

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Tuesday, February 18th, 2020, 7:00 PM
Valparaiso City Hall, 166 Lincolnway

1. Roll Call
2. Adoption of January 21st, 2020 Meeting Minutes
5. Old Business

UV19-004/VAR19-019 – A petition filed by Evergreen Real Estate Group c/o Todd Leeth, 103 Lincolnway, Valparaiso IN, 46383. The petitioner requests a use variance from Article 11, Section 11.305 (C)(4) of the Valparaiso Unified Development Ordinance, to allow for Institutional Residential within the US 30 (Morthland Drive) Overlay District. A variance from Article 2, Section 2.518(D), to vary the required installation of a six-foot-high opaque fence constructed between an institutional residential use and lots zoned and or occupied by single-family dwelling units. A variance from Article 3, Table 3.301(B), to vary the Gross Floor Area (FAR) of .431, to allow for a Gross FAR of .68. A variance from Article 3, Table 3.301(B), to vary the NET FAR of .507, to allow for a NET FAR of .77. A variance from Article 3, Table 3.505, to vary the maximum building height of thirty-five (35) feet, to allow for a building height of thirty-six (36) feet. A variance from Article 9, Section 9.201, to vary the required 180 parking spaces, to allow for 90 parking spaces for the use of an Institutional Residential use. A variance from Article 9, Table 9.201, to vary the required six (6) loading berths, to allow for one (1) loading berth. The Property is located at 150 Morthland Dr, in the Commercial General (CG) Zoning District.

6. New Business

VAR20-001- A petition filed by Stephen Pease 702 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests a variance from Article 11, Section 11.506 (1)(A) of the Valparaiso Unified Development Ordinance, to vary the required 60% transparency along the primary façade to allow for a transparency of 47%. A variance from Article 11, Section 11.306, Table 11.306A to vary the required minimum building setback of 30 ft. to allow for a setback of 19 ft. 6in. A variance from Article 11, Section 11.306, Table 11.206(A) to vary the required minimum landscaped yard along R.O.W. of 30 ft. to allow for minimum landscaped yard of 23 ft. The Property is located at 1004 N. Calumet Ave., in the Commercial General (CG) Zoning District.

UV20-001 – A petition filed by Paul Schreiner 454 S. College Ave, Valparaiso, IN 46383. The petitioner requests a use variance from of Article 2, Section 2.201, Table 2.201(A) of the Valparaiso Unified Development Ordinance, to allow for Single-Family Attached within the

Neighborhood Conservation (NC) Zoning District. The Property is located at 606 Indiana Ave, in the Neighborhood Conservation 60 (NC-60) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Tyler Kent, Planning Director

Next Meeting: **March 17th, 2020**

VALPARAISO BOARD OF ZONING APPEALS
Regular Meeting Minutes
January 21, 2020

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 7:00 p.m. on Tuesday, January 21, 2020 in Valparaiso City Hall Council Chambers, located at 161 Lincolnway, Valparaiso. Mike Micka presided.

Members present were Diane Worstell, Melanie Trowbridge, Ryan Wright and President Mike Micka. Byron Martin arrived late. Also present were Tyler Kent, Carley Lemmon, Attorney Patrick Lyp, citizens, and representatives of the press.

MINUTES:

Melanie Trowbridge made a motion to approve the December 17, 2019 minutes as submitted. Ryan Wright seconded the motion. A voice vote was taken and unanimously carried 3-0. (Byron Martin was not present.)

ELECTION OF OFFICERS:

President: Melanie Trowbridge nominated Mike Micka. Ryan Wright seconded the nomination. A voice vote was taken and unanimously carried 4-0. (Byron Martin was present.)

Vice-President: Diane Worstell nominated Melanie Trowbridge. Ryan Wright seconded the nomination. A voice vote was taken and unanimously carried 4-0.

Secretary: Melanie Trowbridge nominated Helene Pierce. Ryan Wright seconded the motion. A voice vote was taken and unanimously carried 4-0.

Legal Counsel: Tyler Kent advised Attorney Patrick Lyp is now on staff and will be acting Counsel for the Board of Zoning Appeals.

OLD BUSINESS:

None.

NEW BUSINESS:

UV19-004/VAR19-019 – A petition filed by Evergreen Real Estate Group c/o Todd Leeth, 103 Lincolnway, Valparaiso, IN. The petitioner requests a Use Variance from Article 11, Section 11.305 (C)(4) of the Valparaiso Unified Development Ordinance, to allow for Institutional Residential within it the US30 (Morthland Drive) Overlay District. A variance from Article 2, Section 2.518(D), to vary the required installation of a six-foot-high opaque fence constructed between an institutional residential use and lots zoned and or occupied by single-family dwelling units. A variance from Article 3, Table 3.301(B), to vary the Gross Floor Area (FAR) of .431, to allow for a Gross FAR of .68. A variance from Article 3, Table 3.301(B), to vary the NET FAR of .507, to allow for a NET FAR of .77. A variance from Article 3, Table 3.505, to vary the maximum building height of thirty-five (35) feet, to allow for a building height of thirty-six (36) feet. A variance from Article 9, Section 9.201, to vary the required 180 parking spaces, to allow for 90 parking spaces for the use of an Institutional Residential use. A variance from Article 9, Table 9.201, to vary the required six (6) loading berths, to allow for one (1) loading berth. The property is located at 150 Morthland Drive, in the Commercial General (CG) Zoning District. Attorney Todd Leeth was present. Attorney Patrick Lyp advised the petitioner has requested, in writing, a one (1) month continuance.

Motion: Ryan Wright made a motion to continue UV19-004/VAR19-019 until the February 18, 2020 regular scheduled Board of Zoning Appeals meeting. Melanie Trowbridge seconded the meeting. A roll call vote was taken and unanimously carried 4-0.

VAR19-023 – A petition filed by Terry and Harold Howie, 2502 William Drive, Valparaiso, IN. The petitioner requests a variance from Article 2, Section 2.305(C)(2), of the Valparaiso Unified Development Ordinance, to vary the required side yard pool setback of eight (8) feet to allow for a pool setback of six (6) feet. A variance from Article 2, Section 2.302 (A)(3) to vary the required fence height of four (4) feet to allow for a fence height of five (5) feet. The property is located at 2402 William Court, in the Suburban Residential (SR) Zoning District. Mrs. Terry Howie presented. The property at 2402 William Court is in a Trust and our daughter and son-in-law reside in the home. We would like to put a pool in the rear yard, however, because lot rests

on two different streets it is hard to determine where the rear yard is exactly. We will have plenty of vegetation between our yard and the neighbors to provide more than adequate screening. As well, we are requesting a five (5) foot fence because that is what our neighborhood association requires us to have. The configuration will also create a six (6) foot pool set back versus the required eight (8) foot setback.

Public Hearing: 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. Mike Tishman, 2503 William Drive, Valparaiso, is a neighbor to the Howie's and this property and he is in favor of the petition.

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

Q: Have you received approval from your Homeowner's Association?

A: Yes.

C: Carley Lemmon, Assistant City Planner, advised that Manchester Meadows subdivision was developed under the County's jurisdiction and requirements. The Landscape Plan on the northwest side of the property acceptable.

Motion: Melanie Trowbridge made a motion to approve VAR19-023 as presented noting the petitioner's Homeowner's Association has also approved the project. 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. Ryan Wright seconded the motion. A roll call vote was taken and unanimously carried 4-0.

STAFF ITEMS:

Approval of 2020 Meeting Dates: Tyler Kent advised meeting dates are scheduled for the third Tuesday of each month at 7:00 p.m.

Motion: Byron Martin made a motion to approve the 2020 meeting dates. Melanie Trowbridge seconded the motion. A roll call vote was taken and unanimously carried 4-0.

Meeting Time: Tyler Kent asked Member to consider changing the meeting start time to 5:30 p.m. and vote at a future meeting. February's meeting will be held at 7:00 p.m. and the Members will vote from that meeting forward.

Reappointment: Tyler Kent congratulated Mike Micka on being reappointed to this Board by Mayor Murphy for another four (4) year term.

ADJOURNMENT:

There being no further business, the January 21, 2020 Board of Zoning Appeals meeting was adjourned at 7:18 p.m.

Mike Micka, President

Tyler Kent, Executive Secretary

Petition #: VAL 20-001

**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 **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;

___ 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:

STEPHEN PERSE 702 E. LINCOLNWAY 464-7957
Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

Elias N. Kalafatis (219) 464-0801
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 1004 N. COLUMBET
Subject property fronts on the WEST side between (streets) BILLINGS & LOCUST
in the _____ Zoning District.

OK X Legal Description of Subject Property: (Exhibit No. __)

OK X DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. __)

Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought:

Article: 11 Section: 500 Paragraph: 1 Item: A
: 11 : 306 : : A
: : : :
: : : :

60% DEC
30' SETBACK 30' SIDEWALK

Attach a Site Plot Plan drawn to scale showing:

- scale
- lot: shape, location, dimension, and area
- 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 30' Rear Setback 100' Side Setbacks 20' 5' 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. seq.. 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.



Full Extent



Previous Extent



Layers



Legend



Export



Print



Share



Map Query



Point Select

Line Measure
Details

Point Markup



Street View



Client Info



Help

Parcel Number

64-09-24-203-003.000-004

Owner

K-4 Equities Llc

Owner Address

584 Shatz Dr Valparaiso IN 46385

Site Address

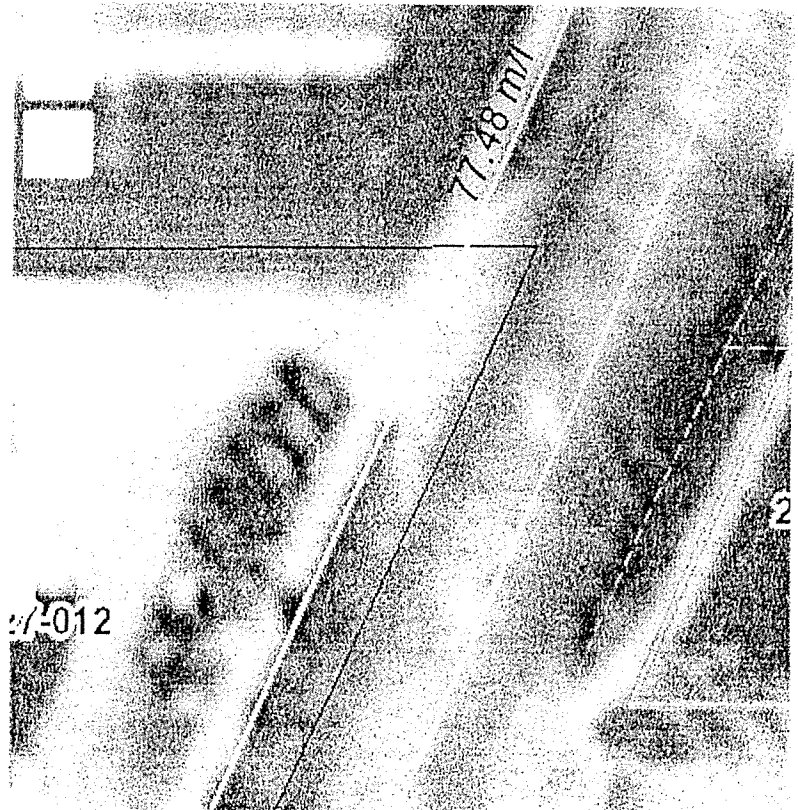
1004 N Calumet Ave Valparaiso IN 46383

Legal Description

1ST Add N Valpo Lots2&3 Ex Par W11.63&
W1/2 Vac Locust St Blk1

Homestead Filed

False



World Im...

0 20 40ft

Scale 1: 564



Go

Search Results: 1004 north calume...

Items appear after you perform a valid search or other task that returns results.



Parcel: 64-09-24-203-0...

January 13, 2020

Project Description

The project is to give the west, north and east sides of Martini's Restaurant a face lift including replacing the existing west door with a grander presence on Calumet and changing the exterior material all around. Windows will also as indicated on plan. This existing entry is in noncompliance with ordinance due to age. A new entry would also be in non compliance as shown on site plan. 60% glazing required per UDO. Can not get greater than 55%

Work to do

- Existing door and vestibule to be demolished
- New vestibule to be built-two sets of doors
- Add two windows to dining area
- Add five windows to bar area
- Add lighting all around
- Add Nachia board in two different styles and colors
- Add new signs per elevations
- Minimal interior remodeling to accommodate new entry.

STAFF USE ONLY

Date Received _____

- ____ Names and Addresses of property owners within 300 feet provided
- ____ Signature notarized
- ____ Site Plan attached
- ____ Legal Description (Not Abbreviated) Provided
- ____ Petition Filed Complete
- ____ Written Description of Project
- ____ Petitioners Affidavit of Notice
- ____ Findings of Fact
- ____ Photo's of Property (Staff Request)
- ____ Landscape Plan (Staff Request)

Date approved for Public Hearing _____, _____

BZA Application Fees

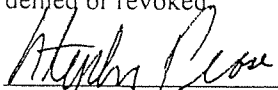
____ Use Variance	\$200
____ Single Family Development Standards Variance	\$50
____ Commercial Development Standards Variance	\$150
____ Special Exception/Special Use	\$200
____ Relief to an Administrative Decision	\$200
____ Special Meeting	\$1000
____ Conditional Use	\$100
____ Wireless Communications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

TOTAL FEE _____

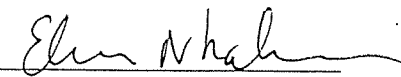
Certificate of Petitioner

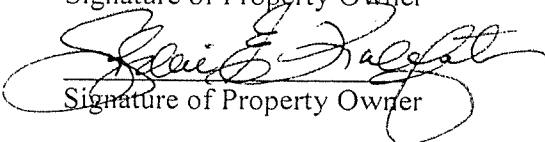
Please read and sign the following statement:

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


Signature of Petitioner

Stephen Parnell
Printed Name


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: Elias N. Kalafatis, and acknowledge the execution of the foregoing document, this 20 day of Jan, 2020.


NOTARY PUBLIC

My Commission Expires: May 18, 2025
Resident of Porter County

PATRICIA L Setzler
Type or Print name of Notary

**PATRICIA L. SETZLER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXPIRES MAY 18, 2025**

Affidavit of Consent of Property Owner

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

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

1. That Steven Pease ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes _____ ("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.

Eh Nkahn
Property Owner

1-20-2020
Date

Elias Kafati
Property Owner

1-20-2020
Date

Subscribed and sworn to before me this 20th day of January, 20 20.

Patricia L. Setzler
Notary Public

My Commission:

May 18, 2025
Date

PATRICIA L. SETZLER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXPIRES MAY 18, 2025

1/55

Petitioner

Petitioner

Affidavit of Proper Public Notice for Public Hearing

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

Joseph H. Hark, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the agent (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 _____, 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 name the address of all property owners who have received notification on page 10.

Joseph H. Hark
Petitioner

1/20/2020
Date

Subscribed and sworn to before me this 20th day of January, 2020.

Patricia L. Setzler
Notary Public

My Commission Expires

May 18, 2025
Date

**PATRICIA L. SETZLER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXPIRES MAY 18, 2025**

**NOTICE OF PUBLIC HEARING
CITY OF VALPARAISO BOARD OF ZONING APPEALS**

Dear Property Owner:

This letter is to notify that the City of Valparaiso Board of Zoning Appeals will conduct a public hearing on Petition Number _____ on the _____ day of _____, 20____ at 7:00 p.m. at Valparaiso City Hall, 166 Lincolnway, City Council Chambers, to consider a request for Board of Zoning Appeals action (insert action here)_____.

The petitioner for the requested action is _____ of the (address here) _____.

The property is located in the _____ Zoning District. The subject parcel is located at (Address or Location) _____ and includes the following tract of land:

Legal Description

(Please type the street address and legal description here or attaché to the letter)

You are sent this notice as a property owner within 300 feet of the parcel. Your view on this petition may be submitted in writing to the Planning Director, or you will be given an opportunity to be heard at the above-mentioned time of the Public Hearing. All interested parties are invited to attend. To review the petition and detailed site plans, please contact the Planning Department between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Correspondence to:

Tyler Kent, Planning Director

City of Valparaiso

166 Lincolnway

Valparaiso, IN 46383

Phone: (219) 462-1161 Fax: (219) 464-4273

Email:

(all electronic mail must include name, address, and telephone number)

Respectfully,

Petitioner

Petitioner

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)

NameAddressThis image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Owners within 300 Feet

Homenclature

555 Vernon Woods Drive
Valparaiso, Indiana 46385

D&K Rentals

906 Calumet Avenue
Valparaiso, Indiana 46383

SS Valparaiso Calumet Avenue LLC

7505 West Sand Lakewood
Orlando, Florida 32817

Dan Marchetti CFO

Urshell Labs
1200 Cutting Edge Drive
Chesterton, Indiana 46304

Richard and Karen Stackert

506 Evans Avenue
Valparaiso, Indiana 46383

Pete and Sue Dres

1006 Calumet Avenue
Valparaiso, Indiana 46383

Pete Dres

455 West Hwy 30
Valparaiso, Indiana 46385

Autozone 2633

P.O. Box 2198 Depart 8080
Memphis, Tennessee 38101

Tri Corp Wireless

P.O. Box 1324

Valparaiso, Indiana 46384

M.J. Miller Investment
670 Vlasta Court
Valparaiso, Indiana 46395

Valparaiso Water Department
205 Billings
Valparaiso, Indiana 46383

K&Y Property Group
213 Wheatridge Court
Valparaiso, Indiana 46383

Karen Shaw
1005 Calumet Avenue
Valparaiso, Indiana 46383

Joan Marinello
367 Wilshire Court
Valparaiso, Indiana 46383

Christina Tressler
304 Evans Avenue
Valparaiso, Indiana 46383

Jose and Josefina Bazan
306 Evans Avenue
Valparaiso, Indiana 46383

Porter County Cancer Society Inc.
1009 Calumet Avenue
Valparaiso, Indiana 46383

Edward Cobb
358 Harrison
Valparaiso, Indiana 46383

Valparaiso, Indiana 46384

M.J. Miller Investment
670 Vlasta Court
Valparaiso, Indiana 46395

Valparaiso Water Department
205 Billings
Valparaiso, Indiana 46383

K&Y Property Group
213 Wheatridge Court
Valparaiso, Indiana 46383

Karen Shaw
1005 Calumet Avenue
Valparaiso, Indiana 46383

Joan Marinello
367 Wilshire Court
Valparaiso, Indiana 46383

Christina Tressler
304 Evans Avenue
Valparaiso, Indiana 46383

Jose and Josefina Bazan
306 Evans Avenue
Valparaiso, Indiana 46383

Porter County Cancer Society Inc.
1009 Calumet Avenue
Valparaiso, Indiana 46383

Edward Cobb
358 Harrison
Valparaiso, Indiana 46383

James Schane
780 Thornapple Court
Columbia City, Indiana 46725

Todd and Michelle Thomae
1101 Calumet Avenue
Valparaiso, Indiana 46383

City of Valparasio
166 West Lincolnway
Valparaiso, Indiana 46383

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: _____

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.

Variance from Development Standards

Findings of Fact

Petitioner submits that:

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

The existing entry doors will be demolished and replaced as shown. The new entry will only extend two feet farther than the existing door. It has been designed to be unobtrusive but provide maximum exposure with signs. We are replacing the door with near to in-kind.

The new windows and siding will bolster the aesthetic value of the area while maintaining the integrity of the structure.

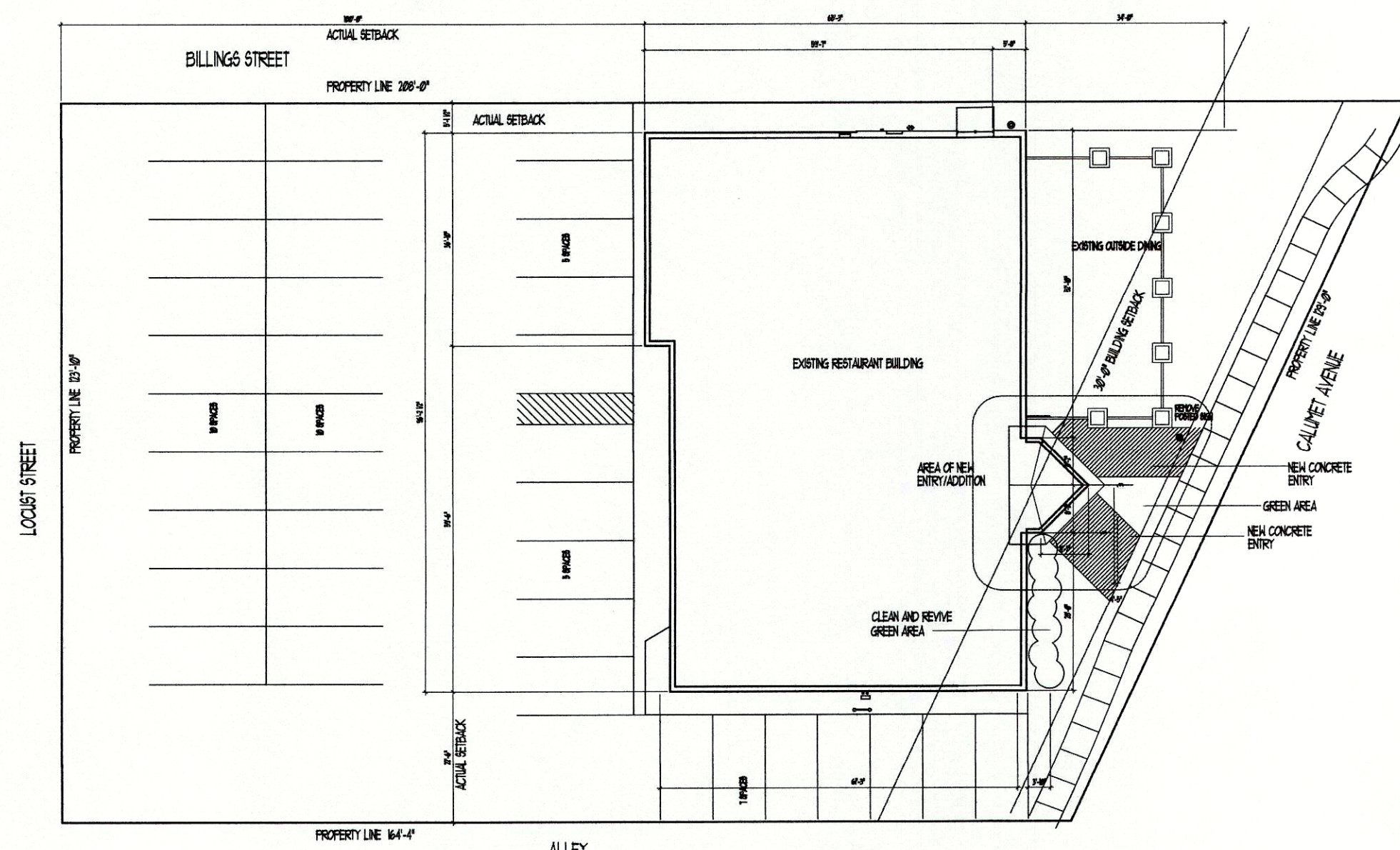
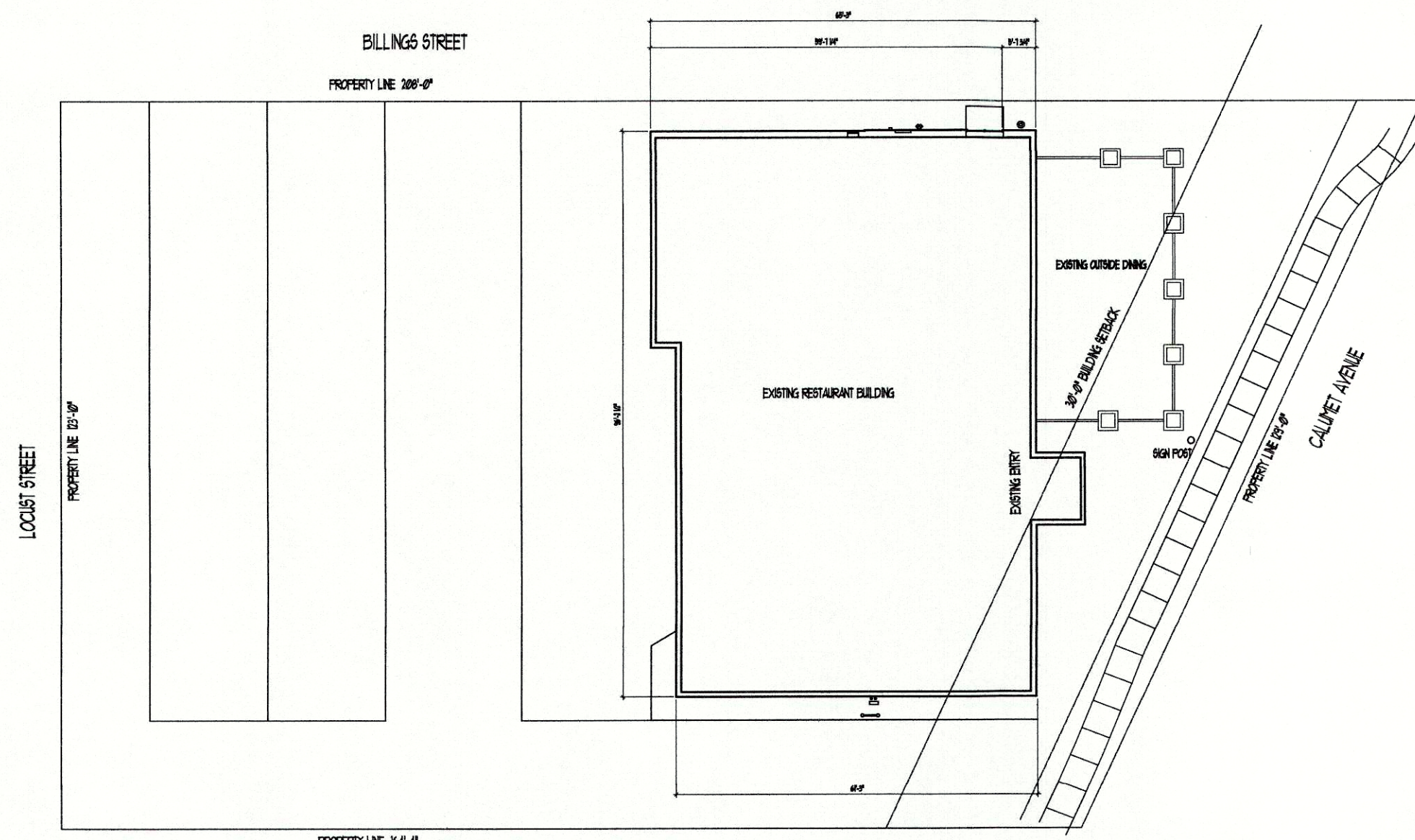
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The owner is giving the building a face lift with all new materials, adding a new entry and creating more window area. The new parapet wall will cover the visual access to the roof top units.

- 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 building as it exists is in a nonconforming state. There is a thirty foot setback on the west. This setback already includes a third of the front façade as well as the existing entry door. This makes it difficult to establish any workable parameters to upgrade the building in a meaningful way. The new entry has been designed for maximum visibility.

The current amount of wall space makes it a challenge to obtain the minimum required glass area for the west facade. The code requires 60 percent. We are able to get 50% by opening up the inside dining room with windows as well as adding some smaller windows in the bar area. This wall is a structural wall. We would like to keep as much of the wall intact while still maintain the integrity of the wall.

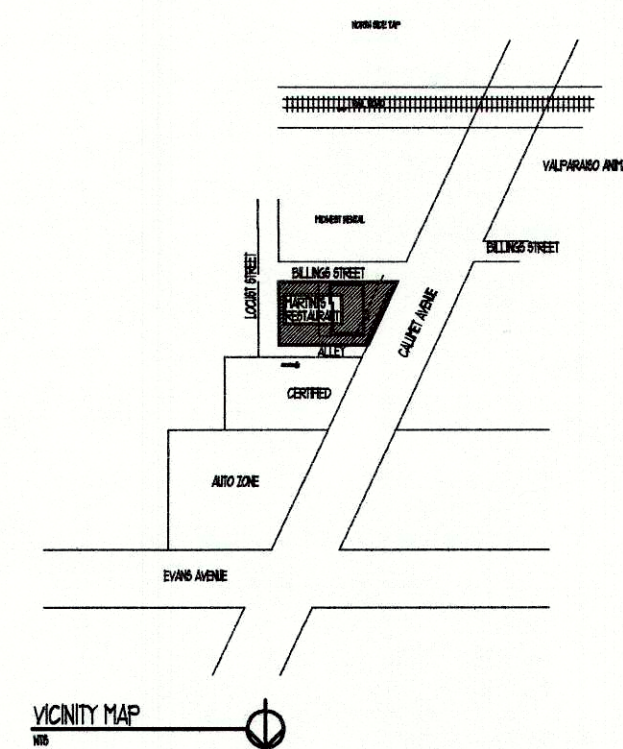


MARTINI'S RESTAURANT

1004 CALUMET
VALPARAISO, INDIANA

ENTRY ADDITION AND
EXTERIOR FACING REMODELING

- DRAWING INDEX
1. EXISTING SITE PLAN
PROPOSED SITE PLAN
 2. REMODELED PARTIAL FLOOR PLAN
 3. EXTERIOR ELEVATIONS
 4. DETAIL PLAN VIEWS
 5. WALL SECTIONS AND DETAILS



GENERAL NOTES

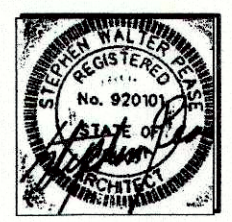
1. ALL LABOR AND MATERIALS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES, INDUSTRY STANDARDS AND MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE AND CLEAN SITE TO AVOID INJURY, DAMAGE TO PEOPLE, MATERIALS AND TO BUILDING.
3. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED TO COMPLETE WORK AS AWARDED, TO FURNISH ALL LABOR, TOOLS, MATERIALS, EQUIPMENT, TRANSPORTATION, SERVICES, BONDS, INSURANCE, AND WARRANTIES, REQUIRED TO PERFORM AND COMPLETE IN A WORKMAN LIKE AND TIMELY MANNER.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND DRAWINGS AND BE RESPONSIBLE FOR EXISTING AND ON-GOING CONDITIONS AND COORDINATION OF THE ABOVE.
5. ALL LABOR AND MATERIALS WILL BE SUBJECT TO ARCHITECT'S APPROVAL BASED ON PLANS, SPECIFICATIONS, AND STANDARD CONSTRUCTION PRACTICES.
6. DRAWINGS REFLECT APPROXIMATE FINISHED CONDITIONS. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS OF STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ALL EXISTING AND PROPOSED ARCHITECTURAL AND MECHANICAL CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
8. ALL DETAILS, SECTIONS AND NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
9. DRAWINGS ARE NOT INTENDED TO BE USED AS SHOP DRAWINGS.
10. WRITTEN ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ALL CHANGES AND SUBSTITUTIONS.
11. ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT ARCHITECT'S PRIOR WRITTEN APPROVAL.
12. VARIATION OF SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND WORK SHALL NOT CONTINUE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
13. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE EIGHTH EDITION OF THE AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION.
14. ALL COLD FORMED STRUCTURAL MEMBERS AND COVERINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE 1989 EDITION OF THE AISI SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS.
15. CODES GOVERN OVER DRAWINGS.
16. INFORMATION CONTAINED IN THE STRUCTURAL DRAWINGS ARE INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS AND ALL SPECIFICATIONS, TRADE PRACTICES, ACCEPTABLE CODES AND STANDARDS, ETC., INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING CONTRACT.
17. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSING, AND/OR LEGAL FEES INCURRED BY SECURING LOCAL PERMISSION TO START CONSTRUCTION.
18. ALL FLAT AND STRUCTURAL CONCRETE WORK TO BE 3500 PSI, 5 1/2 BAG MIX UNLESS OTHERWISE SPECIFIED.
19. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE "UNIFORM BUILDING CODE" AND/OR "CBO BUILDING CODE".

NO.	DATE	DESCRIPTION

MARTINI'S
1004 CALUMET AVENUE
VALPARAISO, INDIANA

APPROVED BY: _____

STEPHEN PEASE-ARCHITECT
702 EAST LINCOLNWAY, VALPARAISO 219-464-7857



PROJECT NO. _____

FILE NAME: MARTINI'S

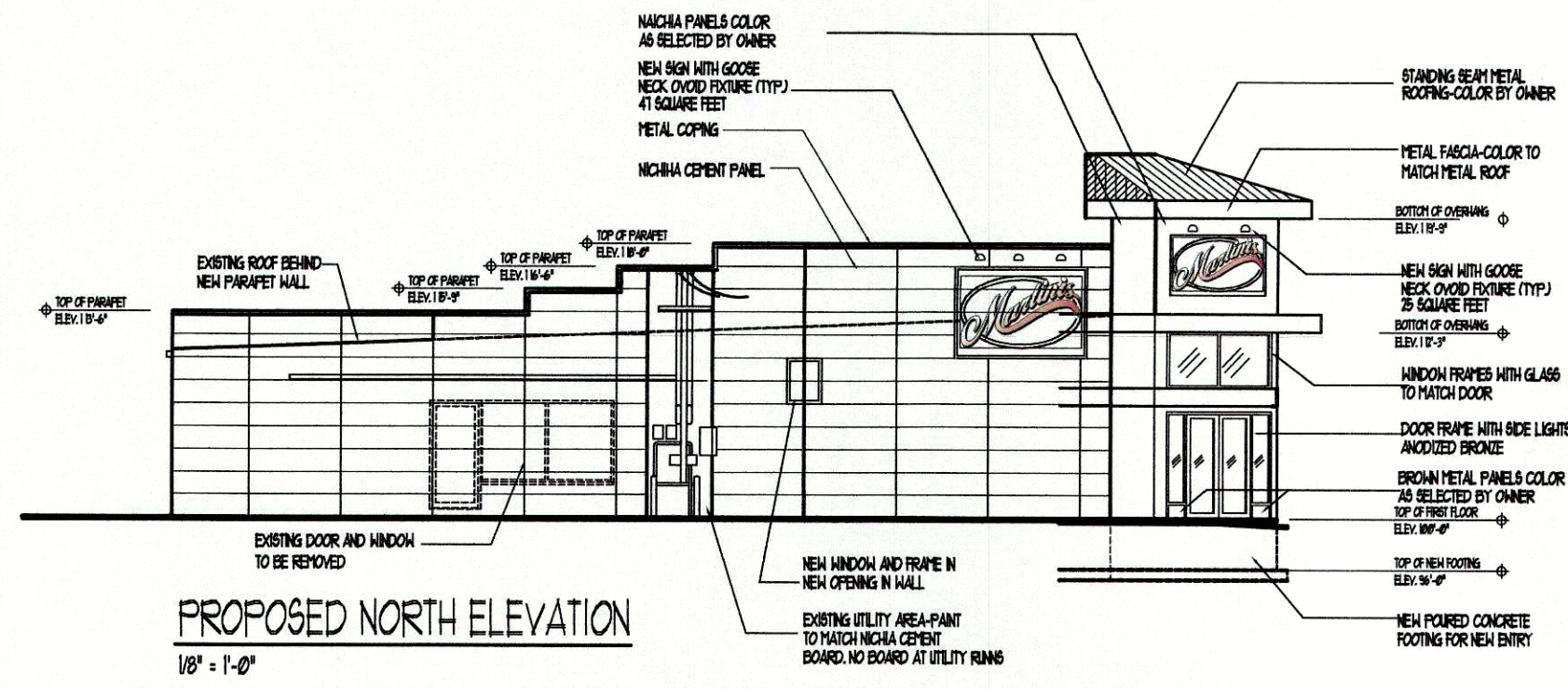
DRAWN BY: _____

DATE: 1/10/09

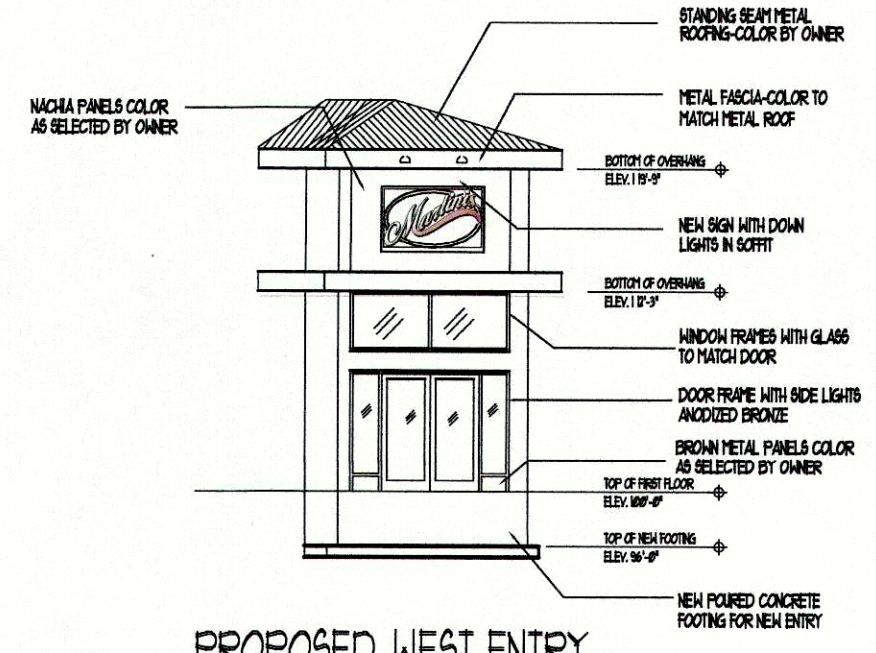
SCALE: 1/8" = 1'-0"

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STEPHEN PEASE-ARCHITECT

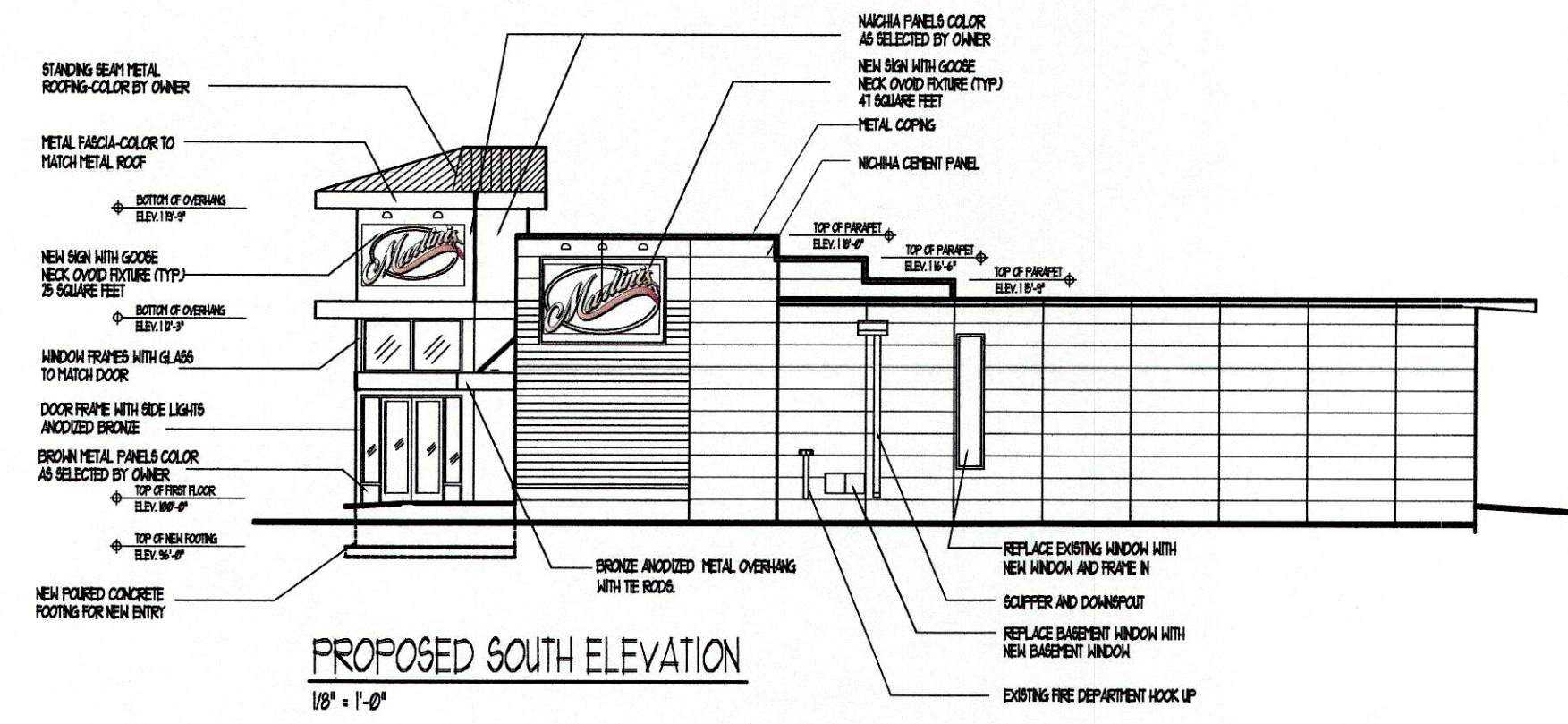
SHEET
1



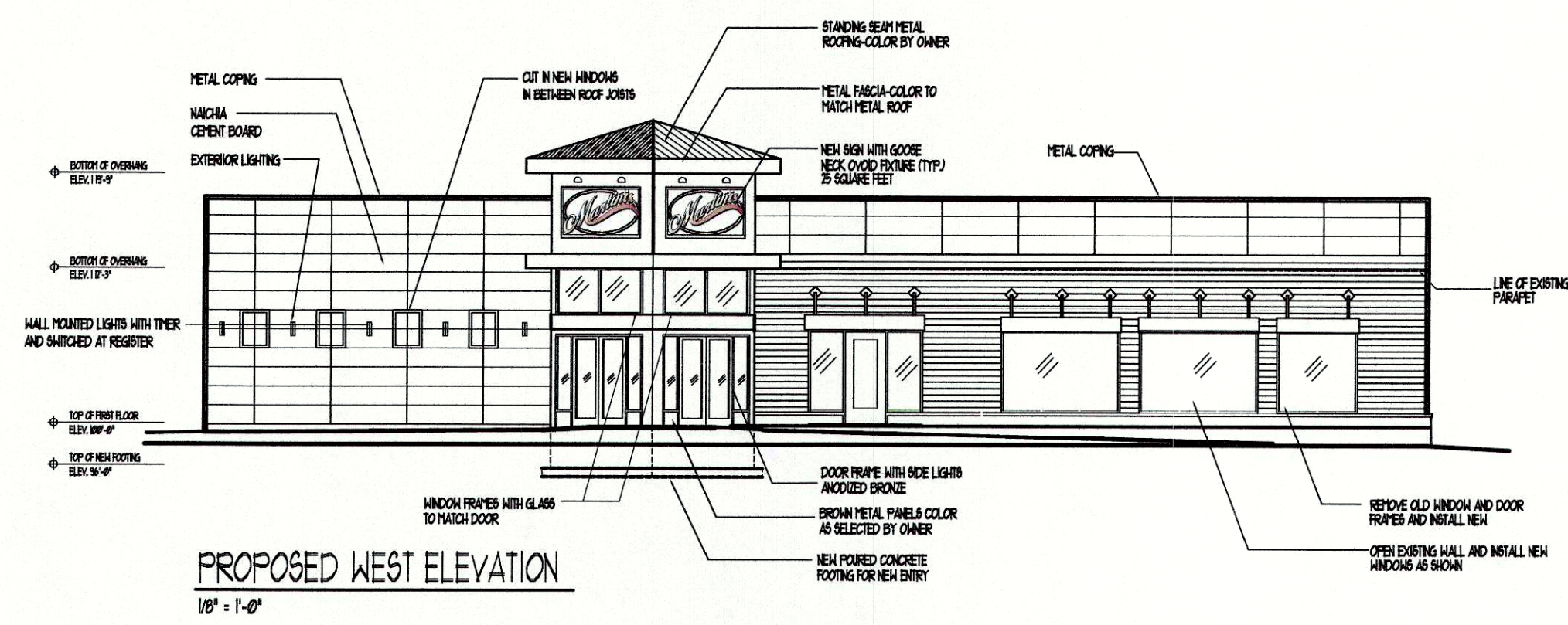
PROPOSED NORTH ELEVATION
1/8" = 1'-0"



PROPOSED WEST ENTRY
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

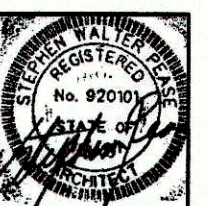


PROPOSED WEST ELEVATION
1/8" = 1'-0"

NO.	DATE	DESCRIPTION

MARTINS
804 CALIFET AVENUE
VALPARAISO, INDIANA

STEPHEN PEASE-ARCHITECT
702 EAST LINCOLNWAY, VALPARAISO 219-464-7957



PROJECT NO.
FILE NAME: MARTINS
DRAWN BY:
DATE: 10/20/20
SCALE: 1/8"=1'-0"
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STEPHEN PEASE-ARCHITECT

SHEET
3

Petition #: UV 20-001

**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 **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;

- ☒ 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:

PAUL SCHREINER 454 S. COLLEGE AVE. 405-3070
Name (Please Print) Address Phone

OWNER OF SUBJECT PROPERTY:

GREG JONES 606 INDIANA AVE 707-7565
Name (Please Print) Address Phone

ADDRESS OF SUBJECT PROPERTY: 606 INDIANA

Subject property fronts on the S side between (streets) COLLEGE & GREENWICH
in the NC Zoning District.

Legal Description of Subject Property: (Exhibit No.____)

WOODHULLS ADD LOT 5 BLK 22

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No.____)

NEW DUPLEX

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:

- scale
- lot: shape, location, dimension, and area
- 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 25' Rear Setback 61' Side Setbacks 10' / 18' Lot Coverage 29 %
Height 22' 6"

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.

STAFF USE ONLY

Date Received _____

- _____ Names and Addresses of property owners within 300 feet provided
- _____ Signature notarized
- _____ Site Plan attached
- _____ Legal Description (Not Abbreviated) Provided
- _____ Petition Filed Complete
- _____ Written Description of Project
- _____ Petitioners Affidavit of Notice
- _____ Findings of Fact
- _____ Photo's of Property (Staff Request)
- _____ Landscape Plan (Staff Request)

Date approved for Public Hearing _____, _____

BZA Application Fees

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

TOTAL FEE _____

Certificate of Petitioner

Please read and sign the following statement:

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

Paul Schreiner

Signature of Petitioner

Paul Schreiner

Printed Name

Gregory A. Jones

Signature of Property Owner

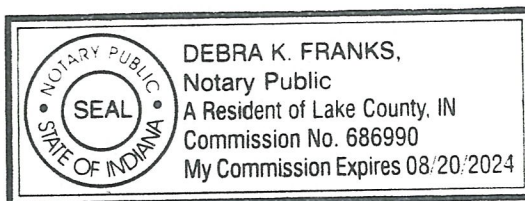
Signature of Property Owner

Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared: Paul Schreiner and Gregory A. Jones, and acknowledge the execution of the foregoing document, this 22nd day of Jan, 2020.

Debra K. Franks
NOTARY PUBLIC

My Commission Expires: 8/20/24
Resident of Lake County

Debra K. Franks
Type or Print name of Notary



Affidavit of Consent of Property Owner

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

GREGORY A JONES, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That GREGORY A JONES ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the BZA.
2. That Owner authorizes Paul Schreiner ("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.

[Signature]
Property Owner

1/22/2020
Date

Property Owner

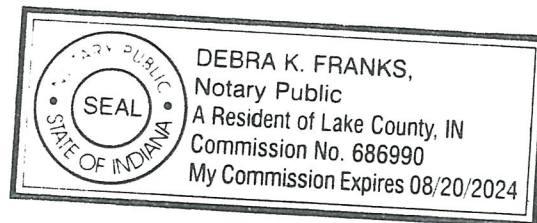
Date

Subscribed and sworn to before me this 22nd day of January, 20 20.

[Signature]
Notary Public

My Commission:

8/20/24
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)

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

1. That he/she is the Agent (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 6th day of Feb., _____, did mail at least ten (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 name the address of all property owners who have received notification on page

10.

Paul Schreiner
Petitioner

JAN 22, 2020
Date

Subscribed and sworn to before me this 6th day of February, 2020

Patricia L Setzler
Notary Public

My Commission Expires

May 18, 2025
Date

**PATRICIA L. SETZLER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXPIRES MAY 18, 2025**

**NOTICE OF PUBLIC HEARING
CITY OF VALPARAISO BOARD OF ZONING APPEALS**

Dear Property Owner:

This letter is to notify that the City of Valparaiso Board of Zoning Appeals will conduct a public hearing on Petition Number _____ on the _____ day of _____, 20____ at 7:00 p.m. at Valparaiso City Hall, 166 Lincolnway, City Council Chambers, to consider a request for Board of Zoning Appeals action (insert action here)_____.

The petitioner for the requested action is _____ of the (address here) _____.
The property is located in the _____ Zoning District. The subject parcel is located at (Address or Location) _____ and includes the following tract of land:

Legal Description

(Please type the street address and legal description here or attaché to the letter)

You are sent this notice as a property owner within 300 feet of the parcel. Your view on this petition may be submitted in writing to the Planning Director, or you will be given an opportunity to be heard at the above-mentioned time of the Public Hearing. All interested parties are invited to attend. To review the petition and detailed site plans, please contact the Planning Department between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Correspondence to:

Tyler Kent, Planning Director

City of Valparaiso

166 Lincolnway

Valparaiso, IN 46383

Phone: (219) 462-1161 Fax: (219) 464-4273

Email: tkent@valpo.us

(all electronic mail must include name, address, and telephone number)

Respectfully,

Petitioner

Petitioner

606 Indiana Ave. Woodhuls Add Lot 5 Block 22

Brandi Anstine	251 Greenwich, Valparaiso, IN 46383
Lottie Tovo	723 N 200 W, Valparaiso, IN 46385
Kevin Stout	605 Monroe, Valparaiso, IN 46383
Octavia Investments LLC	5 Ashworth Ct., PO Box 110, Maryville, IL 62062
David Pape	165 McIntyre Ct., Valparaiso, IN 46383
Martin Rentals 2 M LLC	12 E 700 N, Valparaiso, IN 46383
Randal & Melissa Osika	154 College Ave., Valparaiso, IN 46383
Charlson Construction	216 Shortridgde Rd., Valparaiso, IN 46383
Elizabeth Gingerich	702 Indiana Ave., Valparaiso, IN 46383
Nikola Bradash	157 Greenwich St., Valparaiso, IN 46383
505 Indiana LLC	3782 Quarter Horse Drive, Yorba Linda, CA 92886
Dean & Michele Stolpe	1301 Martinal Rd., Valparaiso, IN 46383
Moises Guadron	102 Bridgewater Ct., Valparaiso, IN 46383
Andrew Lechner & Robin Hass	412 Church Street, Hebron, IN 46341
William & Lin Fairbairn	425 Sherman Dr. # A, Valparaiso, IN 46385
Cam Monroe LLC	418 bScarborough Rd., Valparaiso, IN 46385
Edward and Loan Feters	15682 Signal Hill Ct., Granger, IN 46530
William and Kaitlyn Horst	739 Westfield Rd., Hebron, IN 46341
Adam Kurfman	152 College Ave., Valparaiso, IN 46383
Alfredo Melendez Jr.	704 Monroe St., Valparaiso, IN 46383
S & P Arch Inc.	702 Lincolnway, Valparaiso, IN 46383
Jennifer Nicksic	56 College Ave., Valparaiso, IN 46383
Gregory & Joyce Karras	153 College Ave., Valparaiso, IN 46383
Trust No. 4	5105 Garden Gateway, Valparaiso, IN 46383
Jason & Allen Whitaker	56 Greenwich St., Valparaiso, IN 46383

Jordan & Dean Dollins	608 Indiana Ave., Valparaiso, IN 46383
Hamilton Porter 10 Living Trust	6605 N 93 rd Ave., Unit 1064, Glendale, AZ 85305
Jamia Johnson	507 Indiana Ave., Valparaiso, IN 46383
William & Donna Hohl	158 Greenwich St., Valparaiso, IN 46383
Maria Verdugo Garcia	157 College St., Valparaiso, IN 46383
MBDR Properties LLC	602 Lincolnway, Valparaiso, IN 46383
College Avenue Apartments	PO Box 2365, Chesterton, IN 46304
Julie Storbeck	310 Lafayette St., Valparaiso, IN 46383
Chad & Diane Deeter	PO Box 1622, Valparaiso, IN 46384
Thomas & Joann Meyer	155 Greenwich St., Valparaiso, IN 46383

**Use Variance
Findings of Fact
(Please Print)**

Petitioner Submits that:

A. The proposed use variance will not be injurious to the public health, safety, morals, and general welfare of the community because: THE EXISTING HOUSE IS OLD, IN A CONDITION BEYOND REPAIR & MUST BE REPLACED. THE NEW DUPLEX WILL BE ATTRACTIVE, ENERGY EFFICIENT & CODE COMPLIANT.

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: WITH A NEW, MODERN DWELLING, ADJACENT PROPERTY VALUES SHOULD INCREASE.

C. The need for the use variance arises from the following condition peculiar to the property involved: EXISTING ZONING

D. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: THE EXISTING DWELLING IS BEYOND REPAIR. COST OF NEW CONSTRUCTION NECESSITATES ADDITIONAL INCOME STREAM. AN ADDITIONAL AFFORDABLE UNIT WILL BE A PLUS FOR THE COMMUNITY.

E. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because: DURING A VERY CASUAL TOUR OF THE NC ZONE, I COUNTED AT LEAST 20 DUPLEXES OR MULTI-FAMILY BUILDINGS, SOME QUITE NEW. THESE, WITH SINGLE FAMILY HOUSES, APPEAR TO BE THE NORM

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

606 INDIANA

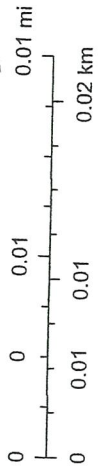


Porter County Contour Map



January 22, 2020

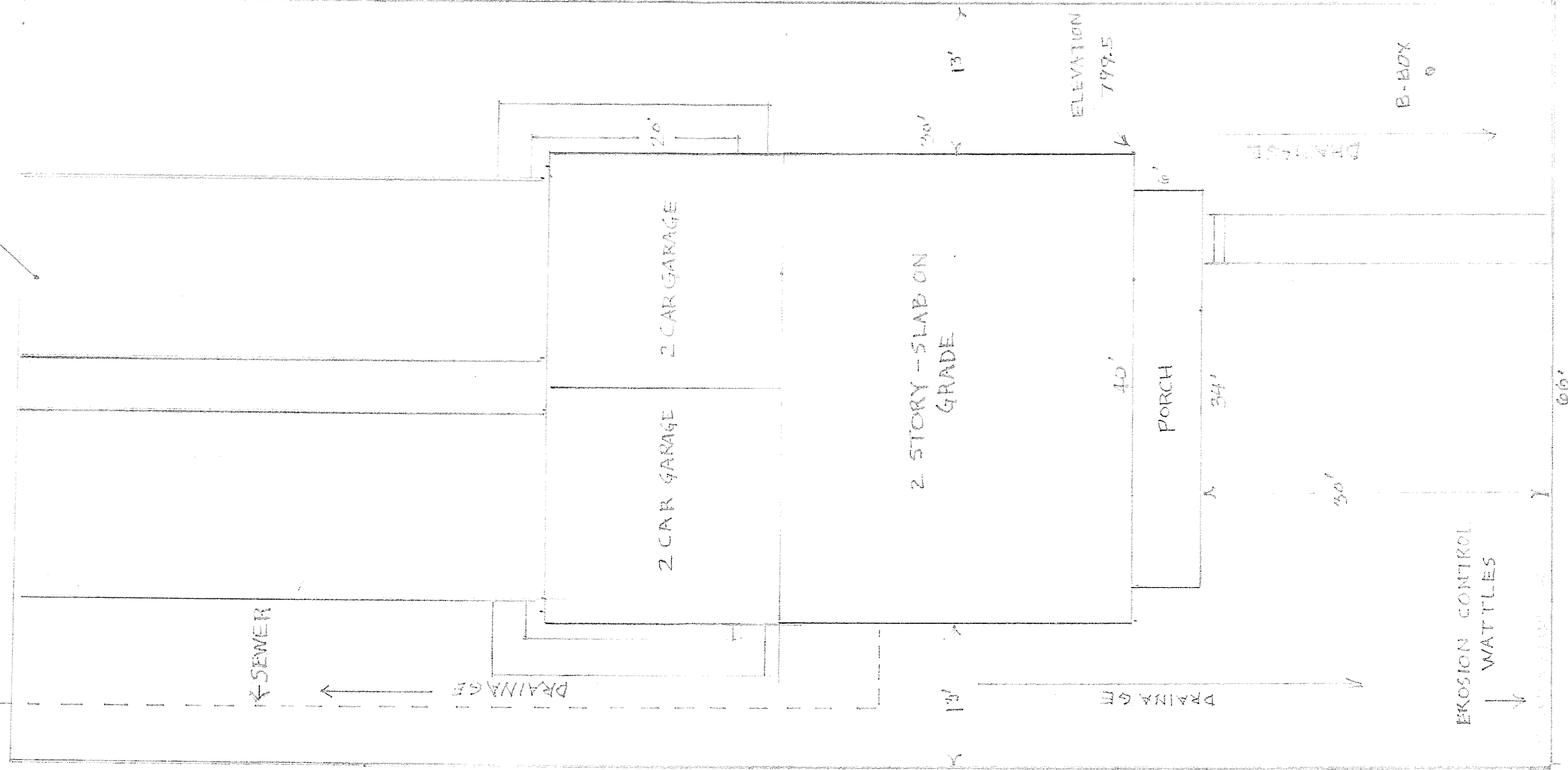
1:564



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

ALLEY

CONSTRUCTION PARKING



ALLEY

132'

2 STORY - SLAB ON
GRADE

2 CAR GARAGE

2 CAR GARAGE

PORCH

ELEVATION
799.5

B-BOX

1" = 10'

EROSION CONTROL
WATTLES

66'

NORTH

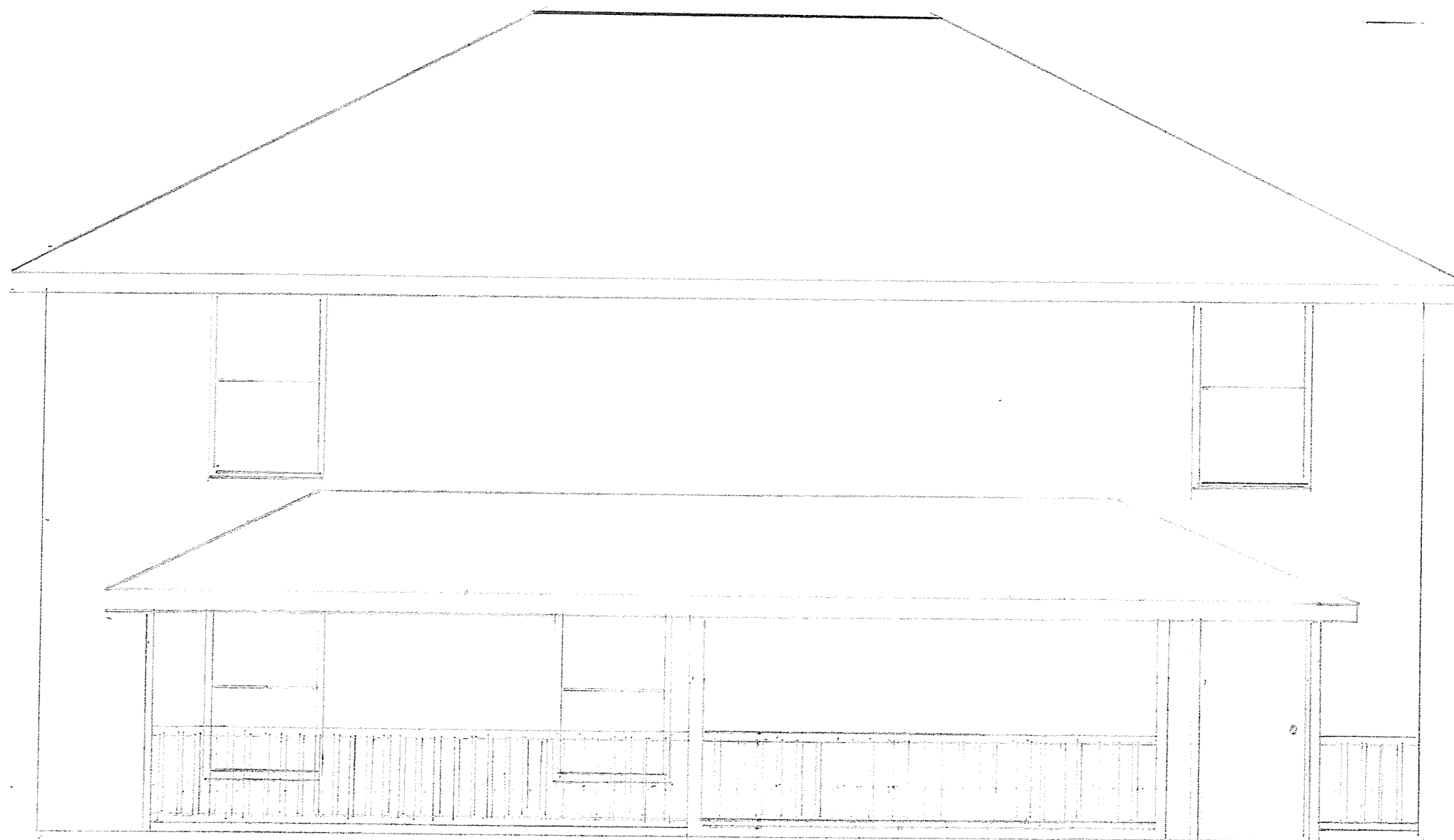


OODHULLS ADD
LOT 5 BLK 22

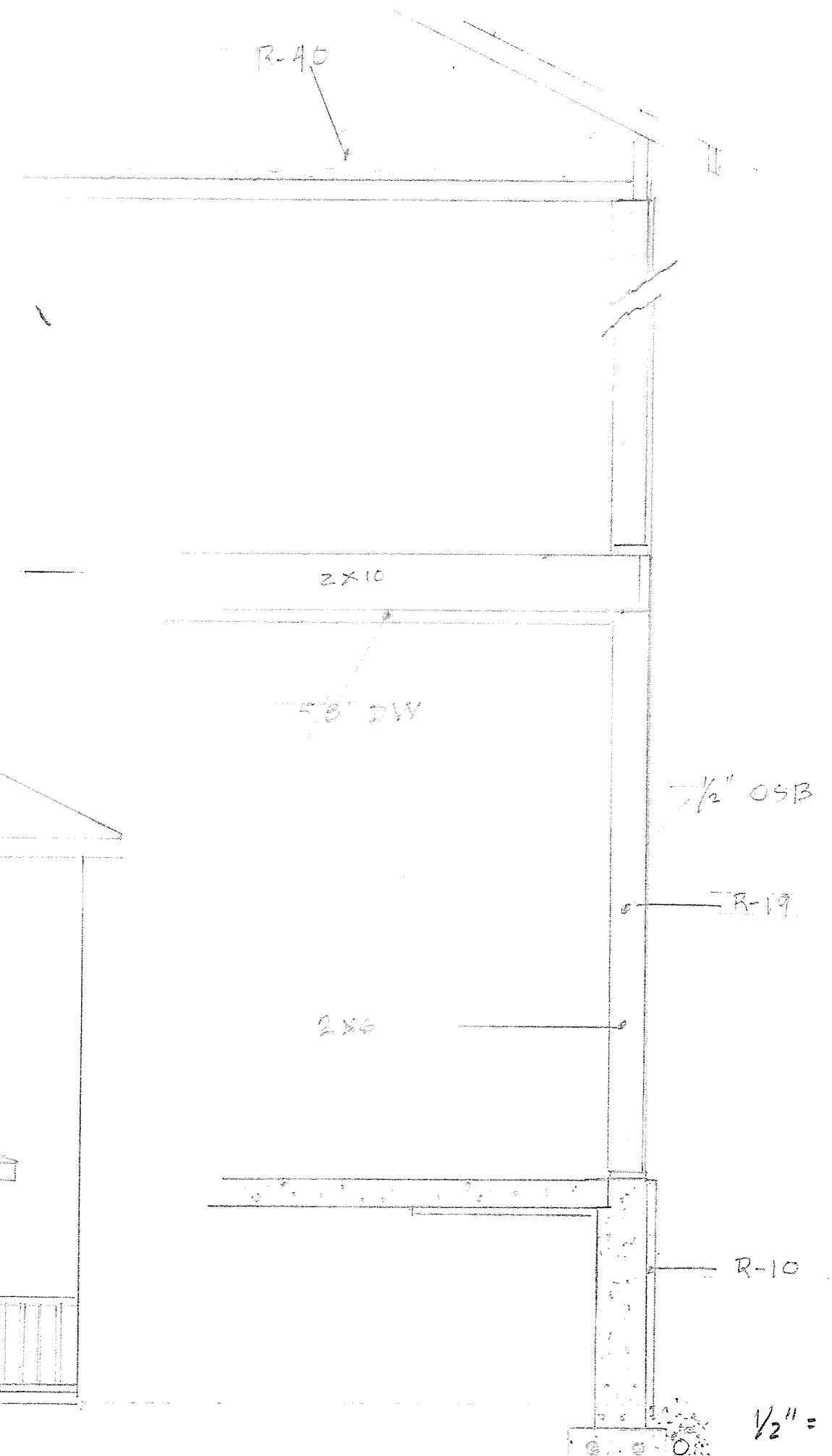
OWNER: GREG JONES
707-7565

BUILDER:
NEIGHBORS CORP
405-3070

606 INDIANA



1/2" = 1'



1/2" = 1'

