

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, June 16th, 2020, 5:30 PM Butterfield Family Pavilion, 600 Evans Ave

**Notice: The Valparaiso Board of Zoning Appeals will meet for its regularly scheduled meeting on Tuesday, June 16th, 2020, at 5:30 PM (local time) at Butterfield Family Pavilion at 600 Evans Ave.*

- Roll Call
- 2. Adoption of April 21st, 2020 Meeting Minutes
- 5. Old Business

SE20-001/VAR20-004 - A petition filed by Neighbors Corp, 454 College, Valparaiso, IN 46383. The petitioner requests a special exception from Article 2, Section 2.507(C), of the <u>Valparaiso Unified Development Ordinance</u>, to allow for a multifamily building with five (5) units on the property. The petitioner requests a variance from Article 2, Section 2.507(C)(2), of the <u>Valparaiso Unified Development Ordinance</u>, to allow for a multifamily building with five (5) units on a property that is not a corner lot. A variance from Article 9, Section 9.201, Table 9.201, to vary the required 15 parking spaces, to allow for a total of 7 parking spaces. A variance from Article 3, Section 3.301 Table 3.301(A), to vary the minimum area of parcel proposed for development from 2.5 Acres to allow for a minimum area of .2 acres. The Property is located at 206 Monroe, in the Residential Transition (RT) Zoning District.

6. New Business

VAR20-009 - A petition filed by Sarah Albers, 703 Lafayette, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.303 (D)(3d), of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required rear yard setback of 20 ft for a garage with doors facing the alley to allow for a rear yard setback of four (4) feet . The Property is located at 703 Lafayette St, in the Neighborhood Conservation – 60 (NC-60) Zoning District.

VAR20-010 - A petition filed by Zachary DeWitt, 1309 Tuckahoe Park Dr, Valparaiso, IN 46383. The petitioner requests a variance from Article 2, Section 2.302 (C1), of the <u>Valparaiso Unified Development Ordinance</u>, to allow for a non-ornamental (chain-link) fence to face the public right-of-way. The Property is located at 1309 Tuckahoe Park Dr, in the General Residential (GR) Zoning District.



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VAR20-011 - A petition filed by Shane & Amy Miller, 209 Wayne St, Valparaiso, IN 46385. The petitioner requests a variance from Article 2, Section 2.303(D)(2) of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required maximum detached accessory building size of 600 square feet to allow for a detached accessory building of 891 square feet. The Property is located at 209 Wayne St, in the Neighborhood Conservation- 60 (NC-60) Zoning District.

UV20-003/VAR20-008 - A petition filed by Project Neighbors, 454 S College, Valparaiso, IN 46385. The petitioner requests a use variance from of Article 9, Section 2.201, Table 2.201(A) of the <u>Valparaiso Unified Development Ordinance</u>, to allow for Multifamily within the Commercial Neighborhood (CN) Zoning District. The petitioner requests a variance from Article 9, Section 9.201, Table 9.201 of the <u>Valparaiso Unified Development Ordinance</u>, to vary the required 24 parking spaces, to allow for 17 parking spaces for a multifamily use. The Property is located at 908 Franklin St, in the Commercial Neighborhood (CN) Zoning District.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals Beth Shrader, Planning Director Next Meeting: July 21st, 2020

i ctition ii.	Petition	#:
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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 5:30 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 propert
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.
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 Petitione 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.
 Will not affect the use and value of the area adjacent to the property included in the varianc in a substantially adverse manner; and arise from practical difficulties in the use of the property is 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 i 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 Spe request:	ecial Exception, the Petitic	oner states that the granting of such
on the rights of properties in the vic	ing or traffic problems; ves, utilities, drainage, fac- ibution to the neighborhoo finity of the expected use; nents of the district in whice	ilities, and other necessary facilities denvironment and will not infringe the proposed use is to be located.
In support of such application for \underline{S}	pecial Exception for Hom	ne Occupation, Petitioner states:
in the home occupation. That the use of the dwellir subordinate to its use for residenti dwelling will be used in the conduct. That there will be no change visible evidence of the conduct of exceeding two square feet in area, rebusiness. That no home occupation will. That there will be no sales are that no traffic will be gener normally be expected in a resident conduct of such home occupation will be in the front yard.	ng unit for home occupate all purposes and not more tof the home occupation. In the outside appearance of such home occupation, non-illuminated and contains the conducted in any access a unless specifically permitated by such home occupated by such home occupated in neighborhood and any will be met by required or permitated by such home occupated in the such home occupated in the such home occupated by such home occupated in the such home occupation.	of the building or premises, or other other than one sign-such sign nothing only the name and nature of the sory building. Itted by the BZA. In action in greater volume than would need for parking generated by the ermitted parking spaces, and will not noise, vibration, glare, fumes, odors.
Sarah Albers	703 Lafayette St	219-241-9703
Name (Please Print)	Address	Phone
OWNER OF SUBJECT PROPEI	RTY:	
Sarah Albers	703 Lafayette St	219-241-9703
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT PROPI Subject property fronts on the east in the NC-60 Zoning District.	ERTY: 703 Lafayette St side between (streets)Pi	ne Street and Willow Street

Legal Description of Subject Property: (Exhibit No) Powells Add Lot 96 Dr428 P537
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
Replace current 2 car garage (20'x22') with new garage (24'x24') in same location
See attached site plan drawings and truss information.
Standard stick frame construction with clapboard siding, concrete slab and 5/12 pitch roof
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: 2 Section: 2.303 Paragraph: D Item: 3d :
Front Setback 104' Rear Setback 4' Side Setbacks 6'6" / 36'6" Lot Coverage 8,712 ft Height 13'
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

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.

the Petitioner's responsibility to request and prepare the appropriate variance petition. The

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:
Existing 4' setback does not provide enough space to park a car behind the structure, which means the only location to park
any vehicle would be inside of the new garage. A 2nd garage door (the existing garage only has one) allows for a 2nd car for
for the household to be placed inside of the garage (instead of on the street).
B. The use and value of the area adjacent to the property included in the proposed
variance will not be affected in a substantially adverse manner because:
I am replacing an existing structure that is only slightly larger in size and in a way that is up to current building
standards and codes. A garage located close to the alley is in keeping with the character of the neighborhood.
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: Meeting current setback requirements would eliminate the existing backyard and deck or require a placement that would
eliminate an existing fence and require regrading of the property.

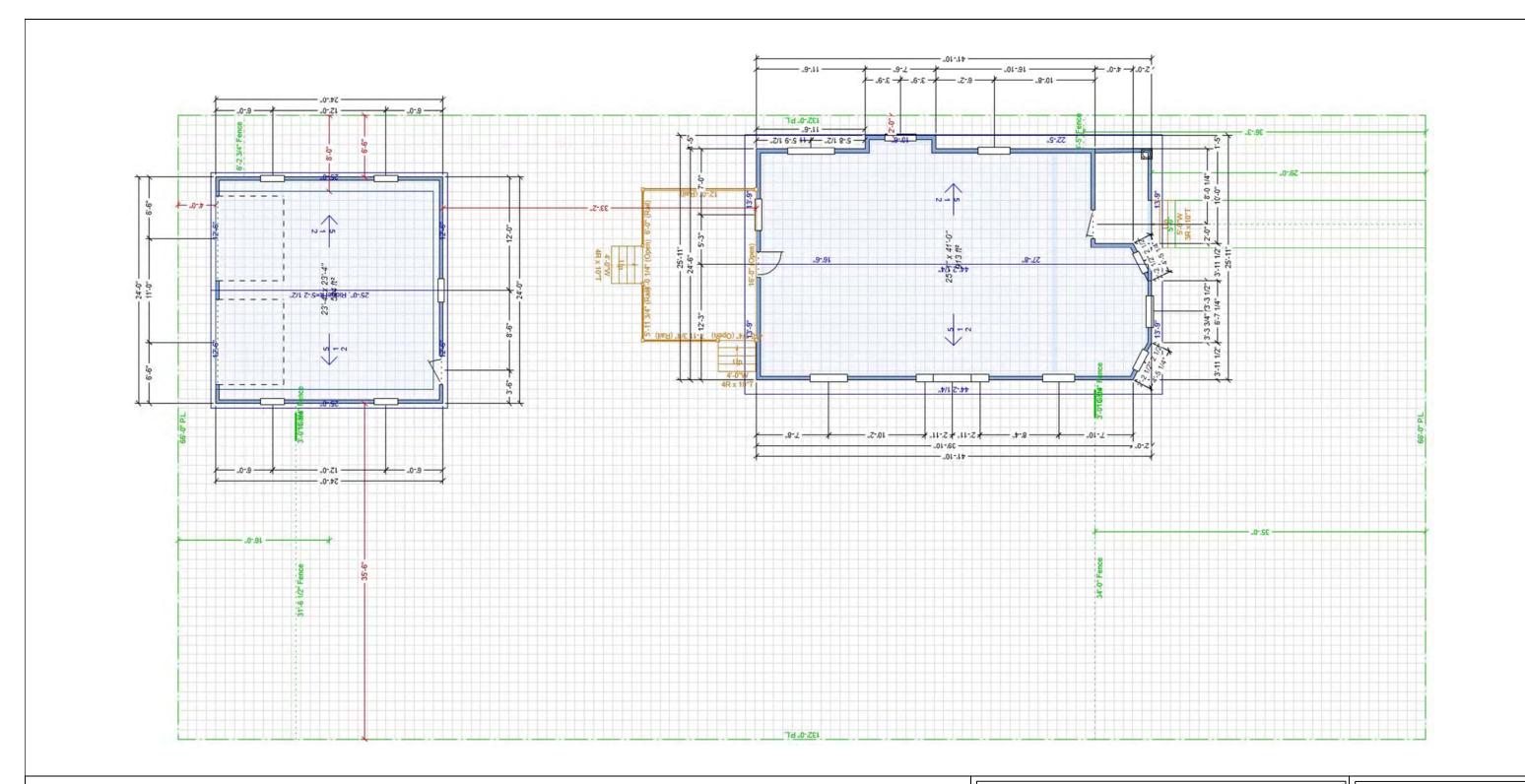
The Petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

Description of project

Replacement of current 2 car garage (20'x22') with new garage (24'x24') in same location Standard stick frame construction with clapboard siding, concrete slab and 5/12 pitch roof See attached site plan drawings and truss information.

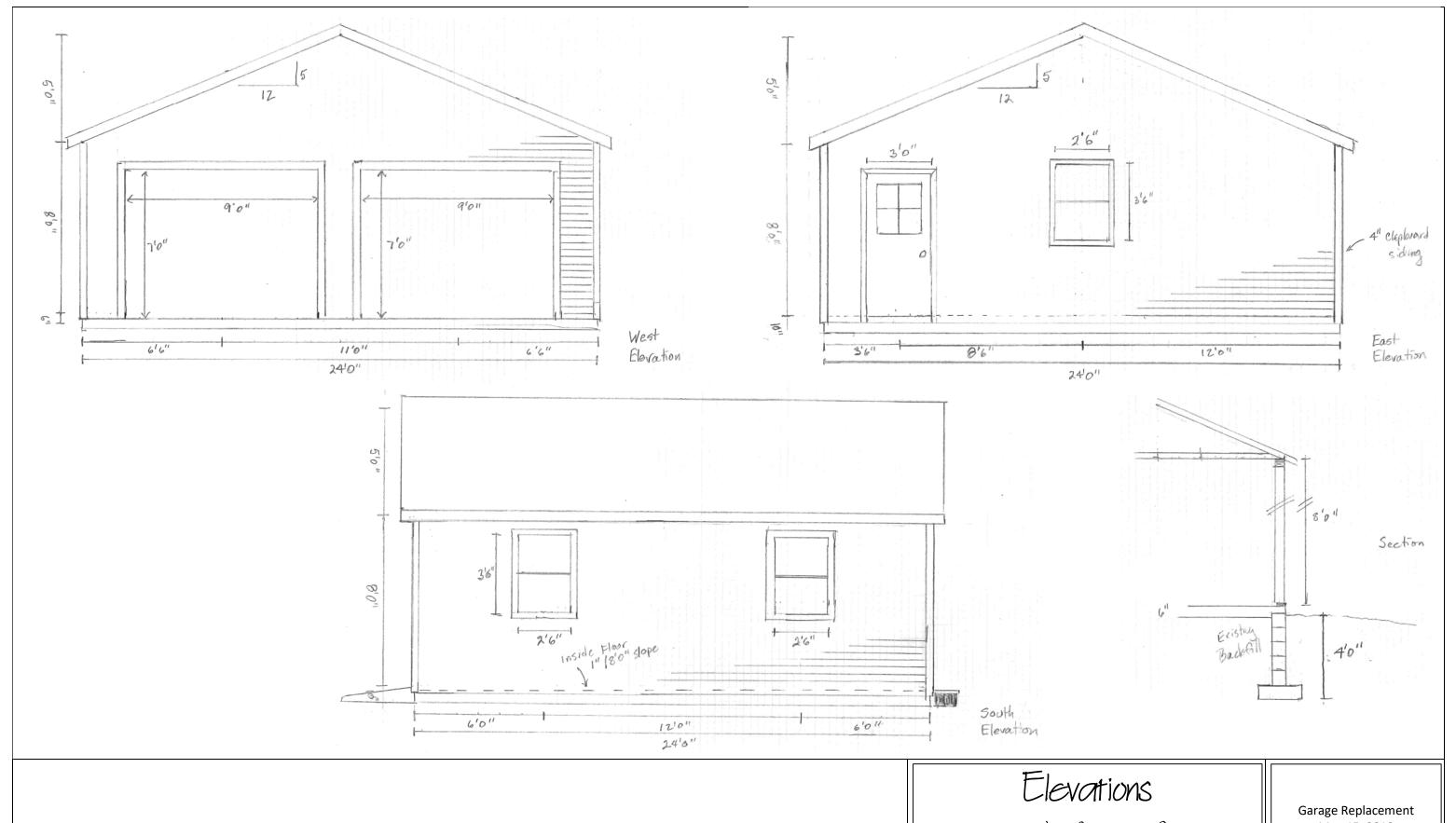
ArcGIS Web Map





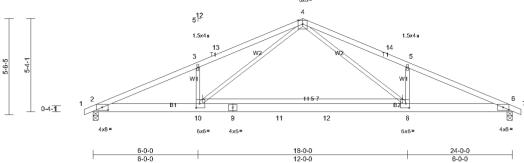
SITE PLAN 703 Lafayette St. Valparaiso, Indiana

Garage Replacement May 15, 2010 Scale 1" = 10'



703 Lafayette St. Valparaiso, Indiana arage Replacement May 15, 2010 Scale 1/4" = 1'





Scale = 1:46.5

Plate Offsets (X, Y): [2:0-4-0,0-1-14], [6:0-4-0,0-1-14], [8:0-2-8,0-3-0], [10:0-2-8,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.77	Vert(LL)	-0.57	8-10	>502	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.54	Vert(TL)	-0.82	8-10	>348	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.69	Horiz(TL)	0.05	6	n/a	n/a		
BCLL	25.0 *	Code	IRC2006/TPI2002	Matrix-R								
BCDL	10.0										Weight: 103 lb	FT = 15%

BRACING TOP CHORD BOT CHORD

Structural wood sheathing directly applied or 2-2-1 oc purlins. Rigid ceiling directly applied or 10-0-0 oc bracing. MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

LUMBER TOP CHORD BOT CHORD WEBS

2x4 SPF No.2 2x6 SP 2400F 2.0E 2x3 SPF Stud *Except* W2:2x3 SPF No.2

REACTIONS (lb/size) 2=1809/0-3-8, (min. 0-1-8), 6=1809/0-3-8, (min. 0-1-8) Max Horiz 2=-53 (LC 10) Max Uplift 2=-114 (LC 9), 6=-114 (LC 10)

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown. 2-3=-3922/304, 3-13=-3907/378, 1-3=-3753/396, 4-14=-3753/396, 5-14=-3907/378, 5-6=-3922/304, 2-10=-217/3536, 9-10=-132/2049, 9-11-32/2049, 1-12=-132/2049, 8-12=-132/2049, 6-8=-217/3536, 3-10=-452/187, 4-10=-110/1997, 4-8=-110/1997, 5-8=-452/187 FORCES TOP CHORD BOT CHORD

WEBS

NOTES

- NOTES

 1) Unbalanced roof live loads have been considered for this design.

 2) Wind: ASCE 7-05, 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; end vertical left and right exposed; c-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

 3) TCLL: ASCE 7-05; Pr=30, psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10

 4) Roof design snow load has been reduced to account for slope.

 5) Unbalanced snow loads have been considered for this design.

 6) This truss has been designed for a 10.0 psf blottom chord live load on noconcurrent with any other live loads.

 7) This truss has been designed for a 10.0 psf blottom chord live load nonconcurrent with any other live loads.

 8) **This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.

 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 114 lb uplift at joint 2 and 114 lb uplift at joint 6.

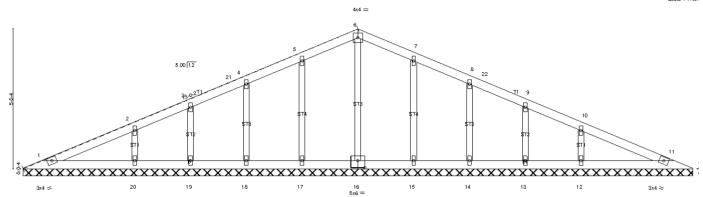
 10) This truss is designed in accordance with the 2006 international Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Truss Type doul LITUSS **L**ITY | PIY QTREC0459450 GABLE

Midwest Manufacturing, HOLIDAY CITY, OH

Scala = 1:40.



0-0-0 24-0-0 24-0-0

Plate Offsets (X,Y) [16:0-3-0,0	0-3-0]						
LOADING (psf) TCLL (roof) 30.0 Snow (Ps/Pg) 27.7/40.0 TCDL 7.0 BCLL 0.0 * BCDL 10.0	SPACING- 2-0-0 Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr YES Code IRC2006/TPI2002	CSI. TC 0.15 BC 0.09 WB 0.10 (Matrix)	Vert(LL) n.	in (loc) /a - /a - 00 11	l/defl n/a n/a n/a	L/d 999 999 n/a	PLATES GRIP MT20 197/144 Weight: 74 lb FT = 20%

BRACING-TOP CHORD

BOT CHORD

Sheathed or 6-0-0 oc purlins.

quide.

Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be

installed during truss erection, in accordance with Stabilizer Installation

LUMBER-TOP CHORD 2x4 SPF No.2

BOT CHORD 2x4 SPF No.2 WEBS 2x3 SPF Stud

OTHERS 2x3 SPF Stud

REACTIONS.

ONS. All bearings 24-0-0. (lb) - Max Horz 1=44(LC 9)

Max Uplift All uplift 100 lb or less at joint(s) 1, 17, 18, 19, 20, 15, 14, 13, 12

Max Grav All reactions 250 lb or less at joint(s) 1, 11, 16, 17, 18, 19, 15, 14, 13 except 20=318(LC 1), 12=318(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

JOINT STRESS INDEX

1 = 0.45, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.35, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.51, 11 = 0.45, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.51, 16 = 0.31, 17 = 0.51, 18 = 0.51, 19 = 0.51 and 20 = 0.51

NOTES- (14)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ff; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- DOL=1.60 plate grip DOL=1.60

 3) Truss designed for wind loads in the plane of the truss only. For stude exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.

 4) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1

- 5) Roof design snow load has been reduced to account for slope.
 6) Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- 9) Gable studs spaced at 2-0-0 oc.
- 10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.

 11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit
- Continetween the bottom chord and any other members.

aou	ıruss	rruss rype	UTy.	ну	
QTREC0459450	T1DE	GABLE	2	1	Job Reference (optional)
Midwest Manufacturing, HOL	IDAY CITY, OH	ID:xBe70inw	O1?pzMfut	7.640 s	s Nov 10 2015 MITek Industries, Inc. Fri May 20 15:10:11 2016 Page 2 U6Xw-HIMLnXwsd9zokapN?a9nNC7lcpo5Rv6eSyEkX9zEZrC

NOTES (14)

12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 17, 18, 19, 20, 15, 14, 13, 12.

13) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Surrounding Property Owner List

Name: Address: Drew Pikula 705 Lafayette St. Valparaiso, IN 46383 707 Lafayette St. Valparaiso, IN 46383 Kenneth & Mildred Hough Ronald and Ann Taylor 159 Kinsale Ave. Valparaiso, IN 46385 803 Lafavette LLC 749 N 447 E Valparaiso, IN 46383 **Travis Mitts** 4161 Westwood Ln S Chesterton, IN 46304 217 Lincolnway Valparaiso, IN 46383 VOA LLC Marilyn Dwyer 154 Pine St. Valparaiso, IN 46383 Paul Fortney 158 Pine St. Valparaiso, IN 46383 Kristin Pritchett 804 Lafayette St. Valparaiso, IN 46383 Tim and Tammy Shideler 5501 Garden Gtwy Valparaiso, IN 46383 Michele Swickard 56 Pine St. Valparaiso, IN 46383 801 Washington St. Valparaiso, IN 46383 John and Cynthia Balon Caleb and Ashley Walma 243 Laurel Dr. Valparaiso, IN 46383 Stacey Beeler 709 Napoleon St. Valparaiso, IN 46383 Angel Trust 2503 Tearose Dr. Valparaiso, IN 46383 Colin Cogan 705 Napoleon St. Valparaiso, IN 46383 Jacqueline Clarke 256 Park Ave. Valparaiso, IN 46383 Welter Real Estate Holdings LLC 254 Park Ave. Valparaiso, IN 46383 Gary Rainaldi 252 Park Ave. Valparaiso, IN 46383 607 Napoleon St. Valparaiso, IN 46383 Susan McMeans George and Patricia Terrell 708 Lafayette St. Valparaiso, IN 46383 Colleen Seguin 707 Washington St. Valparaiso, IN 46383 Paul and Amy Parsons 705 Washington St. Valparaiso, IN 46383 Bill and Carrie Durnell 703 Washington St. Valparaiso, IN 46383 56 Willow St. Valparaiso, IN 46383 Katrina Hensel 702 Lafayette St. Valparaiso, IN 46383 Elizabeth Welter Mirko Jelinek 701 Washington St. Valparaiso, IN 46383 Todd Campbell 54 Willow St. Valparaiso, IN 46383 53 Willow St. Valparaiso, IN 46383 Leo and Susan Frey Nicole Eklund 605 Washington St. Valparaiso, IN 46383 608 Lafayette St. Valparaiso, IN 46383 Barbara Drumm Molly Vass 606 Lafayette St. Valparaiso, IN 46383 Daniel and Michelle Slager 604 Lafayette St. Valparaiso, IN 46383 Paul and Bonnie Doelling 607 Lafayette St. Valparaiso, IN 46383 Malissa Doelling 605 Lafayette St. Valparaiso, IN 46383 Mark and Michael Forszt 1151 W US 30. Valparaiso, IN 46383 604 Napoleon St. Valparaiso, IN 46383 Jonathan and Sarah Ahlborn 608 Napoleon St. Valparaiso, IN 46383 John and Susan Crowe Living Trust 708 Napoleon St. Valparaiso, IN 46383 Joyce Cavan Terri Phillips 820 George St. Valparaiso, IN 46385 Joshua Polman and Jillian Rau 704 Napoleon St. Valparaiso, IN 46383 Mary Ann Van Wienen 158 Willow St. Valparaiso, IN 46383 Paula Woodville 154 Willow St. Valparaiso, IN 46383 Larry Wade 701 Lafayette St. Valparaiso, IN 46383

Petition	#:

PETITION TO VALPARAISO BOARD OF ZONING APPEALS

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PLEASE COMPLETE THE FOLLOWING:

In Support of an application request:	on for Special Exception , the Petitioner state	es that the granting of such
Will not create vehic Appropriate access r have been or will be instal Will make a substant on the rights of properties Will comply with the	cessive vehicular traffic on minor residential ular parking or traffic problems; roads, drives, utilities, drainage, facilities, at led; tial contribution to the neighborhood environ the vicinity of the expected use; a requirements of the district in which proposely with all ordinance parking requirements.	nd other necessary facilities
In support of such applicat	tion for Special Exception for Home Occu	pation , Petitioner states:
in the home occupation. That the use of the subordinate to its use for dwelling will be used in the That there will be no visible evidence of the control exceeding two square feet business. That no home occupation of the control exceeding two square feet business. That no home occupation of the control exceeding two square feet business. That no home occupation of the control exceeding two square feet business. That no home occupation of the control exceeding two square feet business. That no home occupation of the control exceeding two square feet business. That no home occupation. That no equipment of the subordinate for the control exceeding two square feet business.	than members of the family residing on the dwelling unit for home occupation will residential purposes and not more than 25 e conduct of the home occupation. It change in the outside appearance of the bustonduct of such home occupation, other the in area, non-illuminated and containing only action will be conducted in any accessory but sales area unless specifically permitted by the generated by such home occupation in a residential neighborhood and any need for apation will be used which creates noise, vietectable to the normal senses which can be	I be clearly incidental and 5% of the floor area of the ailding or premises, or other han one sign-such sign now the name and nature of the ailding. The BZA. I greater volume than would be parking generated by the parking spaces, and will now bration, glare, fumes, odors
	1309 Tuckahoe Park Dr. Valparaiso, IN 46383	219-576-4452
Zachary DeWitt Name (Please Print)	Address	Phone
OWNER OF SUBJECT		1 Hone
Zachary DeWitt	1309 Tuckahoe Park Dr. Valparaiso, IN 46383	219-576-4452
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT Subject property fronts on in theGR_ Zoning Dist		

Legal Description of Subject Property: (Exhibit No)
Jefferson Park 1ST Add Lot 66
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. <u>A</u>)
Installation of black vinyl coated chain link fence
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: 2 Section: 2.302 Paragraph: C Item: 1 Section: 2.302 Paragraph: 2.302 Paragraph: C Item: 1 Section: 2.302 Paragraph: C Item: 1 Section: 2.302 Paragraph: 2.302 Paragr
Please fill in: Front Setback Rear Setback Side Setbacks/ Lot Coverage_1%_ Height_4ft
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 court hearing. Although the office of the City Planner is available to assist the Petitioner, it is

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.

geometry	Parcel Number	Owner	Owner Address	Site Address	Legal Description	Homestead Filed
Geocortex.Gis.Geometries.Polygon	64-10-18-376-011.000-004	Fredrick Scott A	1211 Monticello Park Dr Valparaiso IN 46383	1211 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Lot 48	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-005.000-004	Persyn Mary G Revocable Trust	1308 Tuckahoe Park Dr Valparaiso IN 46383	1308 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Lot 72	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-013.000-004	Brigham John R	1210 Monticello Park Dr Valparaiso IN 46383	1210 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Sub Lot 36	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-007.000-004	McAlpine Adam & Wendy/H&W	1402 Monticello Park Dr Valparaiso IN 46383	1402 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 63 Dr463 P395	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-007.000-004	Walker Chasity Ann	1304 Tuckahoe Park Dr Valparaiso IN 46383	1304 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park Lot 22	False
Geocortex.Gis.Geometries.Polygon	64-10-18-377-009.000-004	Guard Arleen M	1306 Monticello Park Dr Valparaiso IN 46383	1306 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 65 Dr420 P508	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-007.000-004	Taylor Stephanie A	1307 Monticello Park Dr Valparaiso IN 46383	1307 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1st Add Lot 52	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-012.000-004	Denno Kathleen L	1802 McCord Rd Valparaiso IN 46383	1802 Mccord Rd Valparaiso IN 46383	Jefferson Park 15TH Add Lot 349 Dr417 P326	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-008.000-004	Vara Guivert	1308 Monticello Park Dr Valparaiso IN 46383	1308 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 64 Dr496 P347	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-009.000-004	Miller Steve J	1303 Monticello Park Dr Valparaiso IN 46383	1303 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Lot 50	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-003.000-004	Fillippo Christian M & Marcella E/H	1702 McCord Rd Valparaiso IN 46383	1702 Mccord Rd Valparaiso IN 46383	Jefferson Park 1ST Add Lot 70	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-019.000-004	Wallace Kathryn M	1403 Tuckahoe Park Dr Valparaiso IN 46383	1403 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 68 Dr482 P163	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-005.000-004	•	1406 Monticello Park Dr Valparaiso IN 46383	1406 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 61	True
Geocortex.Gis.Geometries.Polygon	64-10-18-382-001.000-004	Lorz Darlaine J	1711 Tuckahoe Park Dr Valparaiso IN 46383	1711 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Pk Lot 20	True
Geocortex.Gis.Geometries.Polygon		Moseman Larry Allen & Coreen Ann	1304 Monticello Park Dr Valparaiso IN 46383	1304 Monticello Park Dr Valparaiso IN 46383	Jefferson Pk Lot 39	False
Geocortex.Gis.Geometries.Polygon	64-10-18-376-012.000-004	•	1209 Monticello Park Dr Valparaiso IN 46383	1209 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Lot 47	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-012.000-004	Conroy Jeanine M	1212 Monticello Park Dr Valparaiso IN 46383	1212 Monticello Park Dr Valparaiso IN 46383	Jefferson Pk Lot 37	True
Geocortex.Gis.Geometries.Polygon	64-10-18-352-007.000-004	•	1507 Lind Ct N Valparaiso IN 46383	1507 Lind Ct N Valparaiso IN 46383	Linden Gardens Lot 26	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-013.000-004		1403 Gibralter Ct Valparaiso IN 46383	1403 Gibraltar Ct Valparaiso IN 46383	Jefferson Park 15TH Add Lot 348	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-021.000-004	,	1309 Tuckahoe Park Dr Valparaiso IN 46383	1309 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 66	True
Geocortex.Gis.Geometries.Polygon		Morgan Signar D Jr & Marilyn S/H&W	1506 Lind Ct N Valparaiso IN 46383	1506 Lind Ct N Valparaiso IN 46383	Linden Gardens Sub Lot 27	True
Geocortex.Gis.Geometries.Polygon		Serfaty Gregory Alexander	950 9th Ave Apt 505 San Diego CA 92101	1307 Gibraltar Ct Valparaiso IN 46383	Jefferson Park 15TH Add Lot 346	False
Geocortex.Gis.Geometries.Polygon	64-10-18-377-014.000-004	, , ,	1208 Monticello Park Dr Valparaiso IN 46383	1208 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Add Lot 35	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-025.000-004	•	1719 Whittier Park Dr Valparaiso IN 46383	1719 Whittier Park Dr Valparaiso IN 46383	Jefferson Park Lot 27 Ex S15	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-023.000-004		1408 Monticello Park Dr Valparaiso IN 46383	1408 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 59 Dr436 P472	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-024.000-004	,	1303 Tuckahoe Park Dr Valparaiso IN 46383	1303 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park Lot 26	True
Geocortex.Gis.Geometries.Polygon		Stombaugh Richard D & Joan D/H&W	1306 Tuckahoe Park Dr Valparaiso IN 46383	1306 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Pk Lot 23 Dr485 P356	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-006.000-004	_	1404 Monticello Park Dr Valparaiso IN 46383	1404 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 62 99-3622	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-017.000-004		1304 Gibralter Ct Valparaiso IN 46383	1304 Gibraltar Ct Valparaiso IN 46383	Jefferson Park 15TH Add Lot 344 Dr445 P14	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-020.000-004		1401 Tuckahoe Park Dr Valparaiso IN 46383	1401 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 67	True
·-	64-10-18-377-020.000-004	·	1305 Monticello Park Dr Valparaiso IN 46383	1305 Monticello Park Dr Valparaiso IN 46383	Jefferson Pk Lt 51	True
Geocortex.Gis.Geometries.Polygon		,			Jefferson Park 1ST Add Lot 69	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-018.000-004	•	1405 Tuckahoe Park Dr Valparaiso IN 46383	1405 Tuckahoe Park Dr Valparaiso IN 46383		
Geocortex.Gis.Geometries.Polygon	64-10-18-380-008.000-004	•	1302 Tuckahoe Park Dr Valparaiso IN 46383	1302 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Pk Lot 21 Jefferson Park 15TH Add Outlot A	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-026.000-004		1715 whittier Park Dr Valparaiso IN 46383	1715 Whittier Park Dr Valparaiso IN 46383	Jefferson Park S15 Lot 27 & Lot 28 Ex S15 Dr480 P549	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-014.000-004		1401 Gibralter Ct Valparaiso IN 46383	1401 Gibraltar Ct Valparaiso IN 46383	Jefferson Park 15TH Add Lot 347 Dr449 P208	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-001.000-004	**	1706 McCord Rd Valparaiso IN 46383	1706 Mccord Rd Valparaiso IN 46383	Jefferson Park 1ST Add Lot 76	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-004.000-004	<u> </u>	1407 Tuckahoe Park Dr Valparaiso IN 46383	1407 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 71	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-004.000-004	· ·	1403 Monticello Park Dr Valparaiso IN 46383	1403 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 55	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-022.000-004	•	1307 Tuckahoe Park Dr Valparaiso IN 46383	1307 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park Sub Lot 24	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-016.000-004		1305 Gibralter Ct Valparaiso IN 46383	1305 Gibraltar Ct Valparaiso IN 46383	Jefferson Park 15TH Add Lot 345 D#99-7271	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-002.000-004		1608 McCord Rd Valparaiso IN 46383	1608 Mccord Rd Valparaiso IN 46383	Jefferson Park 1ST Add Lot 60	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-027.000-004		1711 Whittier Park Dr Valparaiso IN 46383	1711 Whittier Park Dr Valparaiso IN 46383	Jefferson Pk Sub S15 Lot 28 Lot 29 Ex S15	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-002.000-004	***	1406 Tuckahoe Park Dr Valparaiso IN 46383	1406 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 75 Ex S2 Dr442 P483	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-010.000-004		1301 Monticello Park Dr Valparaiso IN 46383	1301 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Lot 49	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-005.000-004	-	1401 Monticello Park Dr Valparaiso IN 46383	1401 Monticello Park Dr Valparaiso IN 46383	Jefferson Pk 1ST Add Lot 54	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-003.000-004	•	1405 Monticello Park Dr Valparaiso IN 46383	1405 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 56 Dr463 P272	True
Geocortex.Gis.Geometries.Polygon		Spagna Gerald L & Bertie D	1507 Lind Court Ctr Valparaiso IN 46383	1507 Lind Court Ctr Valparaiso IN 46383	Linden Gardens Sub Lot 32	True
Geocortex.Gis.Geometries.Polygon	64-10-18-376-006.000-004		1309 Monticello Park Dr Valparaiso IN 46383	1309 Monticello Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 53	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-023.000-004		1305 Tuckahoe Park Dr Valparaiso IN 46383	1305 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park Sub Lot 25 Dr410 P382	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-004.000-004		1402 Tuckahoe Park Dr Valparaiso IN 46383	1402 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 73	True
Geocortex.Gis.Geometries.Polygon	64-10-18-380-003.000-004		1404 Tuckahoe Park Dr Valparaiso IN 46383	1404 Tuckahoe Park Dr Valparaiso IN 46383	Jefferson Park 1ST Add Lot 74 &S2 Lot 75 Dr492 P330	True
Geocortex.Gis.Geometries.Polygon	64-10-18-377-011.000-004	Cochran James Paul & Lura	1302 Monticello Park Dr Valparaiso IN 46383	1302 Monticello Park Dr Valparaiso IN 46383	Jefferson Park Lot 38	True

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 fence will be used to keep children and animals safe from surrounding environment.						
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 fence will be similar to fencing in surrounding yards. The fence will potentially increase the value of the home as well. Exhibit B						
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 ordinance causes a financial burden to the homeowner with regards to the expense of a ornament						
compared to that of Black Vinyl Chain Link. Exhibit C						

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.

Beacon[™] City of Valparaiso, IN



Legend

Valparaiso IN 46383

Overview

Parcels

Parcel ID641018377021000004Alternate ID10-18-376-024Owner AddressDewitt Zachary & Kassandra/H&WSec/Twp/Rngn/aClass1 Family Dwell - Platted Lot1309 Tuckahoe Park Dr

Sec/Twp/Rngn/aClass1 FProperty Address1309 TUCKAHOE PARK DRAcreagen/a

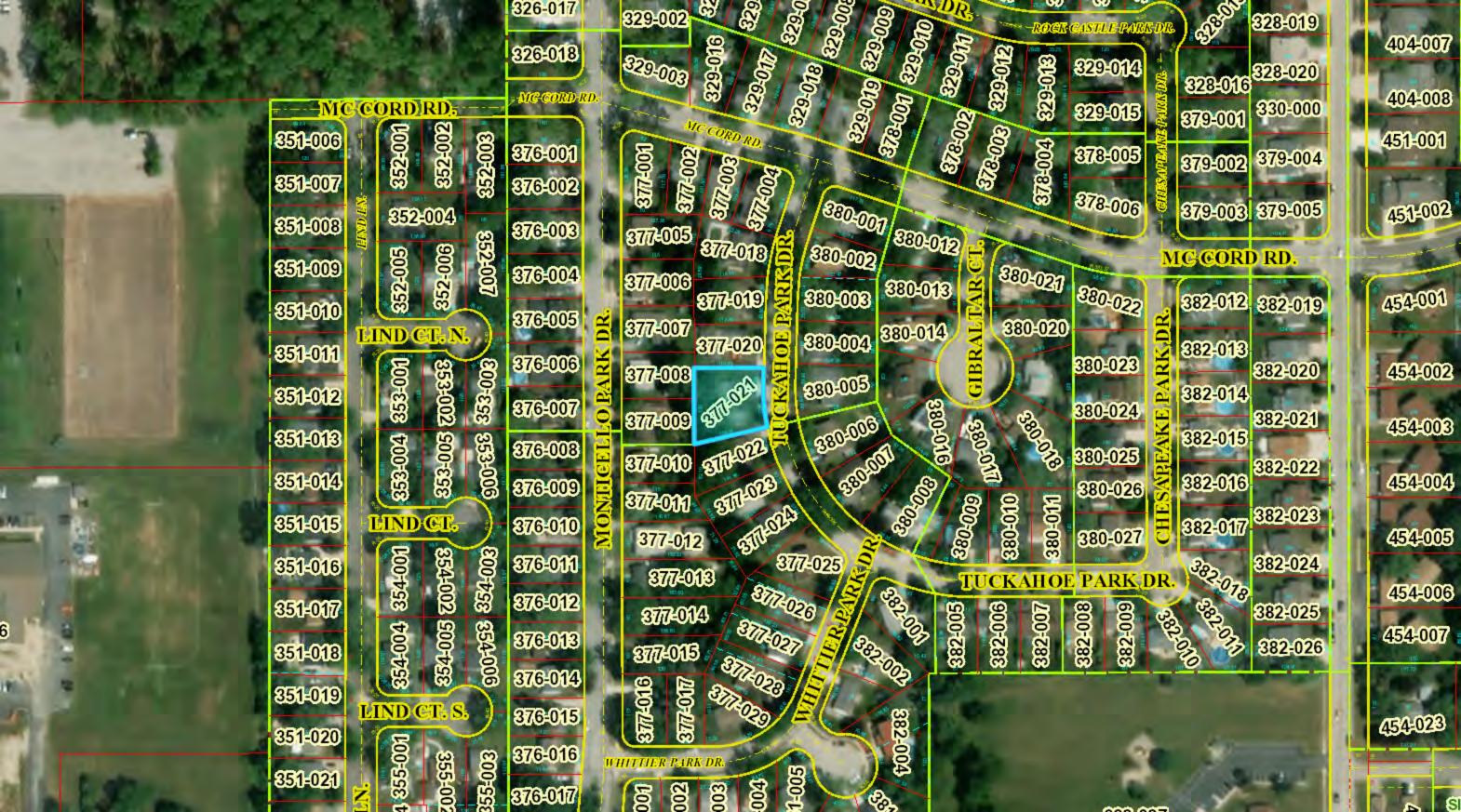
District VALPARAISO (CENTER)

Brief Tax Description JEFFERSON PARK 1ST ADD LOT 66

(Note: Not to be used on legal documents)

Date created: 5/21/2020 Last Data Uploaded: 5/20/2020 7:22:22 PM





Google Maps 1309 Tuckahoe Park Dr vicinity map



Exhibit A



South side of home where fence will meet.



North side of home where fence will meet.

Exhibit B



1719 Whittier Park Dr (Left Side)1303 Tuckahoe Park Dr (Right Side)



1305 Tuckahoe Park Dr (North side of home)



1706 McCord Rd (Fence is facing Tuckahoe Park Dr)



1303 Tuckahoe Park Dr (Left Side)1305 Tuckahoe Park Dr (Right Side)



1401 Tuckahoe Park Dr (Left Side)1403 Tuckahoe Park Dr (Right Side)



1402 Tuckahoe Park Dr (Left Side)1308 Tuckahoe Park Dr (Right Side)

Exhibit C



Ornamental





Petition #	
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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 5:30 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; 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.

request:			
Will not generate excessive Will not create vehicular par Appropriate access roads, d	rking or traffic problems;	,	ary facilities
have been or will be installed;			·
Will make a substantial con	tribution to the neighbor	hood environment and will	not infringe
on the rights of properties in the v			
Will comply with the require			located.
Petitioner will comply with	all ordinance parking req	juirements.	
In support of such application for	Special Exception for I	Home Occupation , Petition	ner states:
That no person other than m	embers of the family res	iding on the premises will b	oe engaged
in the home occupation.			
That the use of the dwell			
subordinate to its use for resider			r area of the
dwelling will be used in the condu			4
That there will be no change			
visible evidence of the conduct exceeding two square feet in area,			
business.	, non-mummated and cor	manning only the name and	nature of the
That no home occupation w	ill be conducted in any a	ccessory building.	
That there will be no sales a	•	-	
That no traffic will be gene			than would
normally be expected in a reside			
conduct of such home occupation			
be in the front yard.			
That no equipment or proces			
or electrical interference detectab	le to the normal senses w	thich can be detected off pro	emises.
PETITIONER:	•		
Share & Ame Mil	ller 209 wa	STAID ST VALE	12 TH 4280
Name (Place Print)	100 201 WC	Phone	O TIA 162 03
Name (Please Print)	Address	Phone	221 2094
OWNER OF SUBJECT PROP	ERTY:	219	331 3894
Same			
Name (Please Print)	Address	Phone	,
ADDRESS OF SUBJECT PRO Subject property fronts on the in the Zoning District	PERTY: 209 side between (stree	WAYNE ST	Valle IN
in theZoning District.			
	h	UAYNE ST	

In Support of an application for **Special Exception**, the Petitioner states that the granting of such

Legal Description of Subject Property: (Exhibit No)					
Campbells Sub BLK 82 Councils ADD LOTY					
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No. 1) Construction of a 891 Sq. ft Garage					
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :_					
Attach a Site Plot Plan drawn to scale showing: a. scale b. lot: shape, location, dimension, and area c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards					
Please fill in: Front Setback 92 Rear Setback 5 Side Setbacks 4/13 Lot Coverage 1,500 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

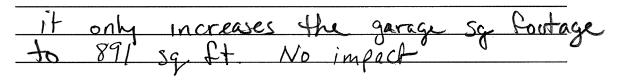
been met.

Variance from Development Standards Findings of Fact

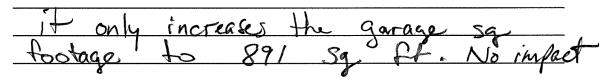
(Please Print)

Petitioner submits that:

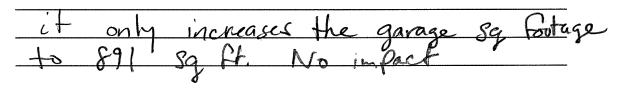
A.	The proposed	variance from	the Develops	ment Standards	s will not be	injurious to
the	public health,	safety, morals,	and general	welfare of the	community	because:



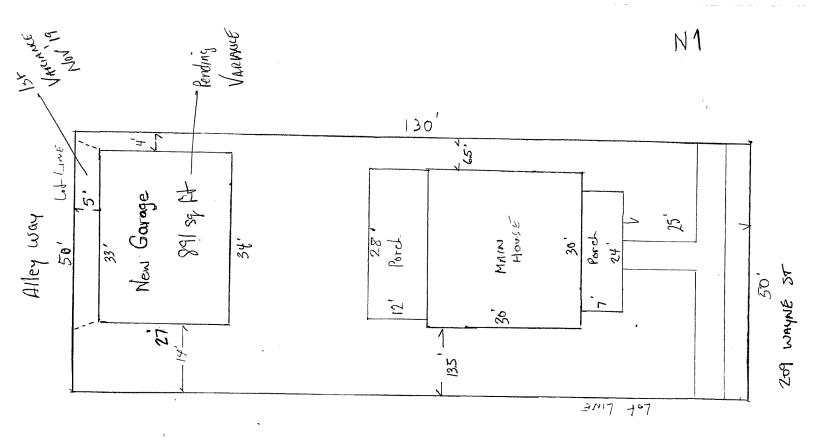
B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:_____



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.



14 = 3

Petition #: <u>VAP-20-004</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.

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

PLEASE COMPLETE THE FOLLOWING:

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 <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;
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.

request:	at Exception, the Petitioner State	s that the granting of such		
Will not generate excessive vehi Will not create vehicular parking Appropriate access roads, drives have been or will be installed; Will make a substantial contribu on the rights of properties in the vicini Will comply with the requirement Petitioner will comply with all or	g or traffic problems; s, utilities, drainage, facilities, an ation to the neighborhood enviror ty of the expected use; ants of the district in which propos	nd other necessary facilities		
In support of such application for Spec	cial Exception for Home Occup	pation, 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:				
WEIGHBORS CORP	4545, CONFLE	405-3070		
NEIGHBORS CORP Name (Please Print)	454 5. CollE4E Address	Phone		
OWNER OF SUBJECT PROPERT	Y:			
NEIGHBORS CORP Name (Please Print)	4545, COLLEGE	405-3070		
Name (Please Print)	Address	Phone		
ADDRESS OF SUBJECT PROPER Subject property fronts on the in the Zoning District.	TY: 206 MDNRD side between (streets) mor	E		
Legal Description of Subject Property:	(Exhibit No)	- 2 BLK 3		

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) A FIVE UNIT APARTMENT BUILDING Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item:	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: :: :: :: :: :: :: :: :: :: :: :: :: :	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: :: :: :: :: :: :: :: :: :: :: :: :: :	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: :: :: :: :: :: :: :: :: :: :: :: :: :	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: :: :: :: :: :: :: :: :: :: :: :: :: :	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : : :	
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item:	
Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :	A FIVE UNIT APARTMENT BUILDING
Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :	
Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :	
Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :	
Administrative Relief is sought: Article: Section: Paragraph: Item: : : : : : : :	
Article: Section: Paragraph: Item:	
Attach a Site Plot Plan drawn to scale showing: a. scale b. lot: shape, location, dimension, and area c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards Please fill in: Front Setback 1 Rear Setback 52'8 Side Setbacks 1 / 10'4 Lot Coverage 72 / 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	
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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.	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.

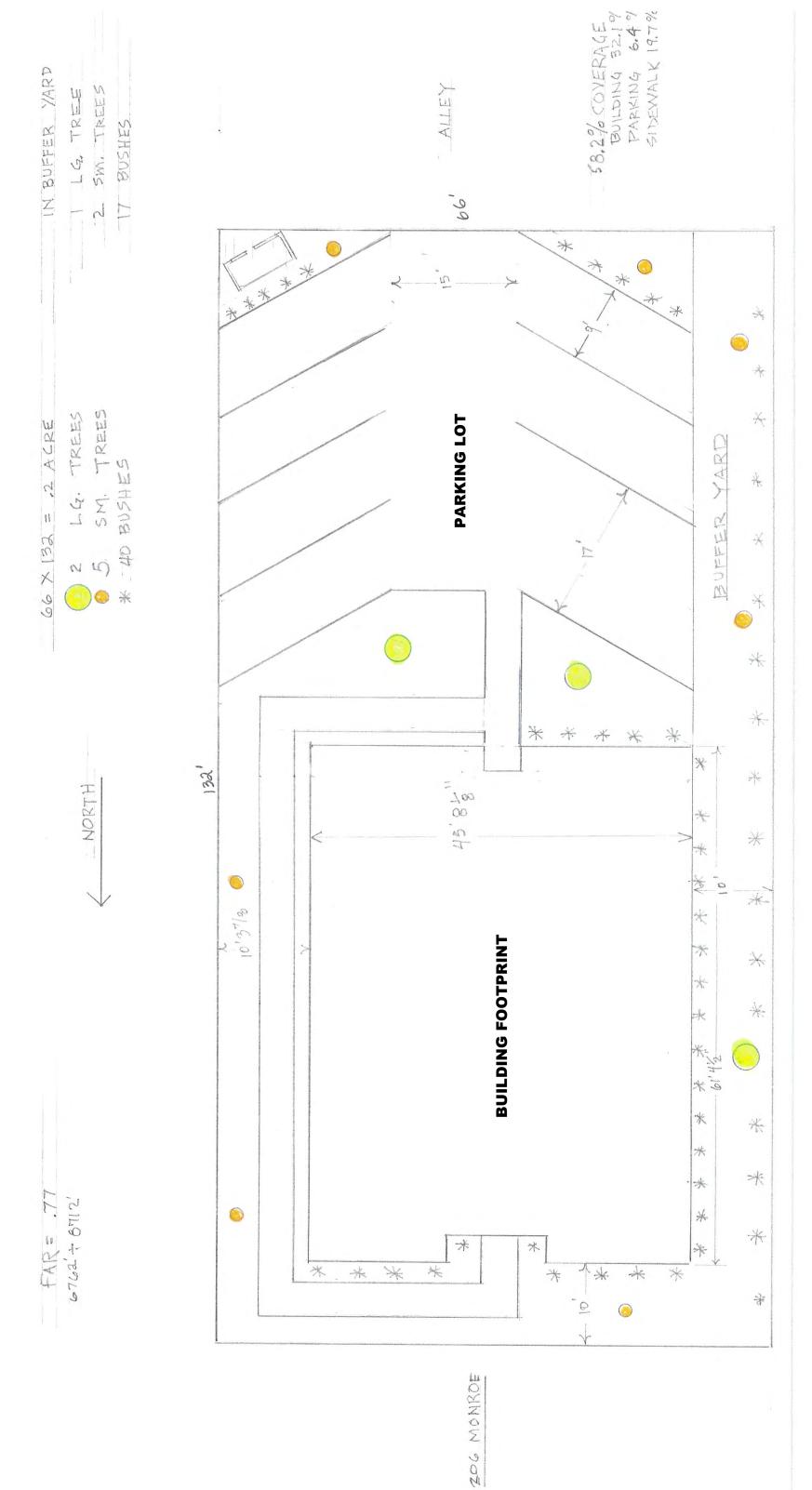
Monroe Street Apartments

Project Neighbors

The proposed building is a five-unit apartment building at 206 Monroe Street. Each unit will be approximately 1200 square feet and have three bedrooms, one bathroom, kitchen and laundry facilities. There will be two units on the first floor, two on the second floor, and a rear grade level unit. There will be ten alley-accessed parking places at the rear of the building.

CAMPBELL	ZA POLEON	WASHINGTON	FRANKIN HICHIGAN	MORGAN	VALPARALSO	MORTH
SCAMPIBELL						TNDIANA MONRUE BROWN UNION 206 MONROE

.



ALLEY

PERSPECTIVE FROM FRONT YARD



PERSPECTIVE FROM REAR YARD



Landscape plantings for 206 Monroe Street

Large Trees (3):

2 Sugar Maple

Acer Saccharum

1 Black Oak

Juglans Nigra

Small Trees (7):

2 Wafer Ash

Ptelea Trifoliate

3 Pagoda Dogwood

Carnus Alternifolia

2 Redbud

Cercis Canadensis

Shrubs (57):

15 Caryopteris

Aryopter Sp.

17 New Jersey Tea

Ceanothus Amerivanus

25 St. John's Wort

Hypericum Sp.

Use Variance Findings of fact

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:
 - This well designed, energy efficient and new building will be well managed and maintained and present an attractive facade to the public.
- 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 value of adjacent properties should increase with the addition of this new building. Attractive and well-maintained landscaping should enhance the surrounding area.
- C. The need for the use variance arises from the following condition peculiar to the property involved:
 - The property is zoned RT. Multifamily is allowed only on a corner lot in RT zoning. This lot is not a corner lot.
- 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 property is ideally located to provide affordable housing in close proximity to employment and transportation for the residents. Strict application would preclude this use.
- E. Approval of the use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because:
 - The third paragraph of the introduction to the Housing Section of the City of Valparaiso Comprehensive Plan states: "The City also wants to create a variety of housing choices particularly for the elderly, handicapped, and low-moderate income families."
 - And under "Goals" on page II-3, number 4 b states: "Support organizations pursuing affordable housing such as Habitat for Humanity, Project Neighbors, Christmas in April, Porter County Housing Coalition and the Community Development Corporation."

Variance from Development Standards Findings of Fact

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals and general welfare of the community because:
 - This will designed, energy efficient and new building will be well managed and maintained and present an attractive façade to the public.
- 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 value of adjacent properties should increase with the addition of this new building. Attractive and well-maintained landscaping should enhance the surrounding area.
- 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 goal of this project is the creation of efficient, safe, and affordable housing for families of modest income, with access to close-by employment and transportation. To achieve this goal, five units are necessary.

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.

result in the Petition being delayed, denied or revoked.
tal Se
Signature of Petitioner
Paul Schreiner
Printed Name
Signature of Property Owner
Signature of Property Owner
Subscribed and account to before me a Netero in and Superior 100 (100)
Subscribed and sworn to before me, a Notary in and for said County and State, personally appeared:

Type or Print name of Notary

Affidavit of Consent of Property Owner

	on for Board of Zoning Appeals)
Paul Schriner, being dully sword legal age deposes and states:	n upon his/her oath, being of sound mind and
1. That Neighbors Corp real property that is the subject of a P	("Owner") (is/are) the legal owner(s) of etition before the BZA.
commit to any reasonable restriction relationer.	("Petitioner") to seek re the BZA. Petitioner is further authorized to requested by the BZA or proposed by the Date
Property Owner	Date
Subscribed and sworn to before me this /97.	day of February, 20 20.
Notary Public My Commission: S/20/2 / Date	DEBRA K. FRANKS, Notary Public A Resident of Lake County, IN Commission No. 686990 My Commission Expires 08/20/2024

Margo Maples 2952 Sager Rd. Valparaiso, IN 46383

Tim Litner 407 Brown Street Valparaiso, IN 46383

Custom Housing Options 2 LLC PO Box 423 Valparaiso, IN 46384

City of Valparaiso c/o Board of Works 166 W. Lincolnway Valparaiso, IN 46383

Michael Hoffman 4801 Campbell St. Valparaiso, IN 46383

Scott Wagonblast & Joseph Cioe 202 Monroe Valparaiso, IN 46383

Matt Welter 3201 Parker Drive Valparaiso, IN 46383

Gigi LLC 6620 E. 84th Drive Merrillville, IN 46401

Dennis Marrel 254 Michigan Valparaiso, IN 46383

Pensacola Properties LLC 203 Monroe Valparaiso, IN 46383

Larry Jarret & Kathleen Kim 434 N. 325 E. Valparaiso, IN 46383 Brown OP LLC PO Box 1481 Portage, IN 46368

Marilyn Lembke Living Trust 1809 Alice Street Valparaiso, IN 46383

Euclydes Azevedo 177 Cimarron Drive Valparaiso, IN 46385

Atrium Apartments LLC 359 Lincolnway Valparaiso, IN 46383

Timothy & Patj Freeman 253 Michigan Ave. Valparaiso, IN 46383

John Monk 1583 Saugus Close Valparaiso, IN 46385

Dave & Deloris Kominak 112 Brown Valparaiso, IN 46383

Betty Marrell Living Trust 256 Michigan Valparaiso, IN 46383

Roy & Marissa Wilson 552 Andover Der. Valparaiso, IN 46385

MWayne Enterprises LLC 3201 Parker Dr. Valparaiso, IN 46383

Robert and Linda Camp 208 Brown St. Valparaiso, IN 46383 Jan Dick 2505 Camilla Dr. Valparaiso, IN 46383

Patrick & Mary Sullivan 255 Morgan Blvd. Valparaiso, IN 46383

LIF Investments LLC 32 Kincraig Ct. Valparaiso, IN 46385

Shawn Earley 304 Monroe Valparaiso, IN 46383

Andy & Sandy Perillo 10702 Porter St. Crown Point, IN 46307

Darlene Hunter 205 ½ Brown Valparaiso, IN 46383

David Jankowski 2655 Kildare Ct. Valparaiso, IN 46383

Karl & Allison Schmitt 205 Monroe Valparaiso, IN 46383

Lindsay Sohovich 351 Morgan Blvd. Valparaiso, IN 46383

Lozanoski Properties LLC 9110 Vigo Street Crown Point, IN 46307

Porter County Commissioners 155 Indiana Rm 205 Valparaiso, IN 46383 LuAnne Johnson 256 Valparaiso St. Valparaiso, IN 46383

Michael Pals 206 Brown St. Valparaiso, IN 46383

Anthony & Chen Hammond 20225 Westway Dr. Rocky River, Ohio 44116

Robert Bartholomew 102 Monroe Valparaiso, IN 46383

P.A.C.T. Inc. 254 MonroeSt. Valparaiso, IN 46383

Samuel Johnston 110 Brown St. Valparaiso, IN 46383

Tammy O'Neill 255 Michigan St. Valparaiso, IN 46383

Davidson Manors Inc. 208 Indiana Ave. Valparaiso, IN 46383

Chris & Jennifer Knight 154 Morgan Blvd. Valparaiso, IN 46383

Petition	#:	

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 5:30 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 <u>Use Variance</u> , the Petitioner states that the granting of such request:
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:
PROJECT Neighbors 454 S. College 405-3070 Name (Please Print) Address Phone
Name (Please Print) Address Phone
OWNER OF SUBJECT PROPERTY:
HOUSING OPPORTUNITIES 2001 CALUMET 548-2800
Name (Please Print) Address Phone
ADDRESS OF SUBJECT PROPERTY: 908 FRANKLIN ST
ADDRESS OF SUBJECT PROPERTY:
Subject property fronts on the E side between (streets) BILLINGS - BUSH
in the CN Zoning District.

Legal Description of Subject Property: (Exhibit No)
ATTACHED
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
ATTACHED
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item:
 c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards
Please fill in: FROM FRANKIN ST. Front Setback 142 Rear Setback 26 Side Setbacks 26 / Lot Coverage 72 % Height 25
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

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

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.

908 Franklin Street

The proposed building is a 16-unit efficiency apartment building for men at risk of homelessness. Each unit of approximately 300 square feet will contain a full bath, a kitchenette and a sleeping/living room. Appliances will be provided. There will also be a laundry area and small office for part-time staffing. These units will be leased to the residents after appropriate screening. The rents will be approximately \$500 per month with all utilities included. Those utilities include heat, AC, water, electricity, antenna-TV and wifi.

A. "....will not be injurious to the public health..."

The creation of this housing will be an asset to the community providing efficient housing at an affordable cost to members of the community with minimum income who currently are at risk if homelessness. Rather than traveling each night from church to church and spending daytime hours in coffee shops or the public library, these citizens will have their own apartment.

B. "The use and value of the area adjacent to the property...will not be affected..."

The proposed building will be an attractive, well landscaped and well managed addition to the community. Right now the property is stone and debris covered and is unattractive. Adjacent property values should increase.

C. "The need for the use variance arises from the following condition..."

The zoning is Commercial Neighborhood.

D. "The strict application of the terms of the zoning ordinance...."

Residential buildings are not allowed in the Commercial Neighborhood zone.

E. "Approval of the proposed use variance does not interfere with the comprehensive plan..."

Under the Housing section of the city's comprehensive plan: "The City also wants to create a variety of housing particularly for the elderly, handicapped, and low-moderate income families."

And also: "Support organizations pursuing affordable housing initiatives such as Habitat For Humanity, Project Neighbors...."

Variance from Developmental Standards (density)



A. "....will not be injurious to the public health..."

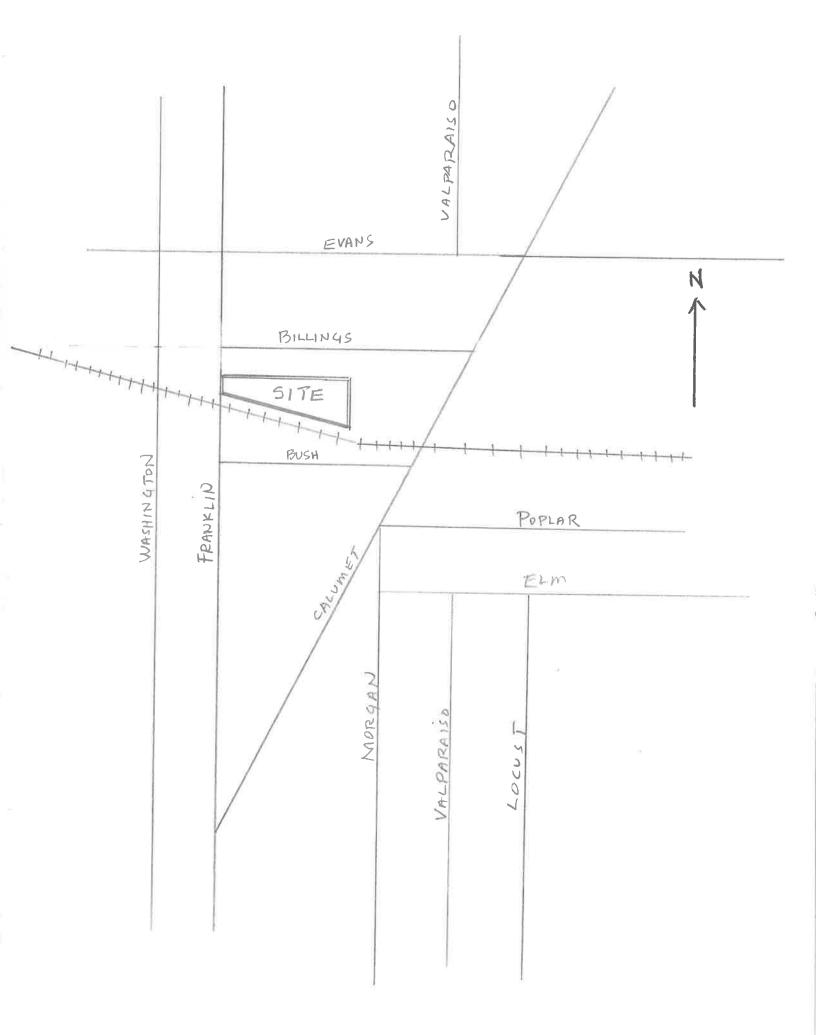
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B. "The use and value of the area adjacent to the property...will not be affected..."

The proposed building will be an attractive, well landscaped and well managed addition to the community. Right now the property is stone and debris covered and is unattractive. Adjacent property values should increase.

C. "The strict application of the terms of the zoning ordinance..."

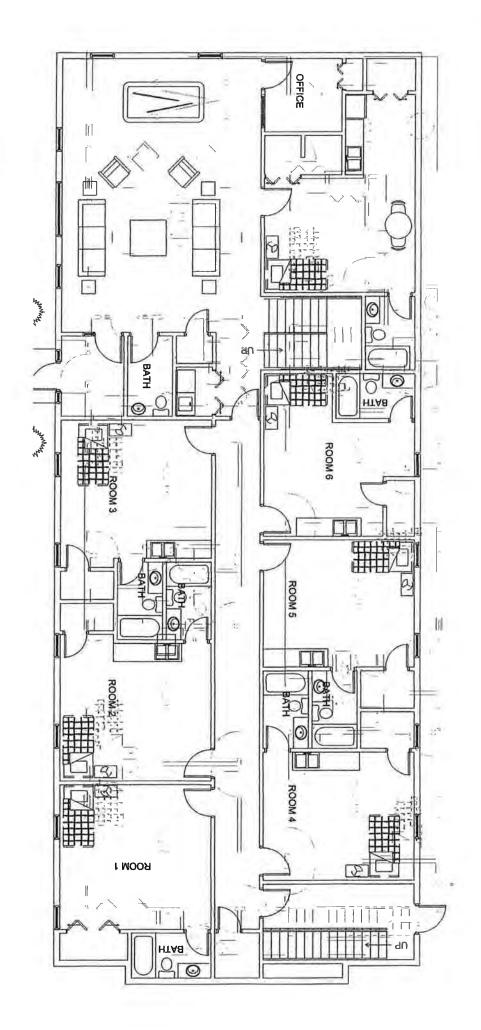
This project is not allowed in the Commercial Neighborhood zone.

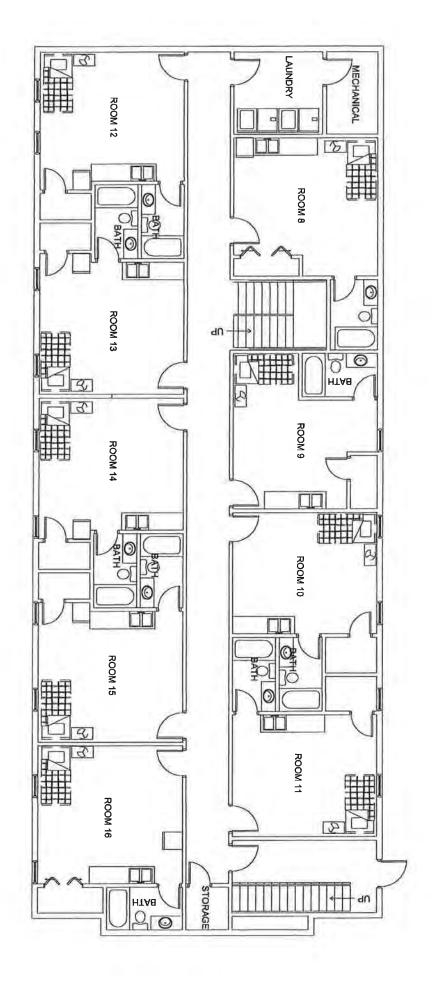












-

Surrounding Property Owners within 300 feet of 908 Franklin Street

JJD Properties LLC

2352 Horizon View Ct.

Valparaiso, IN 46385

Grand Trunk RR % Property M

Property Tax 8th Floor

PO Box 8100 Downtown Station

Montreal QC H3C3N4

Steven Baker

206 Billings St.

Valparaiso, IN 46383

Keith Heinhold

182 N. 359 W,

Valparaiso, IN 46385

Hilsaco Inc.

802 Franklin St.

Valparaiso, IN 46383

Tri Corp Wireless

PO Box 1324

Valparaiso, IN 46384

Michael and Marie Tarkane

202 Billings Street

Valparaiso, IN 46383

Robert Young

208 Billings Street

Valparaiso, IN 46383

David DeFries

208 Harrison Blvd.

Valparaiso, IN 46383

Housing Opportunities

2001 Calumet Ave.

Valparaiso, IN 46383

Park and Recreation Dept. City of Valparaiso

1158 Harrison Blvd.

Valparaiso, IN 46383

Wayne Reynard

2401 Karen Drive

Plant City, FL 33563

Mateer Oil Company

805 Franklin Street

Valparaiso, IN 46383

Valparaiso, IN 46383 **Kevin and Ann Hamer** 105 Bush Street Valparaiso, IN 46383 **Roger Gengo Self Declared Trust** 712 Calumet Ave. Valparaiso, IN 46383 Valparaiso School Multi-Bldg. Corp % IN Fed Bldg Ste E Valparaiso, IN 46383 Joan and Bernard Muschwitz 614 N. 90 E. Valparaiso, IN 46383 Toni and Dusan Joseki 204 Billings Street Valparaiso, IN 46383 City of Valparaiso 166 Lincolnway Valparaiso, IN 46383

Vet Properties LLC

815 Calumet Ave.

Legal description of 908 Franklin Street

A part of Lot 173 of Powell's Addition to the Town, now City, of Valparaiso, described as commencing at a point 125.45 feet South of the Northwest corner of Lot 173; thence South 60 feet to the North line of the tight-of-way of the Grand Trunk Western Railroad; thence by a deflection angle of 68 degrees 55-1/2 minutes to the left along said North line of the right-of-way 221.3 feet to the South line of said lot 173; thence East 54.45 feet; thence North 138.55 feet; thence West 260.7 feet to the point of commencement; as shown on the plot recorded in Miscellaneous Record "A", page 255, in the office of the Recorder of Porter County, Indiana

Affidavit of Consent of Property Owner

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

Bonnie Benned being dully legal age deposes and states	y sworn upon his/her oath, be	eing of sound mind and
1. That Housing Opportunities, In real property that is the subject	. ("Owner") (is/are) t of a Petition before the BZA	the legal owner(s) of
2. That Owner authorizes Project the relief sought in the Petition file	ed before the BZA. Petitioner	
Petitioner. Bowne Runder	$\frac{H-21-2C}{}$	
Property Owner	Date	
Property Owner	Date	
Subscribed and sworn to before me thi	is 11st day of April	, 20 %
Notary Public	JORDAN L. STANFIL Porter County	L.
My Commission: December 19,2000	My Commission Expir December 19, 2020	e5
Date		

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.

talse.		
Signature of Petitioner		
Paul Schreiner		
Printed Name		
Bonne Kenna	1	
Signature of Property Owner		
BONNIE KENNEDS Signature of Property Owner	/	
Signature of Property Owner		
,		
Subscribed and sworn to before me, a No	, and	Bonnie Kernely
acknowledge the execution of the forego	oing document, this215+_ day of	ril, 20%.
Jun =	My Commission Expires: D	ecember 19,200
NOTARY PUBLIC	Resident of Corte	County
Jordan Stanfill	-	The stay.
Type or Print name of Notary	CODDANI CTANEUL	1R

Porter County
My Commission Expires
December 19, 2020