and purposes expressed therein.

1983.

Notary Purlic HOAURO THAT 5/ Pesiding in Hold County

My Commission Fxnires:

This instrument prepared by: Johnne Taposci, Attorney at Law 3 Lincolnway Valparaiso, Indiana 46383

IN OPEN COURT

1000

NOSE PURIENT SPINOS COMO



8' DIAMETER CIRCLES

(VNC)

EXHIBIT #2

DESIGNER	REVISED DATE	ORIGIN DATE	VERSION	LAYOUT Q
MW	3	7-16-19	1	QT-26707

PAGE

1 of 1

Valparaiso Nazarene Church 2702 E Glendale Blvd Valparaiso, IN

Same as Above

circles with acrylic faces, plastic trim cap and aluminum returns moutned to facade. painted. Internally illuminated with LED's and low voltage power supplies - individually Custom fabricated channel



Full Color

10740 US HWY 30 · WANATAH, INDIANA · 219.733.2551 · STEINDLERSIGNS.COM

COPYRIGHT 2017 STEINDLER SIGNS & GRAPHIX, LLC
HIS DRAWING IS PROPERTY OF STEINDLER SIGNS & GRAPHIX, LLC, ANY
UNAUTHORIED USE OF HIS MATERIAL MULL CONSTITUTE AN UNTERMISEMENT
OF COPYRIGHT AND MAY PROMPT CAUSE FOR LEGAL OR FINANCIAL PEWALTY

AREA: 50 SQ. FT.

CHANNEL BOXES - CIRCLE LOGO

SIGNATURE OF APPROVAL:

BY SIGNING HIS CUSTOMER APROVAL, LACCEPT ALL ASPECTS OF HIS ARTHORK, INCLUDING SPELING, COLORS, DIMENSIONS, SPECIFICATIONS, AND ALL OTHER REPRESENTATIONS HEREIN, I HEREBY AUTHORIZE STEINDLER SIGNS & GOMPHIX, LIC TO PRODUCE HIS SIGNED, AS DEPICTED, ABOVE WITH NO CHANGES OR ALTERATIONS WITHOUT APPLICABLE FINANCIAL PRIVALIES.

QT-26707

REVISED DATE ORIGIN DATE VERSION 7-11-19

PAGE

1 of 1 MW

DESIGNER

Valparaiso, IN Valparaiso Nazarene Church 2702 E Glendale Blvd

VALPARAISO NAZARENE CHURCH

Same as Above

trim cap and aluminum returns painted. Internally illuminated with LED's and low voltage letters with acrylic faces, plastic moutned to facade. power supplies - individually Custom fabricated channel

COLOR SCHEDULE



Full Color

10740 US HWY 30 · WANATAH, INDIANA · 219.733.2551 · STEINDLERSIGNS.COM

W

AREA: 410 SQ. FT.

CHANNEL LETTERS

COPYRIGHT 2017 STEINDLER SIGNS & GRAPHIX, LLC
HISD DAWNING IS PROPERTY OF STEINDLER SLOSS & CORPIUS, LLC, ANY
UNAUTHORIZED LESC OF HISS AMERICA, MULL CONSTITUET, AMERICAGEMENT
OF COPYRIGHT AND MAY PROMPT CAUSE FOR LEGAL OR FINANCIAL PENAUTY

SIGNATURE OF APPROVAL:

BY SIGNING THIS CUSTOMER APPROVAL JACCEM ALL ASPECTS OF THIS ARTWORK, INCLUDING SPELING, COLORS, DIMENSIONS, SPECIFICATIONS, AND ALL OTHER REPRESENTATIONS HEREIN. I HEREIT AUTHORIZES SIENDLER SIGNS & GRAPHIK, LIC TO PRODUCE THIS SIGNIS) AS DEPICTED ABOVE WITH HO CHANGES OR ALTERATIONS WITHOUT APPLICABLE FINANCIAL PENALTIES.

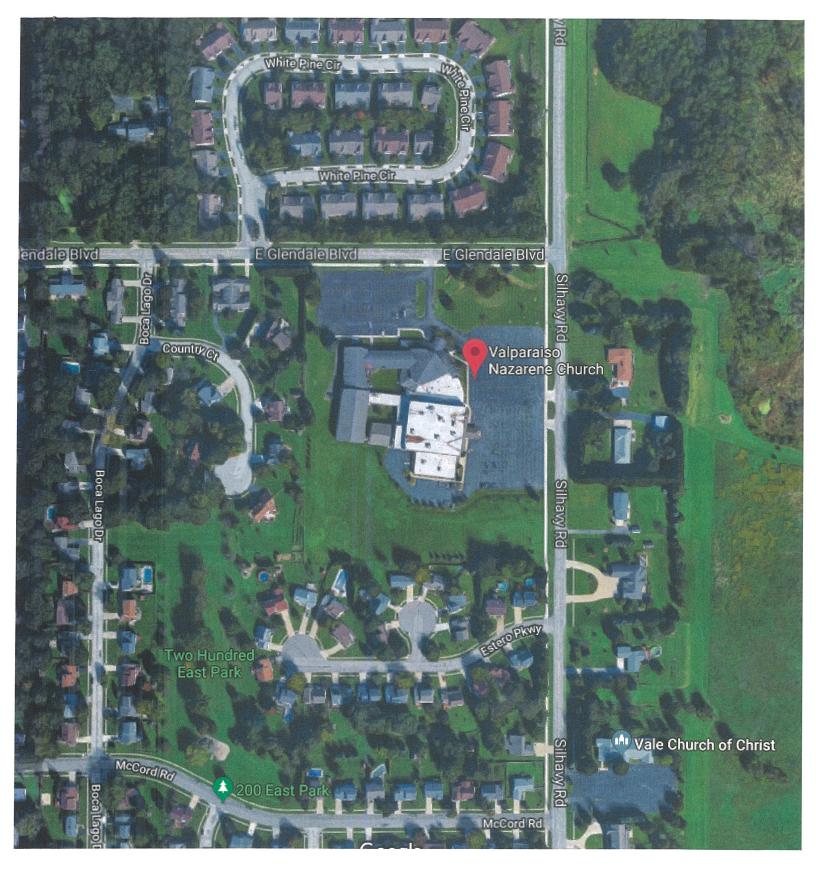
SURROUNDING PROPERTY OWNER LIST

List the name and address of all property owners who have received notification below (Use Additional Sheets if Necessary):

(Please Print)	
<u>Name</u>	Address
See attachment	

Parcel Number	Owner	Owner Address	Site Address	Legal Description
64-10-18-429-013,000-004 64-10-18-430-005,000-004	Bernardi Barbara Thompson Ashley A & Wittmer Kory T/	2605 Estero Pkwy Valparaiso IN 46383	2605 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 16 Dr440 P405
64-10-18-429-005,000-004	Nusbaum Bradford N & Agnes K/H&W	2527 Country Ct Valparaiso IN 46383	2527 Country Ct Valparaiso IN 46383	Country Place Init 3 ot 3
64-10-18-429-012.000-004	Hasselbring Ernest F & Karen/H&W	2603 Estero Pkwy Valparaiso IN 46383	2603 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 15 Dr419 P334
64-10-17-301-007.000-029	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383	Silhavy Rd Valparaiso IN 46383	Par In W1/2 Sw 17-35-5 Mr71 P426 Ex Pt To St 25.874A Anxd Tif
64-10-17-301-003.000-029	Montania Ronald J	1706 Silhavy Rd Valparaiso IN 46383	1706 Silhavy Rd Valparaiso IN 46383	S180 N580 W300 Sw 17-35-5 1.24AC Ditch
64-10-18-429-021.000-004	Kelley Timothy G & Marianne/H&W	2709 Estero Pkwy Valparaiso IN 46383	2709 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 24 Dr418 P585
64-10-18-429-003.000-004	Gerig Scott A & Nadine S/H&W	2521 Country Ct Valparaiso IN 46383	2521 Country Ct Valparaiso IN 46383	Country Place Unit 3 Lot 1
64-10-18-429-004.000-004	Soliday David E & Linda L/H&W	2523 Country Ct Valparaiso IN 46383	2523 Country Ct Valparaiso IN 46383	Country Place Unit 3 Lot 2 Dr400 P271
64-10-17-301-006.000-029	Murchek George E Jr & Pamela J/H&W	1602 Silhavy Rd Valparaiso IN 46383	1602 Silhavy Rd Valparaiso IN 46383	N160 S1710 W300 Sw 17-35-5 1.10AC
64-10-18-429-019.000-004	M.R. Petterle Estate Revocable Trus	1602 Sanibel Ct Valparaiso IN 46383	1602 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 22 Dr470 P143
64-10-17-301-001.000-029	Brown Richard L & Janet M	1804 Silhavy Rd Valparaiso IN 46383	1804 Silhavy Rd Valparaiso IN 46383	S180 N370 W300 Sw 17-35-5 1.24AC Ditch
64-10-18-427-013.000-004	Simpson Marvin E Tr 1/2 & Simpson B	2524 Country Ct Valparaiso IN 46383	2524 Country Ct Valparaiso IN 46383	Country Place Unit 3 Lot 5 Dr410 P93
64-10-18-429-002,000-004	Shearer Norm & Mardell/H&W	24588 Sun Vista Pl Port Charlotte FL 33980	1804 Boca Lago Dr Valparaiso IN 46383	Country Place Unit 2 Lot 9 Ex N Pt Dr440 P75 & Dr444 P226
64-10-18-430-002.000-004	Cahill Dennis & Kristina T /H&W	2508 Estero Pkwy Valparaiso IN 46383	2508 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 10
64-10-17-151-008,000-029	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383	Old St Rd 30 Valparaiso IN 46383	S812.33 Sw Nw Ex N102 W350 & N657 S707.3 E190 17-35-5 20.97AC Tif
64-10-18-429-017.000-004	Matney Sheila L	1606 Sanibel Ct Valparaiso IN 46383	1606 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 20
64-10-18-429-014.000-004	Annen Peter & Rhonda E/H&W	1601 Sanibel Ct Valparaiso IN 46383	1601 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 17
64-10-18-42/-012.000-004	Krcmarich James P	2522 Country Ct Valparaiso IN 46383	2522 Country Ct Valparaiso IN 46383	Country Place Unit 3 Lot 6 Dr405 P297
64-10-17-301-005.000-029	Coleman Donald R & Joyce A/H&W	2700 Estelo PkWy Valparaiso IN 46383	2708 Estero PRWy Valparaiso IN 46383	Meadows Of 200 East Lot 1 Dr416 P492
64-10-17-151-007.000-029	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383	Old St Rd 30 Valparaiso IN 46383	W190 N657.3 S707.3 Sw Nw 17-35-5 2.87AC Tif
64-10-18-427-014.000-004	Valparaiso Department Of Parks and	City Hall Valparaiso IN 46383	1608 Boca Lago Dr Valparaiso IN 46383	Country Place Unit 2 Parcel A
64-10-18-427-015.000-004	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383	407 Lincolnway Valparaiso IN 46383	200 East Partial Replat Parcel B Dr447 P551
64-10-18-429-020.000-004	Srnick Jane M	2707 Estero Pkwy Valparaiso IN 46383	2707 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 23
64-10-18-430-007,000-004	Coatsolonia Joyce	2610 Estero Pkwy Valparaiso IN 46383	2610 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 5
64 10 18 430 003 000 004	Church First Of the Nazarene	2/02 Glendale Blvd Valparaiso IN 46383	200 E Valparaiso IN 46383	N3/4 E1/2 Se Ex Par Sold 18-35-5 1.16AC
64-10-18-430-003,000-004	Swick James &Roxanne/H&W	2602 Estero Pkwy Valparaiso IN 46383	2602 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 9
64-10-18-430-008.000-004	Nicora Cantal of Salar A (1994)	2/02 Estero Pkwy Valparaiso IN 46383	2702 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 4
64-10-18-439-001.000-004	Vielgacz Flatik J & Robin A/H&VV	2506 Estero Pkwy Valparaiso IN 46383	2506 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 11
64-10-18-439-001 000-004	Trust No. 10	2303 Estello PKWY Valparaiso IIV 40383	2505 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 12
64-10-18-429-006 000-004	Stephan Robert E. 8. Logann (USW)	2499 Willowwood Ave Valparaiso IN 46383	1806 Boca Lago Dr Valparaiso IN 46383	Country Place Unit 2 N Pt Lot 9 Dr440 P74 & Dr444 P226
64-10-18-429-016 000-004	1605 Sanihal Court II C	636 N 135 W Volumento IN 46383	2531 Country Ct Valparaiso IN 46383	Country Place Unit 3 Lot 4 Dr397 P389
64-10-18-430-006,000-004	Reinert Gavle A	2608 Estero Pkwy Valnaraiso IN 46383	1605 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 19
64-10-18-427-001.000-004	Stuart Susan	1710 Boca Lago Dr Valnaraiso IN 46383	1710 Roca Lago Dr Valnaraigo IN 46383	Meddows Of 200 East Lot & DT420 P565
64-10-18-429-007.000-004	Church First Of The Nazarene	2702 Glendale Blvd Valparaiso IN 46383	2702 Glendale Blvd Valnaraiso IN 46383	N795 58 5655 59 57 5744 05 6353 43 51/3 Nigro 18.35 5 1040
64-10-18-429-011.000-004	Trakas Sula	2509 Estero Pkwy Valparaiso IN 46383	2509 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 14
64-10-17-301-004.000-029	Oviatt David & Fry Krista/H&W	1704 Silhavy Rd Valparaiso IN 46383	1704 Silhavy Rd Valparaiso IN 46383	S150 N730 W300 Sw 17-35-5 1.03AC Ditch Dr489 P99
64-10-18-430-010,000-004	Sheets David T & Julia A/H&W	2706 Estero Pkwy Valparaiso IN 46383	2706 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 2
64-10-18-429-010.000-004	Fabugais Kenneth L & Bethann M/H&W	2507 Estero Pkwy Valparaiso IN 46383	2507 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 13
64-10-18-430-009.000-004	Lundgren William J & Linda J/H&W	2704 Estero Pkwy Valparaiso IN 46383	2704 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 3 Dr422 P308
64-10-18-429-018.000-004	Song Zhao C & Lin Y/H&W	1604 Sanibel Ct Valparaiso IN 46383	1604 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 21
64-10-18-430-004.000-004	Mangel Kathleen M	2604 Estero Pkwy Valparaiso IN 46383	2604 Estero Pkwy Valparaiso IN 46383	Meadows Of 200 East Lot 8
64-10-18-429-015.000-004	Patton James A & Barbara L/H&W	1603 Sanibel Ct Valparaiso IN 46383	1603 Sanibel Ct Valparaiso IN 46383	Meadows Of 200 East Lot 18 Dr417 P458
04-10-1/-301-002.000-029	brown Richard	1804 Silhavy Rd Valparaiso IN 46383	Silhavy Valparaiso IN 46383	Parc In S30 N400 W300 Sw 17-35-5 .206A Ditch







©2019 Sidwell. All rights reserved.



QT-26707

LAYOUT

VERSION

7-11-19

8-7-19

REVISED DATE ORIGIN DATE

BW

DESIGNER

1 of 1

Valparaiso Nazarene Church

CLENT PAGE

2702 E Glendale Blvd Valparaiso, IN

NSTALL LOCATION

Same as Above





welded aluminum faces painted white with digital print graphics illuminated channel letters with

Custom fabricated reverse

DESCRIPTION

white LEDs to create halo glow when illuminated - Individually

connected to supplied power

mounted to facade and

COLOR SCHEDULE

Full Color

White

on logo - clear plastic backers and internally illuminated with





STEINDLERSIGNS.COM 10740 US HWY 30 · WANATAH, INDIANA · 219.733.2551

COPYRICHT 2017 STEINDLER SIGNS & GRAPHIX, LLC INS DAWINGS PROPERT OF STEINGER SIGNS & GRAPHIX, LLC WINNERSELD USE OF THIS MATERIA WIN CONSTITUE, AN INTERGEBEN OF COPPRIGNT AND MAY PROMPT GAIST FOR IESU ON FINANCIA PRIMA

SIGNATURE OF APPROVAL:

BY SIGNING THIS CLITICARD ALL AND ALL ASPROPE HIGH ASPROPE HIGH SPELING, COLORE DIMENSIONS, PRICIECULONES, AND ALL OTHER REPRESENTATIONS HEREN 1

HERERY ALTHORIES STENDERS SIGNAL SIGNAL AS CENTED AS CENTED ABOVE WITH OCHANGES OR ALTERATORS WITHOUT APPLICABLE TRANSCRIPE FRANCE, IN SIGNAL AS CENTED ABOVE WITH OCHANGES OR ALTERATORS WITHOUT APPLICABLE TRANSCRIPE FRANCE, IT AND ASSOCIATED AS CENTED AS C

209.88" 351.34" 133.5"



CHANNEL LETTERS AREA: 119.7 SQ. FT.

STEINDLER SIGNS & GRAPHIX

STEINDLERSIGNS.COM 10740 US HWY 30 · WANATAH, INDIANA · 219.733.2551

COPYRIGHT 2017 STEINDLER SIGNS & GRAPHIX, LLC INIS DRAWING IS PROPERTY OF STEINDLER SIGNS & GRAPHIX, LLC. ANY UNAUTHORIZED USE OF THE MATERIAL WIT CONSTITUTE AN INFRINGEMENT OF COPPRIENT AND MAY PROMIT CAUSE TOR LEGAL OF THANKILL PENALTY.

SIGNATURE OF APPROVAL:

BY SIGNING THE CUSTOMER APPROVAL LACCEPT ALL ASPECTS OF THIS ARTHORN, INCLIDING SPELLING, COLORI, OMERSONS SPECTIVATIONS, AND ALL OTHER REPRESENTATIONS HEREIN I HEREIT AUTHORIZE STEWER GRAPHEL LET TO PRODUCE THIS SIGNISM AS DEPICTED ABOVE WITH NO CHANGES OR ALTERATORS WITHOUT APPLICABLE TRANSCAL FEBRUES.

LAYOUT QT-26707 7-11-19 8-6-19 1 of 1 BW REVISED DATE ORIGIN DATE DESIGNER VERSION PAGE

Valparaiso Nazarene Church 2702 E Glendale Blvd Valparaiso, IN

INSTALL LOCATION

Same as Above

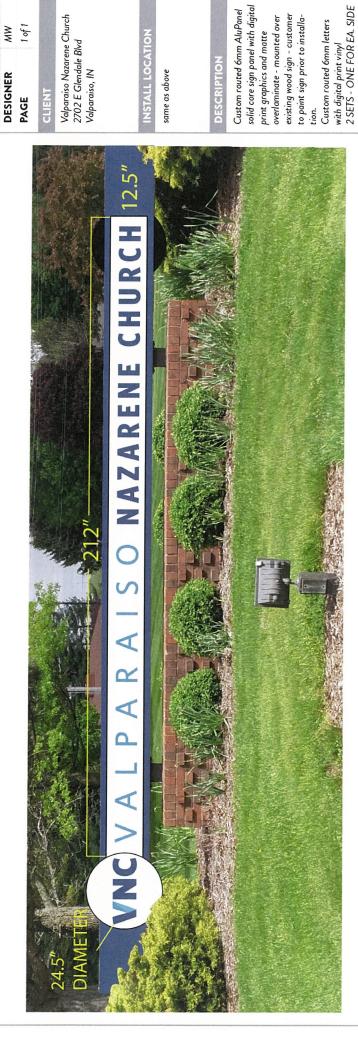
DESCRIPTION

illuminated channel letters with welded aluminum faces painted white with digital print graphics white LEDs to create halo glow and internally illuminated with when illuminated - Individually on logo - clear plastic backers connected to supplied power Custom fabricated reverse mounted to facade and

COLOR SCHEDULE

White

Full Color



QT-26707

LAYOUT

7-16-19

ORIGIN DATE REVISED DATE

VERSION

1 of 1 ž





10740 US HWY 30 · WANATAH, INDIANA

SIGNATURE OF APPROVAL:

BY SIGNING THIS CUSTOMER APPROYAL, IACCEPT ALL ASPECTS OF THIS ARTWORK, INCLIDING SPELLING, COLORS, DIMENSIONS, SHE ALL APPLICATIONS, AND ALL OTHER REPRESENTATIONS HERRIN !
HEREBY AUTHORIES STEINGLES SIGNS & GRAPHIK, LLC TO PRODUCE THIS SIGNS) AS DEPICTED ABOVE WITH NO CHANGES OR ALTERATIONS WITHOUT APPLICABLE FINANCIAL PERALITIES. COPYRICHT 2017 STEINDLER SIGNS & GRAPHIX, LLC THIS DAWING IT PROPERTY OF STEINDERS SIGNS & GRAPHIX, LLC ANUMERIZED USE OF THIS METERA, WIT CONSTITUEL BAN INTRIGUES HOW OF COPPRIGNT AND BAN PROWN CLASS FOR ICEAL ON FINANCI

COLOR SCHEDULE

Full Color

Petition #: \ALIG-012/UV19-003

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.) X 2. Variance(s) from the development standards. X 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: X Will not be injurious to the health, safety, morals, and general welfare of the community; X 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. Petitioner will comply with all ordinance parking requirements. In support of an application for a **Use Variance**, the Petitioner states that the granting of such X Will not be injurious to the health, safety, morals, and general welfare of the community; X 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. X Arise from a condition peculiar to the property;

X Arises from unnecessary hardships if the Zoning Ordinance is strictly applied; and X Does not interfere substantially with the Comprehensive Plan adopted. Patitionary will comply with all ordinance positions requires parts.
Petitioner will comply with all ordinance parking requirements. In Support of an application for Special Exception , the Petitioner states that the granting of such
request:
Will not generate excessive vehicular traffic on minor residential streets;
Will not create vehicular parking or traffic problems;
Appropriate access roads, drives, utilities, drainage, facilities, and other necessary facilities
have been or will be installed;
Will make a substantial contribution to the neighborhood environment and will not infringe
on the rights of properties in the vicinity of the expected use;
Will comply with the requirements of the district in which proposed use is to be located.
Petitioner will comply with all ordinance parking requirements.
In support of such application for <u>Special Exception for Home Occupation</u> , Petitioner states:
That no person other than members of the family residing on the premises will be engaged
in the home occupation.
That the use of the dwelling unit for home occupation will be clearly incidental and
subordinate to its use for residential purposes and not more than 25% of the floor area of the
dwelling will be used in the conduct of the home occupation.
That there will be no change in the outside appearance of the building or premises, or other
visible evidence of the conduct of such home occupation, other than one sign-such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of
the business.
That no home occupation will be conducted in any accessory building.
That there will be no sales area unless specifically permitted by the BZA.
That no traffic will be generated by such home occupation in greater volume than would
normally be expected in a residential neighborhood and any need for parking generated by the
conduct of such home occupation will be met by required or permitted parking spaces, and will
not be in the front yard.
That no equipment or process will be used which creates noise, vibration, glare, fumes,
odors, or electrical interference detectable to the normal senses which can be detected off
premises.
PETITIONER: Vermilion Acquisitions, LLC
Dannin Talas 121 W Washen Duine Suite 400 Clines W (0001 212 220 272)
Darrin Jolas 121 W. Wacker Drive, Suite 400, Chicago, IL 60601 312-239-3536 Name (Please Print) Address Phone
Name (1 rease 1 mit) Address Flione
OWNER OF SUBJECT PROPERTY:
Stanley W. Giesler 178 Joliet Road, Valparaiso, IN 46385 219-628-2622
Name (Please Print) Address Phone
ADDRESS OF SUBJECT PROPERTY: 355 West Street
Subject property fronts on the <u>South</u> side between (streets) <u>Campbell Street and S. Washington</u>
Street in the <u>CG</u> Zoning District.

Legal Description of Subject Property: (Exhibit A)
See "Exhibit A – Legal Description" Attached
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit C)
See "Exhibit B – Vicinity Map" and "Exhibit C – Project Description" attached
200 Exmort B 4 Territy Hup und Exmort C 110ject Description attached
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or
Administrative Relief is sought:
Usa Articla: 11 Saction: 11 205 Daysayanh, C. Ham.
Use Article: 11 Section: 11.305 Paragraph: C Item: 4
Height Article: 3 Section: 3.505 Paragraph: A/Table Item: Height
Parking Article: 9 Section: 9.201 Paragraph: A/Table Item: Parking
_oading Article: <u>9</u> _Section: <u>9.201</u> Paragraph: <u>A/Table</u> Item: <u>Loading</u>
Access from Local Street Article: 2 Section: 2.518 Paragraph: B Item: Access
Attach a Site Plot Plan drawn to scale showing:

A

- 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
- distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards

Please fill in:

Front Setback 15' Rear Setback 10' Side Setbacks 10' / 10' Lot Coverage 0.35 Height 48'

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 have been met.

Last updated 1/16/18

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

\$200
\$50
\$150
\$200
\$200
\$1000
\$100
\$500
\$ Actual cost of study

TOTAL FEE ____\$350.00

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,

Sadject of this relation. This effort	of the relationed may result in the relation semigracia,
denied of revoked	
Signature of Petitioner	
	+ R. Marillan Argins Hangahla
Darrh Jours (3194	atomy for Vermilian Acquisitions, LC)
Printed Name	
Harly which	, Stanley W Greslea
	•
Signature of Property Owner	
G. C.	
Signature of Property Owner	
Subscribed and sworn to before me	e, a Notary in and for said County and State, personally
appeared:	, and
acknowledge the execution of the f	foregoing document, this 27 day of July, 2019.
11 1-11	
Clayfor the	My Commission Expires: 2/16/2020 Resident of Cook County T
NOTARY PUBLIC	Resident of Cook. County Ti
	No. or .
Clayton 1.6 reen Type or Print name of Notary	
Type or Print name of Notary	CLAYTON L GREEN OFFICIAL SEAL
	IT S NOTATO Public State of the I
	My Commission Expires February 16, 2020
	, , = = = =

Affidavit of Consent of Property Owner

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

Stan Giesler , being dully sworn upon his/her oath, being of sound mind and
legal age deposes and states:
1. That Stan Giesler ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes Vermilion Acquisitions, LLC. ("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.
Property Owner Date
Property Owner Date
Subscribed and sworn to before me this \(\frac{\frac{7}{22} \frac{1}{2}}{2} \) day of \(\frac{\frac{1}{2}}{2} \frac{1}{2} \).
Notary Public CLAYTON L GREEN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires February 16, 2020
<u>Z/16/2020</u> Date

Petitioner

Petitioner Affidavit of Proper Public Notice for Public Hearing

(To b	e 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:
Ι.	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	me the address of all property owners who have received notification on page
Petitioner	Date
Subscribed	and sworn to before me thisday of,
Notary Pul	olic
My Comm	ission Expires
Date	

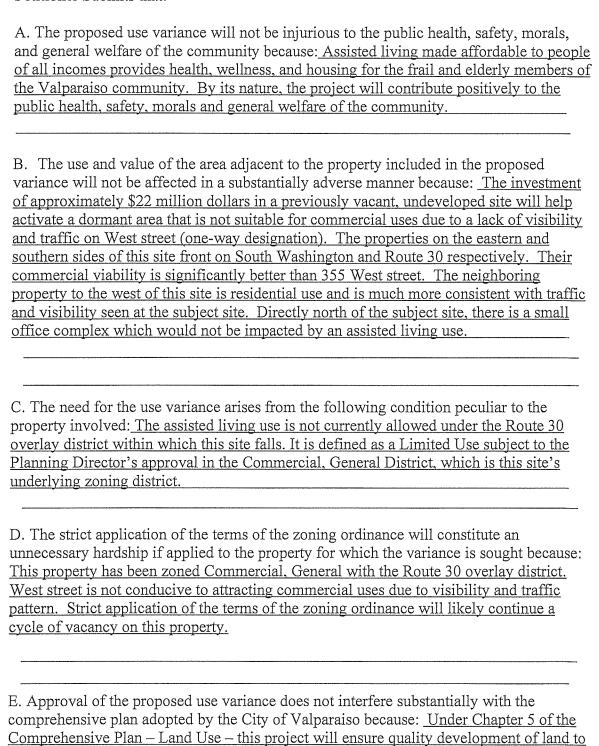
SURROUNDING PROPERTY OWNER LIST

List the name and address of all property owners who have received notification below (Use Additional Sheets if Necessary):

(Please Print)	
<u>Name</u>	Address
See attached "Exhibit D -	- Surrounding Property Owner List" attached
,	
·	

Use Variance Findings of Fact (Please Print)

Petitioner Submits that:



accommodate anticipated residential development. It will encourage equal housing

through the creation of assisted living residential designed for handicapped and elderly
members of the community and made affordable to all residents. It will activate a
previously isolated area that is inconsistent with existing development, while providing a
transitional use between the commercial properties to the south & east and the single
family residential areas to the west. It will enhance the physical appearance of the
neighborhood while supporting good planning through connections, both vehicular and
pedestrian, that provide continuous flow.

Variance from Development Standards Findings of Fact

(Please Print) **Height**

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 building height will be consistent with, and in certain cases less than, existing buildings along Route 30 (see Best Western University Inn at Valparaiso, 760 W. Morthland Drive) that fall within this same zoning overlay. The building will be seasonally hidden by existing vegetation that the development intends to preserve on-site. The buildings additional height translates into a smaller footprint which minimizes impervious surfaces and runoff, reducing the potential impact on the area's municipal stormwater system. Additionally, the building will be developed with a low-slope roof that will reduce the visual impact of the added height.

- 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 properties on the east, west and south are all distant from the site (over 100 feet away from the proposed building), and thus will not be impacted by building height.

 Additionally, on-site trees along the east, south, and west sides of the property will be preserved to the greatest extent feasible, and thus will provide seasonal screening of the taller building from these adjacent properties. The small office use, which is situated over 65 ft to the north of the proposed project is not currently visible from south of this property and will not be materially impacted by the height of the building.
- 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: The strict application of the 35' height limit would require a 33% larger building footprint and corresponding impervious area. This increased footprint would push the development into the adjacent floodplain, requiring significant added costs for compensatory storage and FEMA map revisions. Additionally, the peat within the existing soil requires expensive soil stabilization. A larger building footprint would result in a greater area needing soil stabilization, which would increase the construction cost to the project and strain the financial feasibility of the development.

Variance from Development Standards Findings of Fact (Please Print)

Parking

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: Assisted living residents need assistance with physical disabilities. Their inability to drive is often the contributing factor to their need for such assistance. While we will have 114 resident apartments, our experience operating nine similar-sized facilities throughout the state is that likely none of the residents will own or operate a car. Therefore, our parking need is limited to staff and visitors. Peak employment hours will see 20-25 staff members. The proposed 50 parking spaces would accommodate our peak employment and still allow for an additional 25 visitors. This will greatly reduce the impermeable surface area and associated impact on the municipal stormwater system that surface parking lots cause. Additionally, it will reduce the area that the community will need to maintain free of snow and ice and provide more open-space area for visually-appealing, native landscaping.
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 parking for staff and visitors will occur on site. The proposed reduction of parking lot area will allow for greater landscaped area and a more appealing project for adjacent property owners.
 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: The current zoning requires 1.5 spaces per unit. Our proposed 114 units would require 171 parking stalls. This sea of parking will go unused, cause a strain on the stormwater system, and be an eyesore to neighbors and residents.

Variance from Development Standards Findings of Fact

(Please Print)
Loading Area

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>Based on experience managing nine similar-sized assisted living developments throughout the state, the project needs one loading space for its operation. Adding additional loading spaces to satisfy the required ratio of 1 space per 20 bedrooms would require 6 total spaces. These 5 additional spaces would go unused, be unsightly to the neighbors, and require additional paved area and drive aisles to support, increasing the impervious area on-site.</u>
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 request is a reduction in loading spaces that would reduce unsightly loading spaces, doors and drive aisles along with pavement and impervious area. It would not have an adverse effect on adjacent property.
	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: Loading spaces support the operations of a building. This project requires one loading space for efficient operation, based on Silver Birch's operation of multiple assisted living facilities state-wide. Five additional loading spaces will be unnecessary, add additional cost, and be an inefficient use of space.

Variance from Development Standards Findings of Fact

(Please Print)

Access from Local Street

Petitioner submits that:

The use and value of the area adjacent to the property included in the proposed rariance will not be affected in a substantially adverse manner because: West Street an only be accessed from S. Washington and Campbell Streets which are classified a having appropriate capacity for this development (collector or greater). Therefore the adjacent area will not be affected as it is already an existing condition for these diacent access points.
The strict application of the terms of the zoning ordinance will result in particular ifficulties in the use of the property included in the proposed variance because: The roperty is only accessible from West Street. Since it does not have access from nother street with collector or greater capacity, the strict application of the terms of the zoning would deny access to the project for residents, employees and visitors. Additionally, the large parcel size of the site lends itself to a development larger than what might typically be found accessed from a local street, and thus, strict application of the terms of the zoning ordinance will likely continue a cycle of accancy on this property.

NOTICE OF PUBLIC HEARING CITY OF VALPARAISO BOARD OF ZONING APPEALS

Special Exception/Special Use Findings of Fact

(Please Print)

Petitioner Submits that:

The variance will not generate excessive vehicular traffic on minor residential streets and will not create vehicular parking and traffic problems to the community because:
The appropriate access roads, drives, walks, utilities, drainage facilities, and other necessary facilities have been or will be installed explain:
The special exception/special use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the expected use because:

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

Administrative Appeal (Please Print)

Please submit in writing why staff has	s error on a decision.
,	
Petitioner	Date



Exhibit A Legal Description

The Land referred to herein below is situated in the County of Porter, State of Indiana, and is described as follows:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST, BEING A PART OF BLOCK 44 IN COUNCIL'S ADDITION TO THE CITY OF VALPARAISO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) WHICH IS 300.0 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 30; THENCE SOUTHEASTERLY BY A DEFLECTION ANGLE OF 101 DEGREES 45 MINUTES TO THE RIGHT, A DISTANCE OF 492.0 FEET; THENCE SOUTHWESTERLY BY A DEFLECTION ANGLE OF 96 DEGREES 34 MINUTES TO THE RIGHT, A DISTANCE OF 295.7 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE WHICH IS 397.0 FEET EAST OF THE POINT OF COMMENCEMENT AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 25.3 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER TWO, 340.0 FEET; THENCE NORTHERLY ON A LINE EXTENDED NORTH FROM SAID POINT, 340.0 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 30 AND THROUGH THE POINT ON SAID U.S. 30 RIGHT-OF- WAY LINE WHICH IS 422.3 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHWEST QUARTER, 353.44 FEET, MORE OR LESS, TO THE CENTER LINE OF CROSBY AVENUE THENCE WESTERLY ALONG THE CENTERLINE OF CROSBY AVENUE TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING PART OF BLOCK 44 IN COUNCIL'S ADDITION OF 1883 TO THE CITY OF VALPARAISO, INDIANA.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25: THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, (SAID BEARING AND ALL SUBSEQUENT BEARINGS BASED ON INDIANA STATE PLANE COORDINATES-NAD83) ALONG THE WEST LINE OF SAID SECTION, WHICH IS ALSO THE WEST LINE OF SAID BLOCK 44 A DISTANCE OF 1321.26 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5926.70 FEET, AND AN ARC LENGTH OF 422.30 FEET AND A CHORD BEARING SOUTH 78 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF 422.2 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTH 20 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 150.63 FEET; THENCE NORTH 17 DEGREES 48 MINUTES 05 SECONDS EAST A DISTANCE OF 146.88 FEET TO A 5/8" REBAR SET THIS SURVEY, SAID RE-BAR BEING THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 31.39 FEET TO A 5/8" RE- BAR SET THIS SURVEY; THENCE SOUTH 18 DEGREES 15 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORD 457 PAGE 479, A DISTANCE OF 295.70 FEET TO A 5/8" RE-BAR SET THIS SURVEY, SAID RE-BAR BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5926.70 FEET, AND AN ARC LENGTH OF 25.30 FEET, AND A CHORD BEARING SOUTH 76 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 25.30 FEET; THENCE NORTH 20 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 150.63 FEET; THENCE NORTH 17 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 146.88 FEET TO THE POINT OF BEGINNING.

Exhibit B Vicinity Map

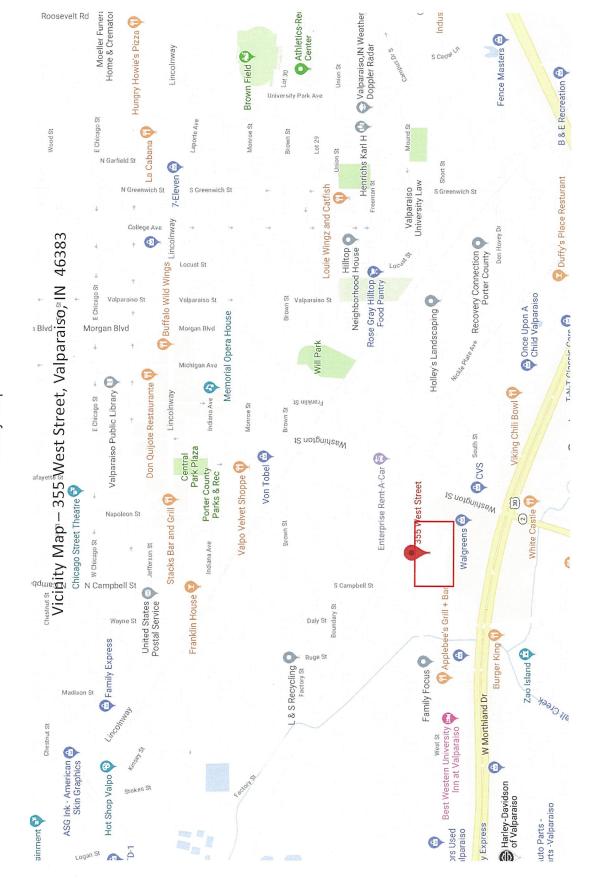




Exhibit C Project Description

The proposed Silver Birch of Valparaiso RCF (Residential Care Facility) will be located at 355 West Street, approximately ½ mile south of downtown Valparaiso (See site map). It will provide 114 units of affordable assisted living for seniors of all income levels age 65 and older who are in need of assistance with Activities of Daily Living (ADLs) or other supportive services. Plans call for the construction of a new four-story building with approximately 92,000 square feet on a roughly 5-acre site. The unit mix will be an equal distribution of studio and one-bedroom apartments with kitchenettes and full restrooms. Residents enjoy complete independence and are free to come and go as they please.

Silver Birch of Valparaiso will provide three daily meals in a restaurant-style dining room, snacks, private dining room, beauty/barber salon, wellness suite with an exercise room and physical therapy, game room, library, computer room, and various TV lounges. Resident services include nurses' aides providing assistance with activities of daily living, health monitoring and wellness programs, medication reminders, scheduled transportation, weekly housekeeping and laundry. The majority of residents are expected to be single persons that are no longer physically capable of operating an automobile. Resident linkage to the wider Valparaiso community will occur through outdoor spaces adjacent to the building for dining and recreation, sidewalks connecting to the citywide network of walking paths, and a community van that is available for longer outings for shopping and entertainment.



Exhibit D Surrounding Property Owner List

Owner

Lake Kagon LLC Series 8

Washington

Jackson Timothy T

Waltrust Properties Inc

Micbryblak LLC

Von Tobels Corporation

Loncar Nikola Defler Clark H Revocable Tr 1/2

& J

Von Tobel Corporation Scheeringa Norma J & Jeffery

A/Jt

Luke Land Llc Baptist Childrens Homeof

Indiana Fe

Campbell Street Complex LLC

Valparaiso Redevelopment Commission

Hite Michael Lewis Jr Supplemental

Trust 6120

Salan David M & Jamiel/H&W

Centier Bank

Lake Kagon LLC Series 8

Washington

Jackson Timothy T

AIM Properties LLC

Vaca Santiago Diamond Residential Mortgage

Corpor

Tech Credit Union

AIM Properties LLC

Blaney Kenneth

Valparaiso City Utilites

Tec Property Holdings Llc

Owner Address

c/o Faermark & Williams LLC 1900 S Highland Ave Ste 100

Lombard IL 60148

456 West St Valparaiso IN 46385

PO Box 1159 Real Estate Property Tax Deerfield IL 60015

288 W 1050 N Chesterton IN 46304

P O Box 150 Valparaiso IN 46384

2810 Painted Leaf Dr Crown Point IN 46307

237 Benjamin Blvd Fisherville KY 40023

P O Box 150 Valparaiso IN 46384

554 Campbell St Valparaiso IN 46385

PO Box 96 Hobart IN 46342

354 West St Valparaiso IN 46383

457 Campbell St Valparaiso IN 46385

166 Lincolnway Valparaiso IN 46383

560 Campbell St Valparaiso IN 46385

2251 45th St Highland IN 46322

553 Washington St Valparaiso IN 46383

600 E 84th Ave Merrillville IN 46410

c/o Faermark & Williams LLC 1900 S Highland Ave Ste 100

Lombard IL 60148

456 West St Valparaiso IN 46385

419 S 200 W Valparaiso IN 46385

100 W 61st Ave Merrillville IN 46410

582 Oakwood Ave Lake Forest IL 60045

10951 Broadway Ste X Crown Point IN 46307

419 S 200 W Valparaiso IN 46385

111 W Monroe St Attn: David J Rowland, Corp RE Chicago IL

60603

205 Billings St Valparaiso IN 46383

17725 Volbrecht Rd Lansing IL 60438

Site Address

655 Washington St Valparaiso IN

46383

456 West St Valparaiso IN 46385

252 Morthland Dr Valparaiso IN

46383

658 Washington St Valparaiso IN

46383

460 Washington St Valparaiso IN

46383

358 West St Valparaiso IN 46385

458 Morthland Dr Valparaiso IN

46383

Washington Valparaiso IN 46383

554 Campbell St Valparaiso IN

46385

460 Morthland Dr Valparaiso IN

46385

354 West St Valparaiso IN 46383

457 Campbell St Valparaiso IN

46385

455 Campbell St Valparaiso IN

46385

560 Campbell St Valparaiso IN

46383

453 West St Valparaiso IN 46385 557 S Washington St Valparaiso IN

46202

46383

360 Morthland Dr Valparaiso IN 46385

46385

653 Washington St Valparaiso IN

46383

458 West St Valparaiso IN 46385

552 Morthland Dr Valparaiso IN

46385

454 West St Valparaiso IN 46385

350 Morthland Dr Valparaiso IN

46385

370 Morthland Dr Valparaiso IN

46385

658 Horse Prairie Ave Valparaiso IN

46385

750 Washington St Valparaiso IN

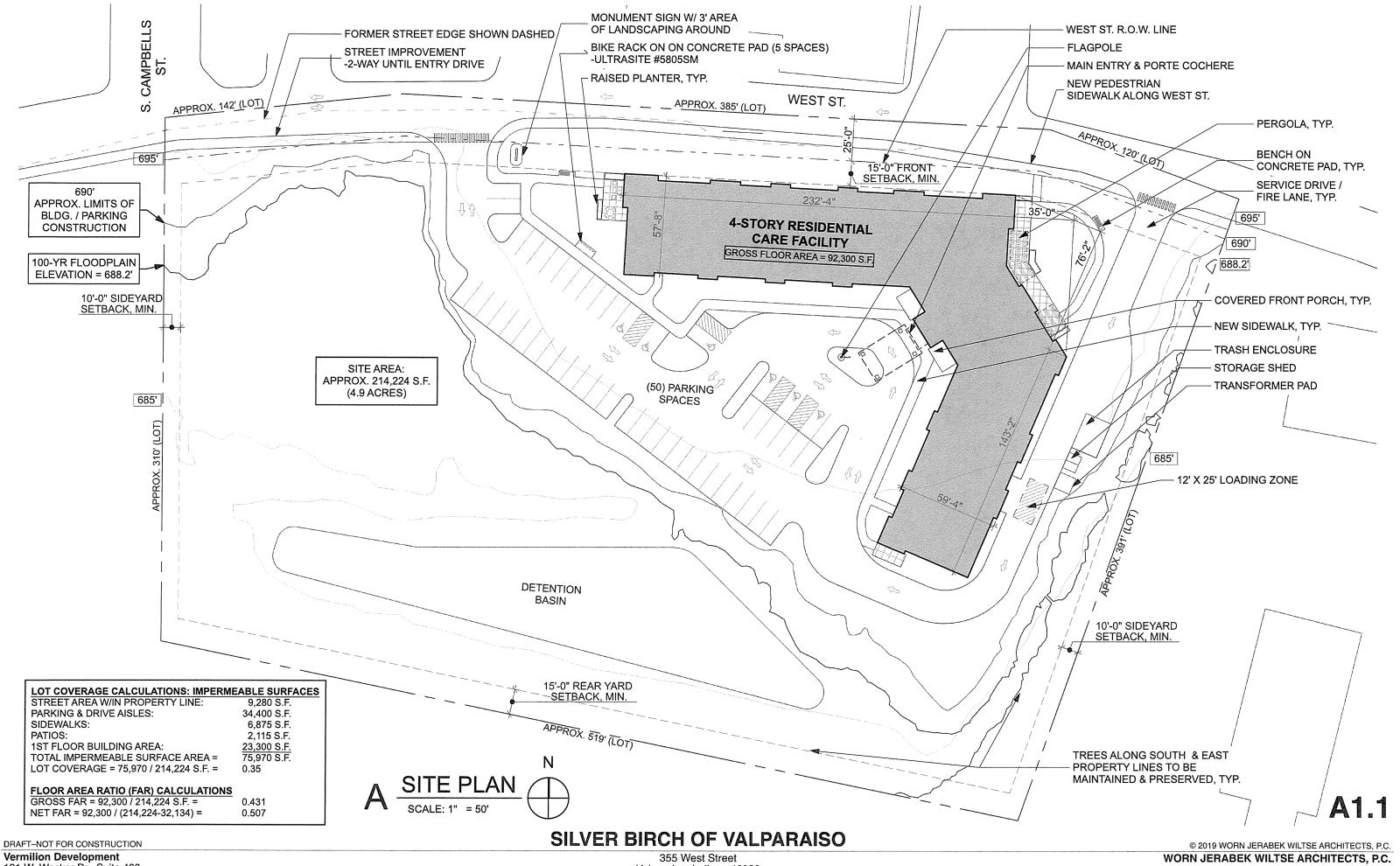
46383

Horse Prairie Ave Valparaiso IN

46385

656 Washington St Valparaiso IN

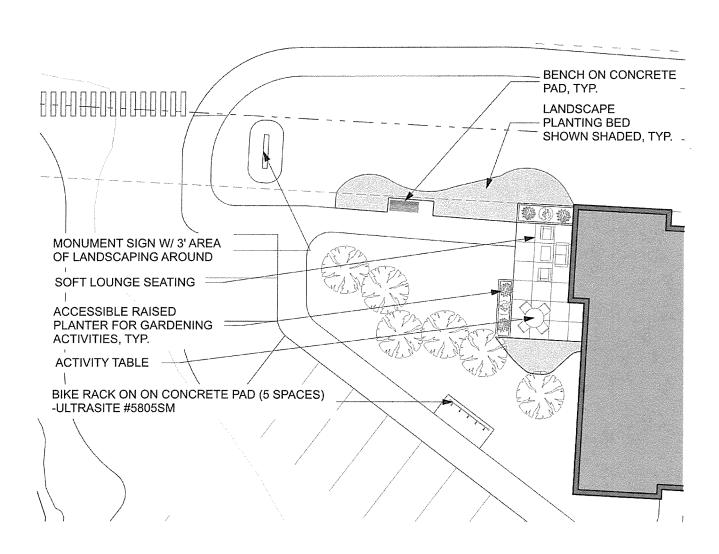
46383



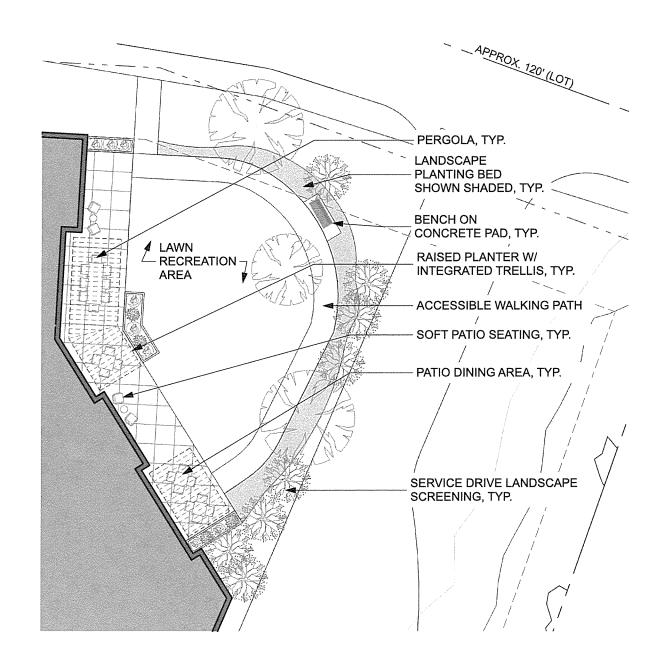
121 W. Wacker Dr., Suite 400 Chicago, IL 60601

Valparaiso, Indiana 46383 8/12/19

401 West Superior St, Suite 400 Chicago, IL 60654







B NE RESIDENT RECREATION AREA

A1.2



VIEW ALONG WEST STREET LOOKING SOUTHWEST



FRONT ENTRY VIEW LOOKING NORTHWEST



VIEW FROM US-30 LOOKING NORTHEAST

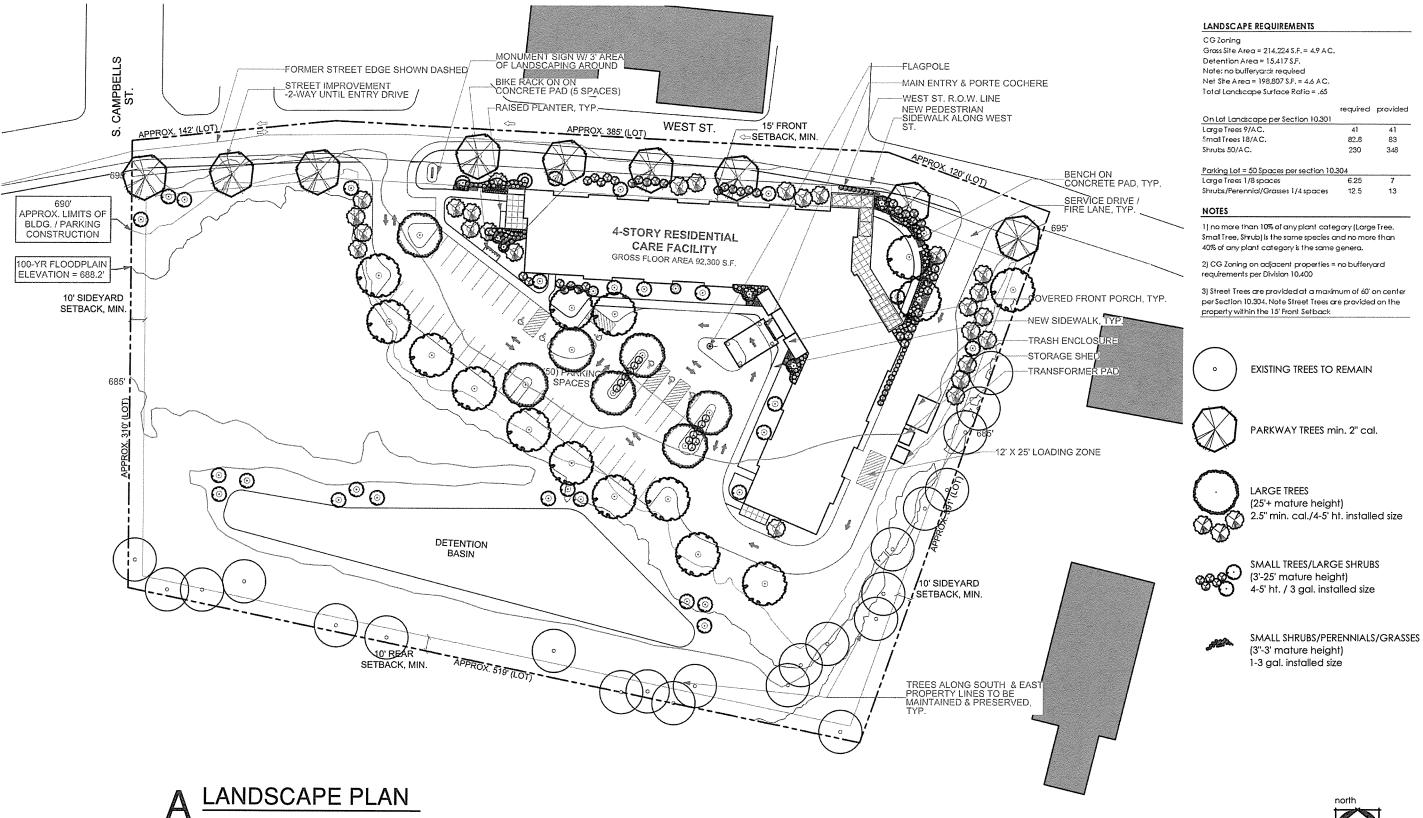
SILVER BIRCH OF VALPARAISO PLANT LEGEND

		INSTALLED	AAA	TURE
KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
Parkwo	ay Trees			
CEOC	-	2.5" cal.	40-60'	40-60'
GLSK	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	2.5" cal.	35-45'	25-35'
OSVI	Ostrya virginiana Hop Hornbeam	2.5" cal.	25-40'	20-30'
QUBI	Quercus bicolor Swamp White Oak	2.5" cal.	50-60'	50-60'
TIGR	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2.5" cal.	40-50'	30-35'
Large T	rees (25'+ mature height)			
ABCO	Abies concolor White Fir	5' ht.	30-50'	25-40'
ACSA	Acer Saccharum Sugar Maple	2.5" cal.	60-75'	40-50'
BENI	Betula nigra River Birch	2.5" cal.	40-70'	40-60'
CEOC	Celtis occidentalis Hackberry	2.5" cal.	40-60'	40-60'
GIAG	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	2.5" cal.	40-50'	25-30'
GIPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	2.5" cal.	40-50'	20-30'
GLSK	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	2.5" cal.	35-45'	25-35'
JUCA	Juniperus virginiana 'Canaertii' Red Cedar	5' ht.	20-35'	8-15'
LIST2	Liquidambar styraciflua American Sweetgum	2.5" cal.	60-80'	40-60'
LITU	Liriodendron tulipifera Tulip Tee	2.5" cal.	60-90'	30-50'
NYSY	Nyssa sylvatica Black/Sour Gum / Black Tupelo	2.5" cal.	30-50'	20-30'
PIBH	Picea glauca var. densata Black Hills Spruce	5' ht.	20-40'	10-15'
QUBI	Quercus bicolor Swamp White Oak	2.5" cal.	50-60'	50-60'
TADI	Taxodium distichum Baldcypress	2.5" cal.	50-70'	20-45'
HNI	Thuja occidentalis 'Nigra' Dark Green Arborvitae	5' ht.	20-30'	5-10'
MSH	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' ht.	12-14'	3-4'
SCA	Tsuga canadensis Canadian Hemlock	5' ht.	40-60'	25-35'

		INSTALLED	MA	TURE
KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
Small T	rees / Large Shrubs (3'-25' mature height)			
AMAB	Amelanchier x g. 'Autumn Brilliance'	5' ht.	15-25'	15-25'
7 0 7 0 7 0	Autumn Brilliance Serviceberry	5 111.	13-23	13-23
BEFV	Betula nigra 'Little King'	4' ht.	8-10'	9-12'
	Fox Valley River Birch	7 111.	0 10	7-12
CECA	Cercis canadensis	5' ht.	20-30'	25-35'
	Redbud	5	20 00	20 00
CLSC	Clethera alnifolia 'Sixteen Candles'	3 gal.	4-5'	2-3'
	Sixteen Candles Summersweet	Ü		-
COAL	Cornus alternifolia	5' ht.	15-20'	20-25'
	Pagoda Dogwood			
COCA	Cornus sericea 'Cardinal'	3 gal.	6-9'	8-12'
	Cardinal Redtwig Dogwood	_		
CRCI	Crataegus crusgalli var. inermis	5' ht.	18'	18'
	Thornless Cockspur Hawthorn			
HAVE	Hamamelis vernalis	4' ht.	15-20'	15-20'
	Vernal Witch Hazel			
HYQF	Hydrangea paniculata 'Bulk'	3 gal.	6-8'	3-5'
	Quick Fire Hydrangea			
HYPG	Hydrangea paniculata 'Grandiflora'	4' ht.	10-25'	8-16'
	PeeGee Hydrangea			
HYSF	Hydrangea quercifolia 'Brido'	3 gal.	5-8'	5-10'
	Snowflake Oakleaf Hydrangea			
MGJA	Magnolia 'Jane'	5' ht.	10-15'	8-12'
	Jane Magnolia			
MARJ	Malus 'Jewelcole'	5' ht.	12'	12'
	Red Jewel Crabapple			
MASA	Malus sargentii	4' wd.	6-8'	9-15'
DLICAA	Sargent Crabapple	•		
PHSW	Philadelphus 'Snowwhite Fantasy'	3 gal.	4-6'	4-6'
CADI	Snow White Mock Orange	AT In the	. 01	
SABL	Sambucus nigra 'Eva'	4' ht.	6-8'	6-8'
CVAAD	Black Lace Elderberry	0	4.51	E 71
SYMP	Syringa meyeri 'Palibin' Dwarf Korean Lilac	3 gal.	4-5'	5-7'
SYRE		Ei la t	00 051	1.5.001
SIKL	Syringa reticulata 'Ivory Silk'	5' ht.	20-25'	15-20'
THSM	Ivory Silk Japanese Tree Lilac Thuja occidentalis 'Smaragd'	E' b+	10.14	2.41
11 13/1/1	Emerald Green Arborvitae	5' ht.	12-14'	3-4'
THTE	Thuja occidentalis 'Techny'	5' ht.	10 15	/ 10 ¹
11111	Mission Arborvitae	5 111.	10-15'	6-10'
	Mission Alborviide			
Small Sh	rubs, Herbaceous Perennials, Ornamental G	irasses (3"-3" i	neight\	
ALSB	Alium tanguticum 'Summer Beauty'	1 gal.	12-18"	18-24"
,	Summer Beauty Ornamental Onion	ı gan	12 10	10-24
ASJR	Astilbe japonica 'Rheinland'	1 gal.	18-24"	18-24"
·= - · •	Rheinland Astilbe	. 501.	. 0 2-7	10 27
CAKF	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	36-48"	24-36"
	Karl Foerster Feather Reed Grass	J•	· - · · ·	

KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MA ¹	TURE WIDTH
CAIS	Callicarpa dichotoma 'Issai' Issai Beautyberry	2-3 gal.	3-4'	4-5'
CHLA	Chasmanthium latifolium Northern Sea Oats	1 gal.	24-36"	18-24"
CLHU	Clethera alnifolia 'Hummingbird' Hummingbird Sweet Pepperbush	2-3 gal.	2-4'	3-5'
CLRS	Clethera alnifolia 'Ruby Spice' Ruby Spice Summersweet	2-3 gal.	4-6'	3-5'
ECPM	Echinacea 'CBG Cone 2' Pixie Meadowbrite Coneflower	1 gal.	18-24"	18-24"
GAKO	Gaillardia x grandiflora 'Kobold' Goblin Blanket Flower	1 gal.	8-12"	8-12"
GEMF	Geranium sanguineum 'Max Frei' Max Frei Bloody Cranesbill	1 gal.	8-12"	18-24"
HERR	Hemerocallis 'Rosy Returns' Rosy Returns Daylily	1 gal.	12-18"	12-18"
HESC HOCF	Heuchera sanguinea 'Chatterbox' Chatterbox Coral Bells Hosta 'Curly Fries'	1 gal.	12-18"	12-18"
HOFB	Curly Fries Hosta Hosta 'Fragrant Bouquet'	1 gal. 1 gal.	6-8" 18-24"	12-18" 36-48"
HOFR	Fragrant Bouquet Hosta Hosta 'Francee'	1 gal.	18-24"	24-36"
HYIS	Francee Hosta Hydrangea arborescens 'NCHA1'	2-3 gal.	3-4'	3-4'
HYHI	Invicibelle Spirit Hydrangea Hypericum 'Hidcote'	2-3 gal.	2-4'	2-4'
ITHG	Hidcote St. John's Wort Itea virginica 'Henry's Garnet'	2-3 gal.	3-4'	4-6'
JUKA	Virginia Sweetspire Juniperus x pfitzeriana 'Kallay's Compact'	3-5 gal.	2-3'	3-6'
LISP	Kallay's Pfitzer Juniper Liriope spicata Creeping Lilyturf	1 gal.	8-12"	8-12"
MOPP	Monarda didyma 'Pardon My Purple' Pardon My Purple Beebalm	1 gal.	8-12"	18-24"
NEBW	Nepeta racemosa 'Blue Wonder' Blue Wonder Catmint	1 gal.	8-12"	12-18"
PHMS	Philadelphus 'Miniature Snowflake' Mock Orange	2-3 gal.	2-3'	2-3'
RULS	Rudbeckia fulgida 'Viette's little Suzy' Litle Suzy Black-eyed Susan	1 gal.	12-18"	18-24"
SACA	Salvia nemorosa 'Caradonna' Caradonna Salvia	1 gal.	18-24"	18-24"
scsc	Schizachyrium scoparium Little Bluestem	1 gal.	24-36"	12-18"
SPBT	Spirea betulifolia 'Tor' Tor Birchleaf Spirea	2-3 gal.	2-3'	2-3'
SPGM	Spirea japonica 'Goldmound' Goldmound Spirea	2-3 gal.	2-3'	3-4'

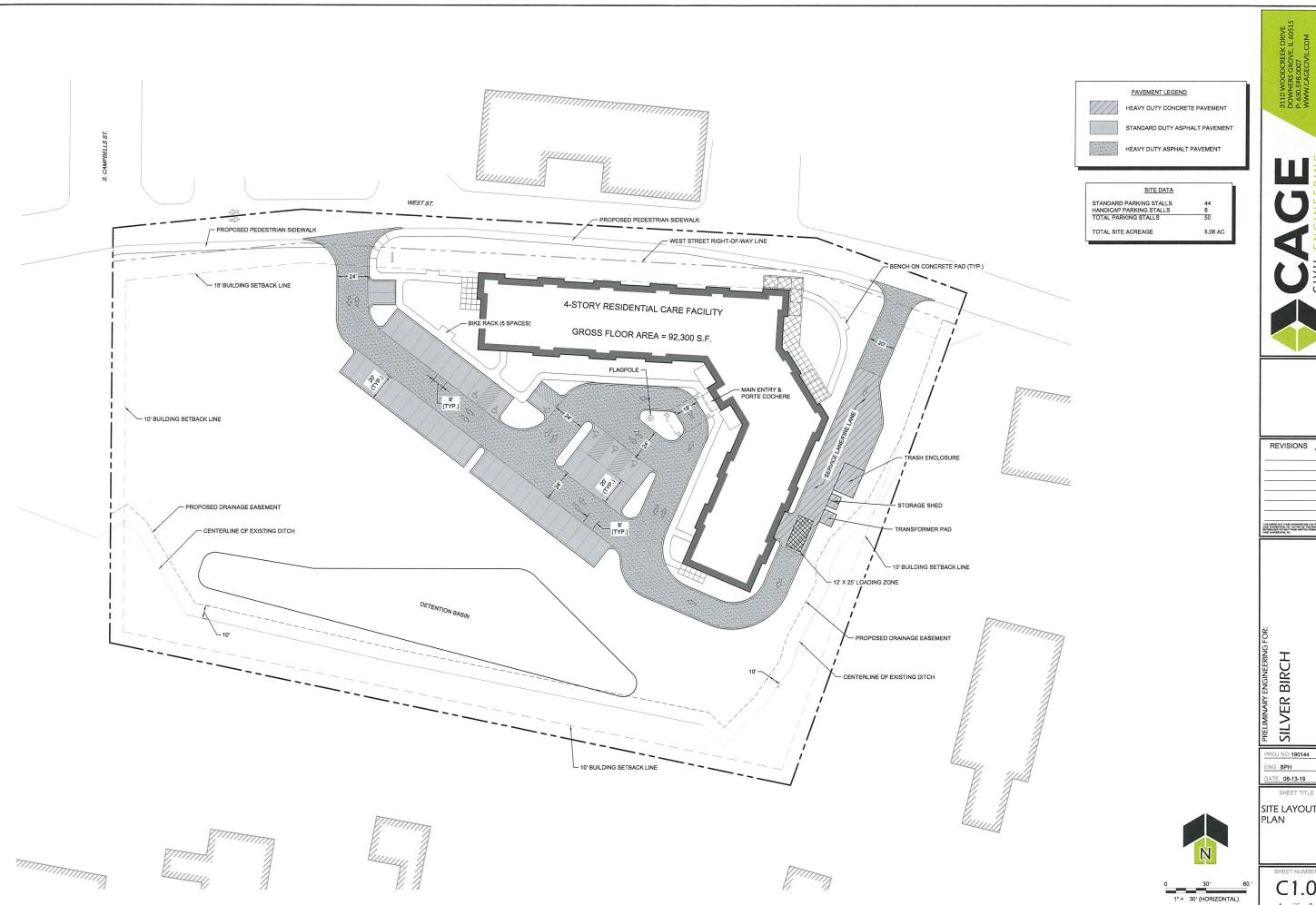
		INSTALLED	MATURE	
KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
SPHE	Sporobolus heterolepsis	1 gal.	24-36"	18-24"
	Prairie Dropseed			
TADE	Taxus x media 'Densiformis'	3-5 gal.	3-4'	4-6'
	Dense Anglojap Yew			
TSSG	Tsuga canadensis 'Stewart's Gem'	2-3 gal.	2-5'	2-5'
	Steward's Gem Hemlock	•		
VICC	Viburnum carlesii 'Compactum'	3-5 gal.	2.5-4'	2.5-4'
	Dwarf Koreanspice Viburnum	J		
WEMI	Weigelia 'Minuet'	2-3 gal.	2-3'	3-4'
	Dwarf Weigela	3 3	_ •	÷ •



8337 Nashua Dr.

indianapolis. Indiana 46260 o-630.761.8450

DRAFT-NOT FOR CONSTRUCTION



REVISIONS A

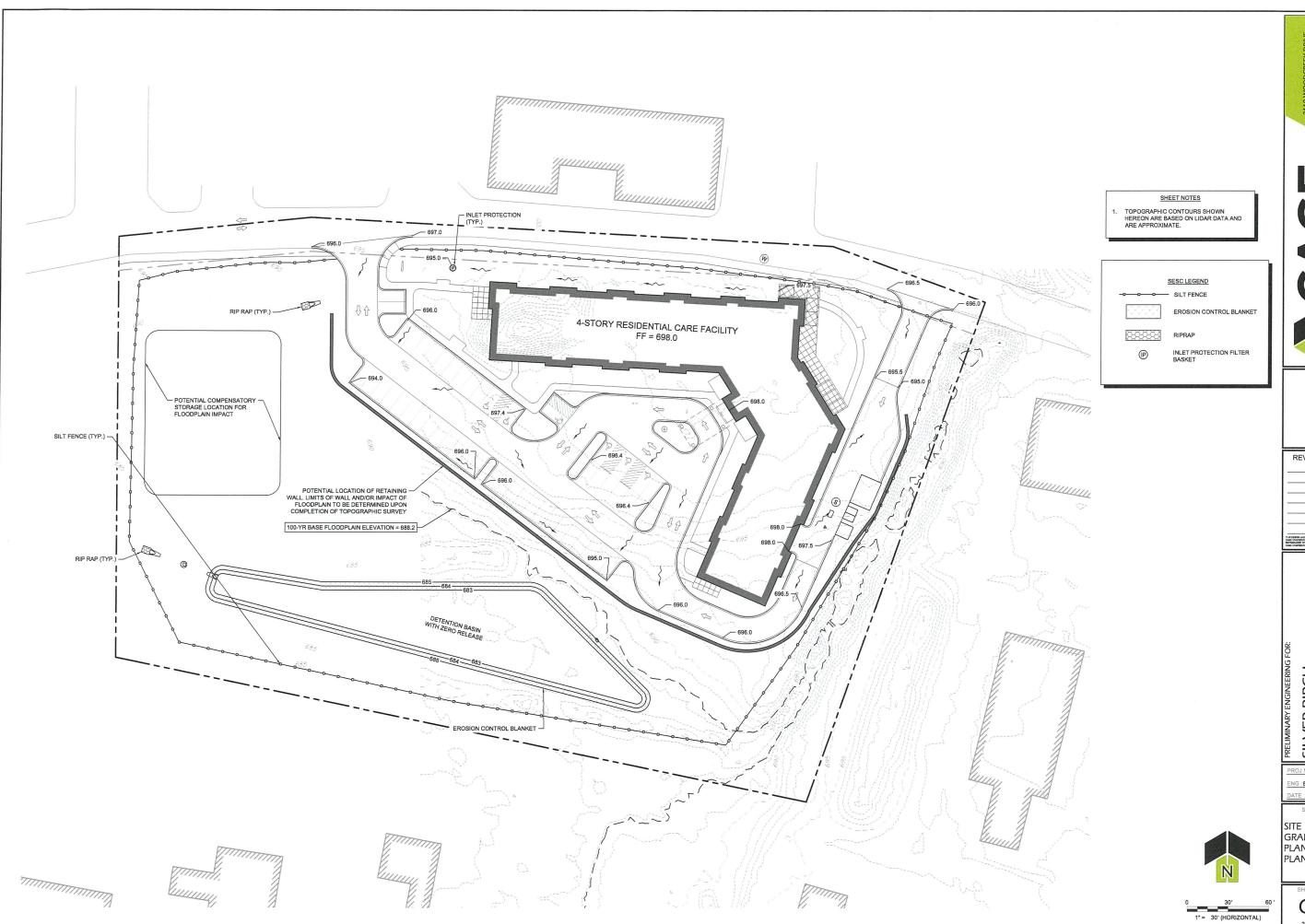
THIS DESIGN AND THESE DRAWNOS ARE THE PROPERTY OF CACE ENGINEERING, INC. NO PART OF THIS WORK NAY SE. REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CASE ENGINEERING, INC.

SILVER BIRCH

OJ NO: 190144 ENG: BPH ATE: 08-13-19

SITE LAYOUT

C1.0



Z Z

REVISIONS A

THIS DESIGN AND THESE SHAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED HITHOUT PROD WRITTEN PERMISSION FROM CAGE ENGREEFING, INC.

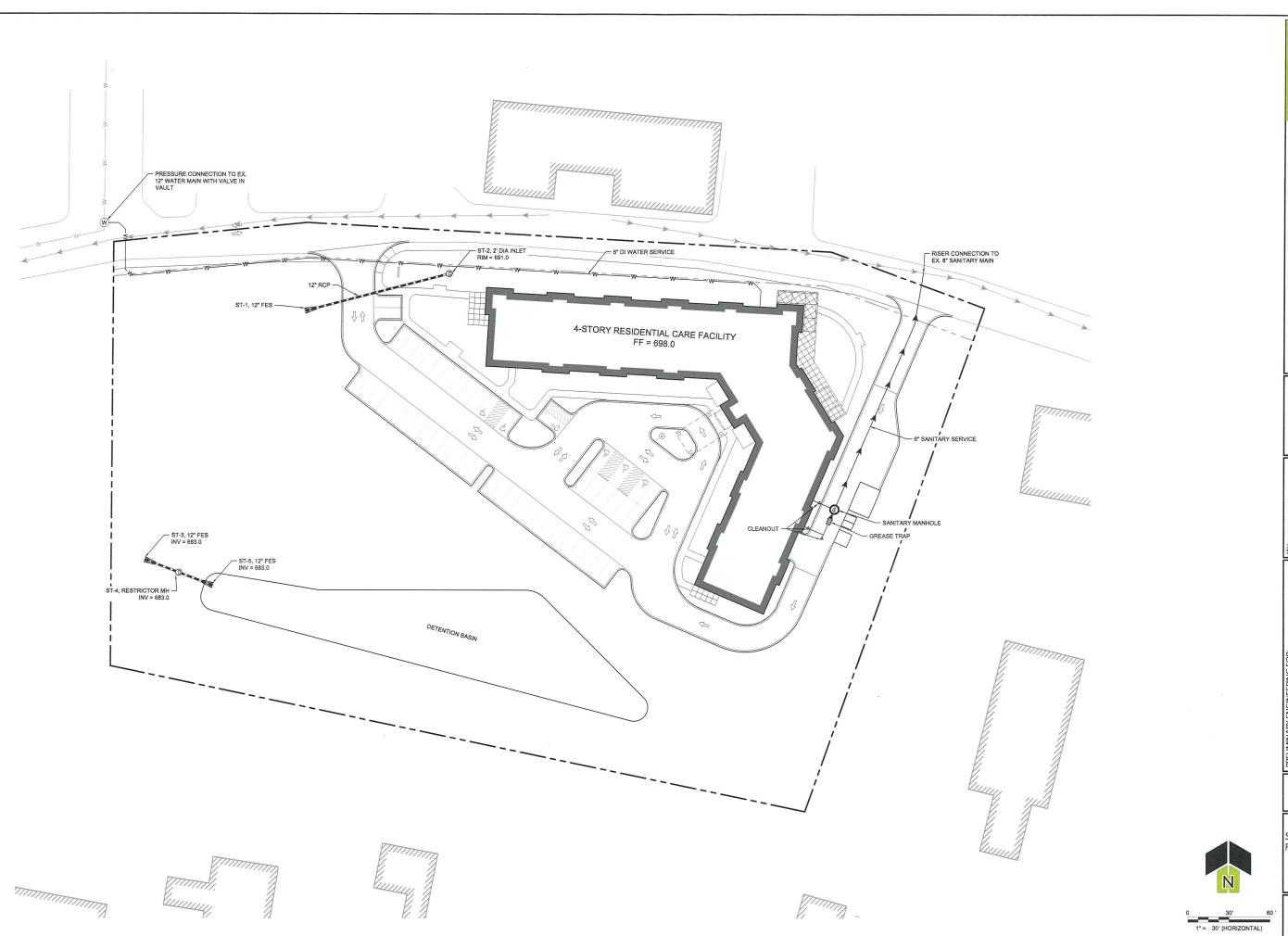
SILVER BIRCH

ROJ NO: 190144 ENG: BPH

ATE: 08-13-19 SHEET TITLE

SITE GRADING PLAN & SESC PLAN

C2.0



REVISIONS A

THIS DESIGN AND THESE DIVAYINGS ARE THE PROPERTY OF CASE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED INTRODUCT PROFIT INTETTED PERMISSION FROM CASE ENGINEERING, INC.

PRELIMINARY ENGINEERING F

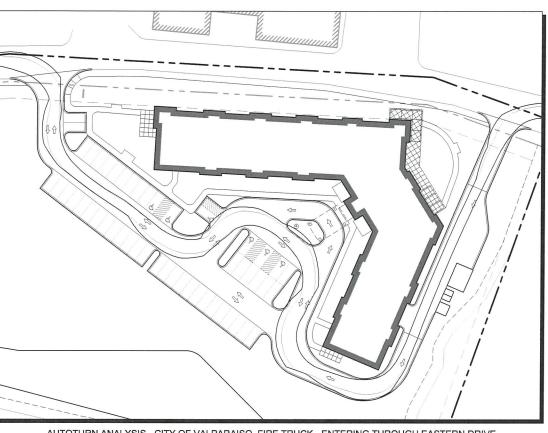
ROJ NO: 190144 NG:BPH

ATE: 08-13-19 SHEET TITLE

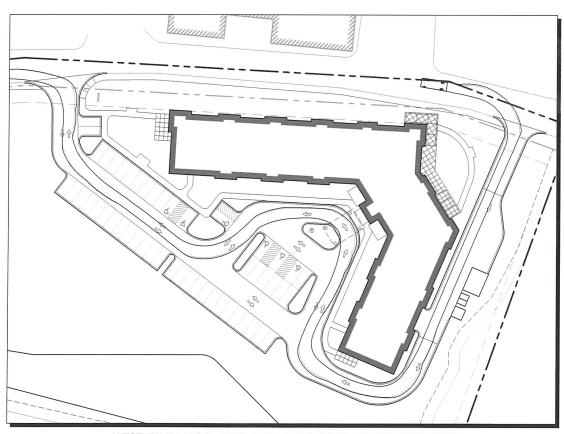
SITE UTILITY PLAN

SHEET NUMBER C3.0

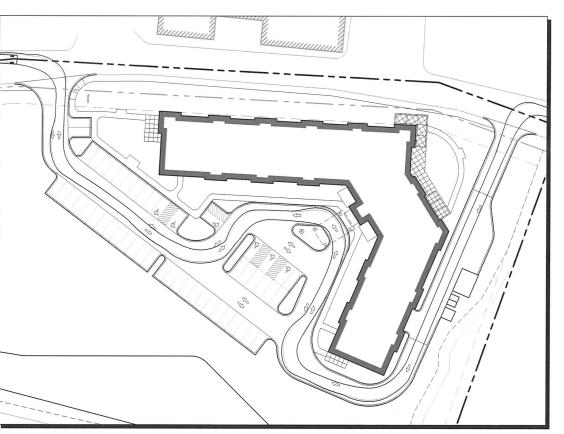




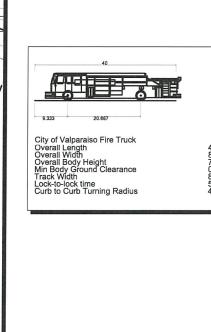
 $\underline{\text{AUTOTURN ANALYSIS-CITY OF VALPARAISO}} \ \ \text{FIRE TRUCK-ENTERING THROUGH EASTERN DRIVE}$

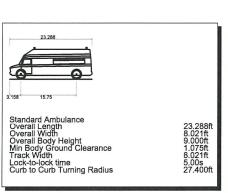


AUTOTURN ANALYSIS - AMBULANCE - ENTERING THROUGH WESTERN DRIVE

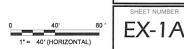


AUTOTURN ANALYSIS - AMBULANCE - ENTERING THROUGH EASTERN DRIVE





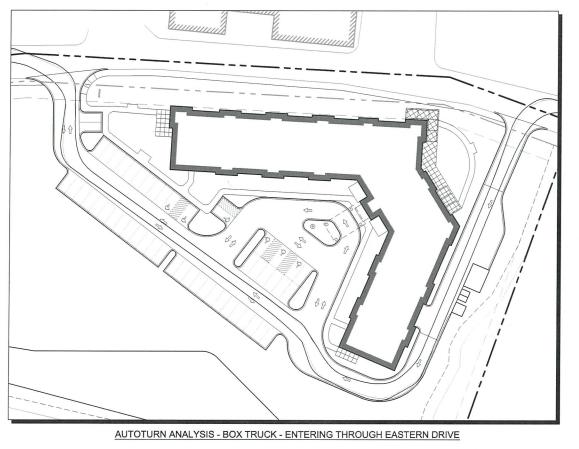


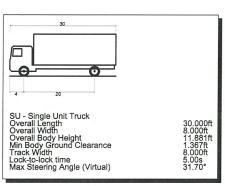




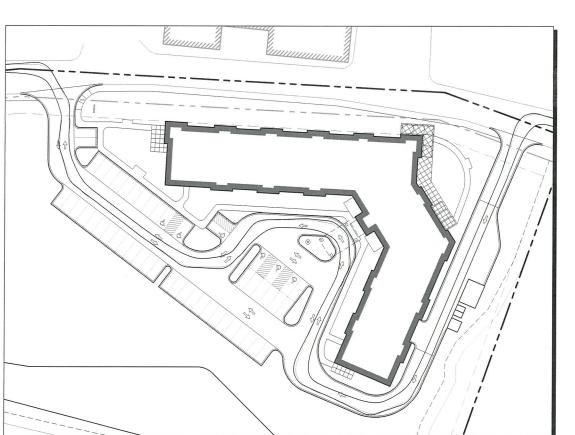
PROJ NO:190144 ENG:BPH DATE:08-13-19

AUTOTURN ANALYSIS EXHIBIT

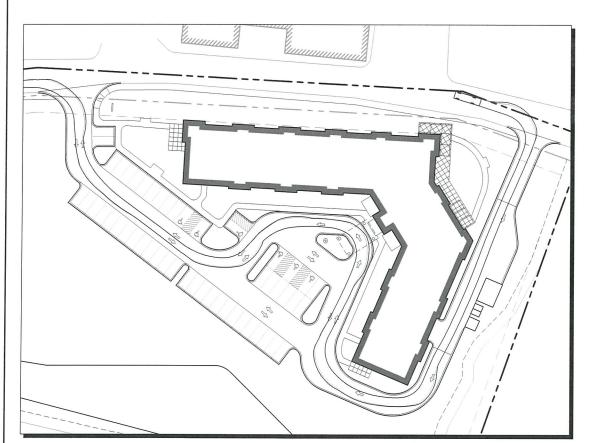




AUTOTURN ANALYSIS - BOX TRUCK - ENTERING THROUGH WESTERN DRIVE



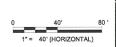
Standard Van Overall Length Overall Body Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Wall to Wall Turning Radius



AUTOTURN ANALYSIS - VAN - ENTERING THROUGH WESTERN DRIVE







REVISIONS A

THIS DESIGN AND THESE DIVININGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK NAY BE REPRODUCTE WITHOUT PROR WINTTEN PERMISSION FROM CASE ENGINEERING, INC.

SILVER BIRCH

ATE: 08-13-19

AUTOTURN ANALYSIS EXHIBIT

EX-1B

Petition #: VAL19-013

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.

The undersigned Petitioner and owner(s) of real estate, identified within this application as

PLEASE COMPLETE THE FOLLOWING:

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. Conditional Use. In support of an application for Variance(s) from the Development Standards, 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. 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;

Legal Description of Subject Property: (Exhibit No) LOT 48 IN BULLS EYE MANOR SUBDIVISION SECTION A,
IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF,
IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF, IN PLAT FILE 15-6-6, IN THE OFFICE OF THE
RECORDER OF PORTER COUNTY INDIANA
The second of th
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
New construction of a single family 1/2 stor
New construction of a single family 1/2 storhome with an attached 2 car garage and an open porch,
an open porch,
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 20 Rear Setback 12 Side Setbacks 12/20 Lot Coverage 2,500 sq. ft. 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.

Last updated 1/16/18

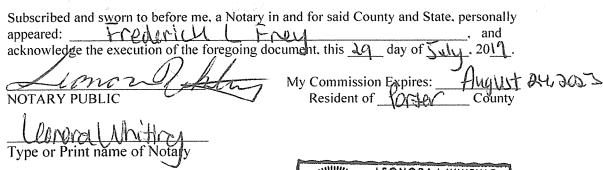
Certificate of Petitioner

Please read and sign the following statement:

Frederica / Fren

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.

Signature of Petitioner
Frederick L. Frey Printed Name
Fignature of Property Owner
Francisco C. 7 My Signature of Property Owner
Subscribed and sworn to before me, a Notary in and for said County and State,



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:

The intended placement of new construction seeks to maintain the current streetscape by preserving green space and a mature oak tree as prominent features of the corner lot.

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 reduced rear lot setback will not adversely affect the adjacent property to the west (301 Sunflower) because the area will be treated as a side lot with a 12' setback and appropriate landscaping in keeping with other side lots in the neighborhood. The proposed construction will not have any doors, projections or outbuildings on the west side, which the ordinance defines as the "rear" lot.

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:

If a strict application of the setback for rear yards were applied, construction would necessitate the removal of a prominent feature: an attractive, healthy, established oak. I have carefully considered both the south and east street sides (Sunflower and Churchview respectively) to maintain the required setback for front yards. The north and west lot lines which abut neighboring side lots will maintain the required setback for side lots.

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.

SURROUNDING PROPERTY OWNER LIST

Owner

Spitler Mann Iii & Phyllis Hazelgrove Rick L & Jane A Bormann Ronald A & Lynn M/H&W Meeker William & Rita/H&W Beato Eric & Batista Fabrizzia Barker Rick G & Jennifer L/H&W Carmichael Carl E & Bonnie F/H&W Welter Matthew W Church First Presbyterian Leckrone Thomas E & Kars Nicole A/J Evans Gene H Fanelli Nicholas & Jamie/H&W Piehl Eileen A & Melw/W&H Collins Terri L **Burk Janet Ruth Living Trust** Kienapple Michael C & Andes Shirla Czerwinski Don T & Karen R/H&W Herrold Andrew P & Trueblood Cynthi Hopper Raymond & Dianne/H&W Johnson Howard D Jr Coto Frank & Maria/H&W Fraley Susan C Douglas Dawn M Spitler Mann Iii & Phyllis Micka Michael & Marial/H&W McDonald Mary J Trust Oram David W & Colette M/H&W Stingely John V & Karenm **Hughes Barry G** Davis Timothy H & Deanne R/H&W Dougherty Thomas M & Bonnie J/H&W Fraley Susan C Richey Jennifer Psimos Aris & June/H&W Martin Michael & Betha/H&W Kutkoski Timothy J & Patricia L/H&W

Owner Address

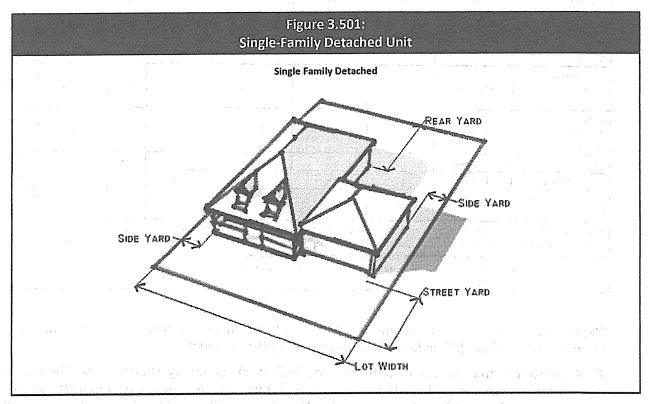
3104 Churchview Dr Valparaiso IN 46383 3204 Churchview Dr Valparaiso IN 46383 3201 Churchview Dr Valparaiso IN 46383 3109 Churchview Dr Valparaiso IN 46383 209 Lakeside Dr Valparaiso IN 46383 302 Sunflower Dr Valparaiso IN 46383 305 Lakeside Dr Valparaiso IN 46383 3201 Parker Dr Valparaiso IN 46383 3401 Valparaiso St Valparaiso IN 46383 307 Lakeside Dr Valparaiso IN 46383 3205 Churchview Dr Valparaiso IN 46383 3203 Parker Dr Valparaiso IN 46383 306 Sunflower Dr Valparaiso IN 46383 301 Sunflower Dr Valparaiso IN 46383 3200 Churchview Dr Valparaiso IN 46383 3105 Parker Dr Valparaiso IN 46383 301 Lakeside Dr Valparaiso IN 46383 304 Sunflower Dr Valparaiso IN 46383 3203 Churchview Dr Valparaiso IN 46383 3206 Churchview Dr Valparaiso IN 46383 3207 Churchview Dr Valparaiso IN 46383 3107 Parker Dr Valparaiso IN 46383 3108 Churchview Dr Valparaiso IN 46383 3104 Churchview Dr Valparaiso IN 46383 303 Lakeside Dr Valparaiso IN 46383 3202 Parker Dr Valparaiso IN 46383 206 Sunflower Dr Valparaiso IN 46383 3206 Parker Dr Valparaiso IN 46383 3202 Churchview Dr Valparaiso IN 46383 207 Lakeside Dr Valparaiso IN 46383 209 Sunflower Dr Valparaiso IN 46383 3107 Parker Dr Valparaiso IN 46383 3204 Parker Dr Valparaiso IN 46383 3108 Parker Dr Valparaiso IN 46383 204 Sunflower Dr Valparaiso IN 46383 3103 Churchview Dr Valparaiso IN 46383

ARTICLE 3 DISTRICT INTENSITY AND BULK STANDARDS

DIVISION 3.500 STANDARD DEVELOPMENT

Sec. 3.501 Single-Family Detached

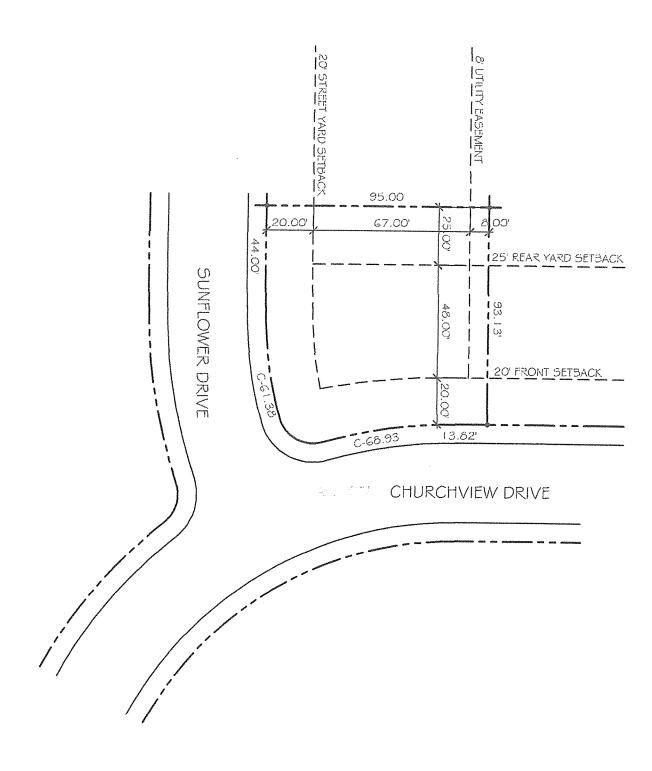
A. Generally. The single-family detached housing type consists of a single-family detached residence located on a privately-owned lot (one principal building per lot) with private yards on each side of the unit. See Figure 3.501, Single-Family Detached Unit.



B. Standards. The lot and building standards for single-family detached units are set out in **Table 3.501**, Single-Family Lot and Building Standards.

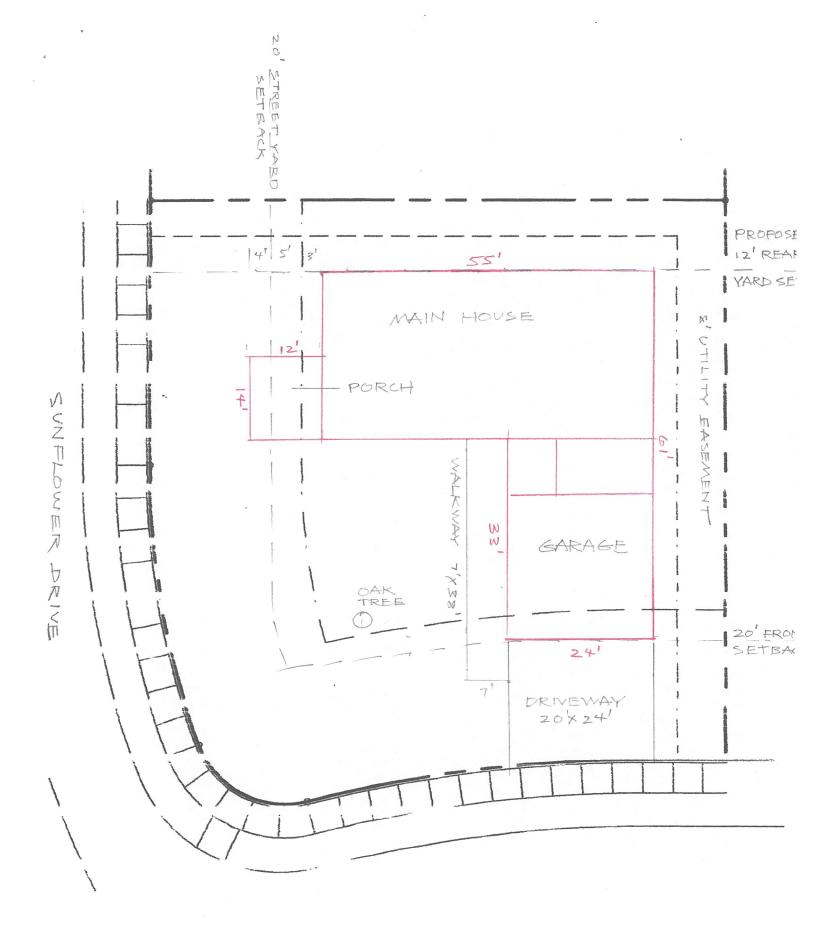
and the first of the first of the constitute of the constitution of the same of the constitution of the co

- 3. No accessory unit shall consist of more than 20 percent of the total residential floor area. No accessory unit shall have more than one bedroom or bathroom.
- 4. The applicant shall submit plans showing how the homes will be designed to provide for accessory units. The units may be within the structure, a separate structure, or above a detached garage. Specific design standards shall be provided for each one of the arrangements that are to be permitted. In no event shall a single-family or cluster lot smaller than 6,000 square feet contain an accessory apartment.

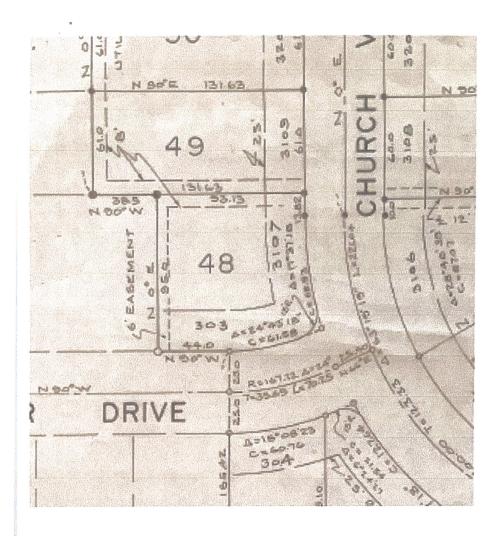


SCALE: 1"=40'.0"





16"=10" 3107 CHURCHVIEW DRIVE





3107 Churchview

Lot 93.13 × 95' = 8,847.35 = 9, ft

House, Porch, Garage 2,500 pg.ft. 28% of lot

Driveway 20'x24' 480 5g.ft. Walkway 7'838' 266 5g.ft.