

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

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MEETING AGENDA

Valparaiso Board of Zoning Appeals Tuesday, August 18th, 2020, 5:30 PM Valparaiso City Hall, 166 Lincolnway

1. Roll Call

Introduction of New BZA Member – Paul Reed

- 2. Adoption of July 21st, 2020 Meeting Minutes
- 5. Old Business
- 6. New Business

VAR20-016 - A petition filed by Downtown Valparaiso Partners, LLC c/o Todd Leeth, Hoeppner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The property is located at 301 Jefferson in the Residential Transition (RT) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 2.506(C)(2) Vary Bulk Standards to allow for two (2) units per building.
- Article 2, Section 2.506(C)(3) Vary Required Access to allow for Parking to be accessed from an internal courtyard.
- Article 3, Section 3.503, Table 3.503 Vary required building setbacks to allow for building setbacks as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 3, Section 3.505, Table 3.503 Vary required building separation to allow for building separation of eleven (11) feet.
- Article 3, Section 3.503 Vary required lot size to allow for a lot size of no less than 2,237.2 square feet as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 3, Section 3.503 Table 3.503 Vary the minimum lot width to allow for lot widths per unit as shown on Site Plan Sheet Number 5 prepared by Marbach-Palm Inc. and Lannert Group dated June 26, 2020.
- Article 10, Section 10.301, Table 3.301 Vary the on-lot landscaping to allow for the landscape plan as shown on Site Plan Sheet Number 4 prepared by Marbach-Palm Inc. and Lannert Group.



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- Article 10, Section 10.303, Table 3.303 Vary the open space landscaping to to allow for the landscape plan as shown on Site Plan Sheet Number 4 prepared by Marbach-Palm Inc. and Lannert Group.
- Article 3, Section 3.301, Table 3.301A Vary the required Net Density to allow for a Net Density of 23.80 per acre.
- Article 11, Section 11.202 Vary the minimum width of a dwelling unit that faces
 a street to allow for a dwelling unit width of (22.5) twenty-two and one half feet
 for dwelling units that face a street.
- Article 3, Section 3.505, Table 3.503 Vary the maximum building height to allow for a building height of thirty-eight (38) feet.

VAR20-017 - A petition filed by Prabhudas LLC c/o Katie Kopf, Hoeppner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The property is located at 2801 Leonard Dr in the Business Park (BP) Zoning District. The petitioner requests the following variance(s):

 Article 11, Section 11.304(J)(2) – Vary the minimum lot width to allow for a minimum lot width for Lot 4A of 114.96 feet and a minimum lot width for Lot 4B of 124.36 feet.

VAR20-018 - A petition filed by Bryan Donley 2652 High Sierra Dr, Valparaiso, IN 46385. The property is located at 1001 Center St in the Neighborhood Conservation – 60 (NC-60) Zoning District.

• Article 3, Section 3.501, Table 3.501 – Vary the minimum side yard setback to allow for a side yard setback of three (3) feet.

7. Adjournment

Michael Micka, President – Board of Zoning Appeals

Beth Shrader, Planning Director

Next Meeting: September 15th, 2020

Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.

Arises from unnecessary hardship Does not interfere substantially w Petitioner will comply with all or In Support of an application for Special request:	vith the Comprehensivedinance parking requi	re Plan adopted.
have been or will be installed; Will make a substantial contribut on the rights of properties in the vicini	or traffic problems; utilities, drainage, fac- tion to the neighborhooty of the expected use that of the district in wh	cilities, and other necessary facilities od environment and will not infringe; nich proposed use is to be located.
In support of such application for Spec	cial Exception for Ho	ome Occupation, Petitioner states:
in the home occupation. That the use of the dwelling unit subordinate to its use for residential pudwelling will be used in the conduct of the conduct of the conduct of the conduct of the visible evidence of the conduct of such exceeding two square feet in area, non the business. That no home occupation will be that there will be no sales area units.	for home occupation arposes and not more to the home occupation he outside appearance home occupation, other illuminated and contact conducted in any accurates specifically permits by such home occupancial be met by required or the little be used which create able to the normal sense c/o Todd A. L. Hoeppner Wa 103 E. Lincold Valparaiso, Ir	chan 25% of the floor area of the discontinuous control of the building or premises, or other ther than one sign-such sign not aining only the name and nature of discontinuous control of the sessory building. The sessory building control of the
Name (Please Print)	Address	Phone
OWNER OF SUBJECT PROPERTY:		
Same as Petitioner		
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT PROPER Subject property fronts on the North in the Zoning District. Residental Transition (RT)		

Legal Description of Subject Property: (Exhibit No. 1) See Attached Legal Description
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) Single Family Attached homes (with 2 detached exceptions) development known as Calkins' Hill prevously approved. New small parcel to be incorporated into project.
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: See Attached
Attach a Site Plot Plan drawn to scale showing: a. scale b. lot: shape, location, dimension, and area c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front back and side yards
Please fill in: Front Setback Rear Setback Side Setbacks/ Lot Coverage Height
The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom hearing. Although it is not required that the Petitioner represented by legal counsel, information and documentation pertaining to the petitioner should be prepared as if it were to become part of a court hearing. Although the office of the City Planner is available to assist the Petitioner, it is the Petitioner's responsibility to request and prepare the appropriate variance petition. The Planning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.
Petitions will not be scheduled for public hearing <u>unless</u> all legal and procedural requirements have been met.

Last updated 1/16/18

EXHIBIT "A"

A PARCEL OF LAND IN OUT LOT 2 IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUT LOT 2, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE NORTH LINE OF JEFFERSON STREET WITH THE EAST LINE OF MORGAN BOULEVARD IN SAID CITY OF VALPARAISO; THENCE NORTH ALONG THE EAST LINE OF MORGAN BOULEVARD, 100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF JEFFERSON STREET, 55 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MORGAN BOULEVARD, 100 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET, 55 FEET TO THE POINT OF COMMENCEMENT.

Exhibit No. 1 Legal Description

A PARCEL OF LAND IN OUT LOT 2 IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUT LOT 2, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE NORTH LINE OF JEFFERSON STREET WITH THE EAST LINE OF MORGAN BOULEVARD IN SAID CITY OF VALPARAISO; THENCE NORTH ALONG THE EAST LINE OF MORGAN BOULEVARD, 100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF JEFFERSON STREET, 55 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MORGAN BOULEVARD, 100 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET, 55 FEET TO THE POINT OF COMMENCEMENT.

Exhibit No. 2 DEVELOPMENT STANDARD VARIANCE REQUESTS

Downtown Valparaiso Partners LLC

Limited and Special	Use Standards	§2.506(C)(2)
Single-Family Attac	hed – Bulk	
Code:	3-6 Units Per Building	
Proposed:	2 Units Per Building	
Limited and Special	Use Standards	§2.506(C)(3)
Single-Family Attac		92.300(C)(3)
	ned Access	
Code:	Accessed from Alley	
Proposed:	Internal Courtyard	
Setbacks		Table 3.501
Code:	Setbacks per Table 3.501	
Proposed:	All setbacks as shown on S	Site Plan prepared by
	Marbach-Palm, Inc.	
Single Family Attacl	hed Lot and	Table 3.503
Building Standards		
(Building Separation	n)	
Code:	15'	
Proposed:	11'	
Standard Developme		§3.503
Single Family Attacl	hed	
Code:	2,500	
Proposed:	Varies - Minimum is 2,23	7.2 sq. ft.

Standard Developme Single Family Attack		§3.503
Code:	25'	
Proposed:	Varies	
Landscaping		Article 10 – Landscaping
Code:	All landscaping plans	s and bufferyards
Proposed:		dscaping Plan by Lannert
Building Width		§11.202
Code:	24'	
Proposed:	22.5'	
Density		§3.301 and Table 3.301.A
(Single Fami	ly Attached – Net Dens	sity)
Code:	11.351 Units/Acre	1.4 Units/subject
Proposed:	23.80 Units/Acre	3.0 Units/ subject
Building Height		Table 3.503
Code	28'	
Proposed:	39' (To the highest peak) See §3.201	

 $X: \label{thm:local_parameter} X: \label{thm:local_parameter} A Standard Variance Requests 301 Jefferson Standard Variance Requests 301 Jefferson 2020-06-23. docx$

CITY OF VALPARAISO BOARD OF ZONING APPEALS

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner:

Downtown Valparaiso Partners LLC

Legal Description:

Exhibit "A"

Location:

301 Jefferson Street, Valparaiso, Indiana 46383

Current Zoning:

Residential Transition (RT) District

Petition:

Development Standards Variances:

1. Single-Family Attached – Bulk

 $\S 2.506(C)(2)$

Code:

3-6 Units per Building

Proposed:

2 Units per Building

2. Single-Family Attached – Access

§2.506(C)(3)

Code:

Accessed from Alley

Proposed:

Internal Courtyard

3. Setbacks

Table 3.501

Code:

Setbacks per Table 3.501

Proposed:

All setbacks as shown on Site Plan

prepared by Marbach-Palm, Inc.

4. Building Separation

Table 3.503

Code:

15'

Proposed:

11'

5. Single Family Attached – Lot Size

§3.503

Code:

2,500 sq. ft.

Proposed:

Varies – Minimum is 2,237.2

square feet

6. Single Family Attached – Lot Width §3.503

Code: 25' Proposed: Varies

7. Landscaping Article 10

Code: All landscaping plans and bufferyards Proposed: As shown on the Landscaping Plan

by Lannert Group

8. Density §3.301 and Table 3.301.A

Code: 11.351 Units/Acre 1.4 Units/subject Proposed: 23.80 Units/Acre 3.0 Units/subject

9. Building Width §11.202

Code: 24' Proposed: 22.5'

10. Building Height Table 3.503

Code: 28'

Proposed: 39' (to the highest peak) see §3.201

Case No.:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for a development standards variances to allow one (1) single family home and duplex structures creating a subdivision in accordance with general plans filed with the City pursuant to the provisions set forth above and found in the Unified Development Ordinance. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variance, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

FINDINGS:

- 1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a) Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variances.
 - b) The granting of the variances will not alter the essential character of the locality.
 - c) The variance will not adversely affect the aesthetic appeal or the cohesive development of the surrounding area, but will create an attractive enclave of desirable homes within walking distance to a thriving and vibrant downtown.
 - d) The granting of the setback variances will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways.
- 2. The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
 - a) The granting of the variances will in no recognizable way encroach on the enjoyment or use of the surrounding properties. The project is accessed and oriented to an internal courtyard.
 - b) The granting of the variances will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - c) There will be no substantial change in the use of the property that will result if the variances are granted.
 - d) The granting of the variances will preserve and enhance the scenic beauty, aesthetics and environmental integrity of the community and City.
 - e) The project design is unique and provides unusual privacy to neighboring properties as well as the new homeowners within the new project.
- 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
 - a) Granting the variances allow for more beneficial use of the property without detrimentally affecting safety or aesthetics.

- b) The addition of the subject parcel to the exiting project known as Calkins' Hill eliminates one potential conflicting commercial use.
- c) The housing and home styles are very desirable in the marketplace but not otherwise allowed in the existing district standards. The proposed house style is less density per building then existing standards.
- d) The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variances are not self-created.

Respectfully submitted;

By: Electronic Signature Todd U. L

Todd A. Leeth Hoeppner Wagner & Evans LLP

103 E. Lincolnway

Valparaiso, Indiana 46383

Attorneys for Petitioner

This Instrument Prepared By:

Todd A. Leeth Hoeppner Wagner & Evans LLP 103 E. Lincolnway Valparaiso, Indiana 46383



Joseph M Corrado	Joseph C & Hay Sean M Markovich	Karen Shaw
305 Chicago St	205 Chicago St	1005 Calumet Ave
Valparaiso IN 46383	Valparaiso IN 46383	Valparaiso IN 46383
Todd A Kuruda	205 Jefferson LLC	Jeremy Robinson
308 Jefferson St	205 Jefferson St	307 Lincolnway
Valparaiso IN 46383	Valparaiso IN 46383	Valparaiso IN 46383
Good Rentals LLC	Susan A Parker	Valparaiso City Of
424 Lane St	404 Chicago St	166 Lincolnway
North Judson IN 46366	Valparaiso IN 46383	Valparaiso IN 46383
301 Lincolnway LLC	Sean & Christine McConnell	Bucher & Sons LLC
1933 S Dearborn St	307 Jefferson St	6 North Michigan
Chicago IL 60616	Valparaiso IN 46383	Valparaiso IN 46383
Jesse & Melissa Holmes-Smith Smith	One D Girl LLC	Homevolve LLC
401 Jefferson St	204 E Jefferson St	1 Oxford Ct
Valparaiso IN 46383	Valparaiso IN 46383	Branchburg NJ 08876
Terry L Abner	Lynne E Sundwall	The 214592864 Blind Trust
401 E Lincolnway	404 Jefferson St	203 Jefferson St
Valparaiso IN 46383	Valparaiso IN 46383	Valparaiso IN 46383
Sky Blue Properties LLC	Donald J Ii & Kathleen V Evans	Rocco & Brooksine I Schiralli
701 Elmhurst Ave	208 Chicago St	104 Michigan Ave
Valparaiso IN 46385	Valparaiso IN 46383	Valparaiso IN 46383
Michael A & Jane E Bianco	Phoebe P Pollack	Larry S & Kim Kathleen Mari Jarrett
201 Jefferson St	6 Morgan Blvd	434 N 325 E
Valparaiso IN 46383	Valparaiso IN 46383	Valparaiso IN 46383
Edward G & Holly L Howe	Susan & Nelson Anna Maria/ Handschy	Sandra Antolick
402 Chicago St	PO Box 306	103 Morgan Blvd
Valparaiso IN 46383	Valparaiso IN 46384	Valparaiso IN 46383
Winter Acquisitions LLC	Michael R Dohner	Thomas J & Randall R/Tc Raynor
888 N 1st Ave Apt 515	402 Jefferson St	387 15th St W #136
Phoenix AZ 85003	Valparaiso IN 46383	Dickinson ND 58601

Viers Personal Trust& Nimtz Thomas 8 Morgan Blvd Valparaiso IN 46383 Dennis J & Sherese M Enright 106 Michigan Ave Valparaiso IN 46383 Jeffery D Osterhout 303 Chicago St Valparaiso IN 46383

Christodoulakis Kostis Living Trust 217 E Lincolnway Valparaiso IN 46383 Frederick L & Eva B Koselke 206 Chicago St Valparaiso IN 46383 Kathleen A Pivarnik 361 S 100 W Valparaiso IN 46385

ONE WAY Chicago Street - 66' R/W 30' asphalt surface B.C. to B.C. DESCRIPTION: (Chicago Title Insurance Company File No.: T8V16002472, Effective Date: December 22, 2017) PARCEL 1: A PARCEL OF LAND IN OUT LOT TWO IN THE CRIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISC, DESCRIBED AS COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTH-MEST CORNER OF SAID OUT LOT AS SHOWN ON PLAT, SAID POINT OF COMMENCEMEN BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF 5' BUILDING SETBACK LII CHICAGO STREET IN SAID CITY OF VALPARAISO. THENCE EAST 130.02 FEET TO A POINT 84.48 FEET WEST OF THE EAST LINE OF SAID OUT LOT 2, THENCE SOUTH 45 FEET, THENCE SOUTH 45 DEGREES 43 MINUTES EAST 27.21 FEET, THENCE EAST 65 FEET TO THE EAST LINE OF SAID OUT LOT BEING THE WEST LINE OF VALPARAISO. STREET THENCE SOUTH 114.75 FEET. THENCE WEST 84.48 FEET, THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET THENCE WEST 75.02 FEET. THENCE NORTH 100 FEET THENCE WEST 55 FEET TO THE EAST LINE OF MORGAN BOULEVARD, THENCE NORTH 180.50 FEET TO THE POINT OF COMMENCEMENT, AS PER PLAT THEREOF. RECCROED IN DEED RECCROP 3", PAGE 621. IN THE CFFICE OF THE RECCROER OF PORTER COUNTY, INDIANA. CHICAGO STREET IN SAID CITY OF VALPARAISO: THENCE EAST 130.02 FEET TO A POINT 84.48 FEE 2160.5 S.F. 0.050 Ac. 2160.5 S.F. 0.050 Ac. 2259.0 S.F. 0.052 Ac. 33' PARCEL 2: COMMENCING AT A POINT 11 RODS AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL 2 COMMENCING AT A POINT 11 RODS AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF OUT LOT 2 CF THE CRIGINAL ADDITION OF OUT LOT 3 CT THE TOWN, NOW CITY, CF VALPARAISO, THENCE RUINNING WEST 65 FEET THENCE NORTH/WESTERLY TO A POINT 13 RODS AND 1 FOCT NORTH AND 5 RODS AND 3 LINKS WEST OF THE SOUTHEAST CORNER OF SAID OUT LOT 2 THENCE NORTH TO THE SOUTH LINE OF CHICAGO STREET THENCE EAST 5 RODS AND 3 LINKS TO THE EAST LINE OF OUT LOT 2 THENCE SOUTH TO THE PLACE OF BEGINNING, AS PER PLAT THEREOF. RECORDED IN DEED RECORD "A", PAGE 621. IN THE OFFICE OF THE RECORDER OF PORTER COUNTY. INVIVANCE. 2237.2 G.F. 0.051 Ac. Street - \mathbb{R}^{N} .99 Valparaiso SAID PARCELS 1 AND 2 ALSO DESCRIBED AS FOLLOWS: Blvd -A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION TO OUT LOTS TO THE TOWN NOW CITY OF VALPARAISO, DESCRIBED AS BEGINNING AT A POINT 3S FEET SCUTH OF THE NORTHWEST CCRIRE OF SAID CUT LOTS AS SHOWN ON PLAT SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO. THENCE EAST 214,5 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CHICAGO STREET TO THE EAST LINE OF OUT LOT TWO. HENCE SOUTH ALONG SAID EAST LINE OF CUT LOT TWO, A DISTANCE OF 198,75 FEET THENCE WEST SA 48 FEET, THENCE SOUTH 81.75 FEET THENCE WEST SOUTH EAST LINE OF MORGAN BOULEVARD THENCE NORTH 180.5 FEET TO THE POINT OF BEGINNING AS PEEP LAT THENCE WEST SO FEET. THENCE NORTH 180.5 FEET TO THE POINT OF BEGINNING AS PEEP PLAT THEREOF, RECORDED IN DEED RECORD "A" PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA Morgan 2196.0 S.F. 0.050 Ac. 9960.4 S.F. 0.229 Ac. DESCRIPTION: (Rec. Inst. No. 97-22381) A PARCEL OF LAND IN OUT LOT 2 IN THE CRIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY. OF VALPARAISC. AS PER PLAT THEREOF RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY. INDIANA, DESCRIBED AS FOLLOWS COMMENCING AT A POINT 35 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUT LOT 2 SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE NORTH LINE OF JEFFERSON STREET WITH THE COMMENCEMENT BEING THE INTERSECTION OF THE NORTH LINE OF JEFFRSONS TREE. WITH THE EAST LINE OF MORGAN BOULEVARD. 100 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF JEFFERSON STREET. 55 FEET, THENCE SOUTH PARALLEL TO THE AST LINE OF MORGAN BOULEVARD. 100 FEET TO THE NORTH LINE OF JEFFERSON STREET. THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET. 55 FEET TO THE POINT OF COMMENCEMENT. 10' UTILITY EASEMENT 2237.2 S.F. 0.051 Ac. Transition (RT) District Surveyor Marhach-Palm Inc. Faganel Builders, LLC 8888 E. U.S. Hwy. 20 P.C. Box 960 New Carlisle, IN 46552 (547) 654-3450 P.O. Box 1270 Batavia. IL 60510 10B 25. BRITTING SETBACK FINE Downtown Valparaiso Partners, LLC S89*58'42"W 84.48" 212 Lincolnway Valparaiso. IN 46383 MONUMENT SYMBOLS MCNUMENT FOUND IRON PIPE FOUND REBAR FOUND Jefferson Financial Center, LLC Rec. Inst. No. 2012-033546 MAG NAIL w/ FIRM #13 WASHER SE CHRISTIAN F. MARBACH, P.S. No.880002 OTHER SYMBOLS Transition (RT) District ZONING Residentia SCALE: 1" = 20" Area to be Modified and Appended DATE OF CERTIFICATION to the Original Application Jefferson Street - 66' R/W 31' asphalt surface B.C. to B.C ONE WAY CAD FILE Vicinity Map

Calkins' Hill

Part of Outlot 2, Original Town of Valparaiso City of Valparaiso, Center Township, Porter County, Indiana S.W. 1/4 Section 24, Township 35 North, Range 6 West

The boundary survey of this subdivision is shown on a ALTA/NSPS Land Title Survey by Marbach-Palm, Inc. with drawing number of A-42821.

The subject property lies within Zone X, area of minimal flood hazard, as shown on FEMA Flood Insurance Rate Map, Community Panel No. 18127C0210D. effective date 09/30/2015.

This project lies within the area served by the Valparaiso Fire Department.

Zoning The lots in this subdivision will conform to Residential Transition (RT) District as outlined in the City of Valparaiso Unified Development Ordinance.

Development Standard Variances Downtown Valparaiso Partners LLC Approved September 17, 2019

Code: 3-6 Units Per Building Proposed: 2 Units Per Building §2.506(C)(3) Table 3,501

Standard Development - Lot Size

Standard Development - Lot Size
Single Family Attached
Code: 2.500 sq. ft.
Proposed: Varies - Min Standard Development - Lot Width Single Family Attached Code: 25' Proposed: Varies

63 301 and Table 3 301 A

Table 3,503



Preliminary Drawing - Not for Construction Primary Plat



JOB NUMBER

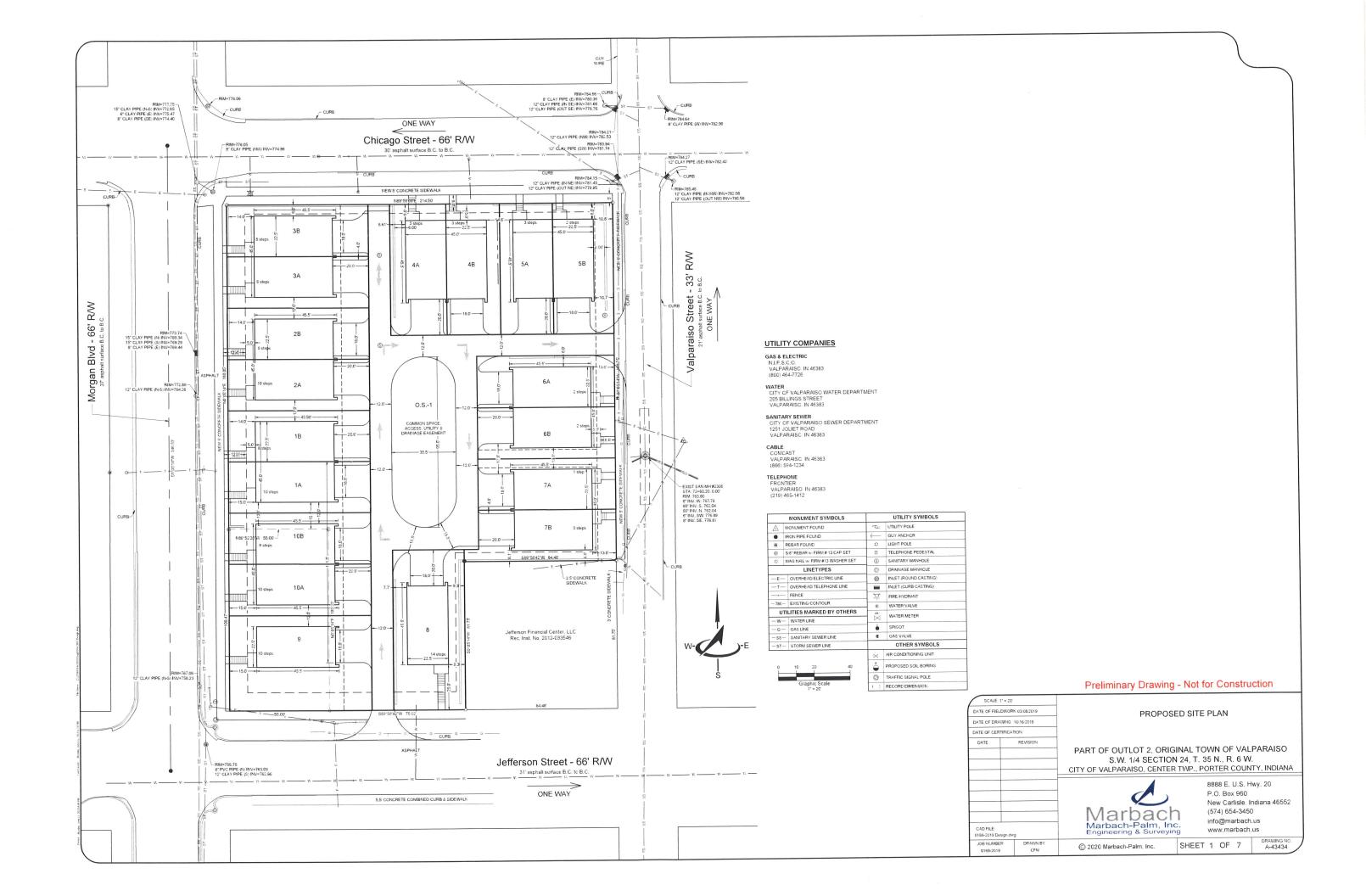
Part of Outlot 2, Original Town of Valparaiso S.W. 1/4 Section 24, T. 35 N., R. 6 W. City of Valparaiso, Center Township, Porter County, Indiana

Calkins' Hill



8888 E. U.S. Hwy. 20 P.O. Box 960 New Carlisle. Indiana 46552 (574) 654-3450 info@marbach.us www.marbach.us

SHEET 1 OF 4 © 2020 Marbach-Palm, Inc.



LEGEND

SUBJECT SITE

---- ZONING BOUNDARY

ZONING CLASSIFICATIONS

NC60 - RESIDENTIAL CONSERVATION

UR - RESIDENTIAL, URBAN

RT - RESIDENTIAL TRANSITION

CBD - CENTRAL BUSINESS DISTRICT

ZONING INFORMATION OBTAINED FROM COOK COUNTY CITY OF CHICAGO ELK GROVE VELAGE. CITY OF DES PLANIES AND VILLAGE OF BENSENVILE ZONING MAPS AVAILABLE ORLINE AS OF MARCH 14, 2019 AERIR, PHJ TOGRAHPT OBTAINED FROM GOOGLE EARTH FLOWN MARCH 17, 2016

06.26.20

CALKINS' HILL Downtown Valparaosi Partners, LLC

Lannert Group







01





















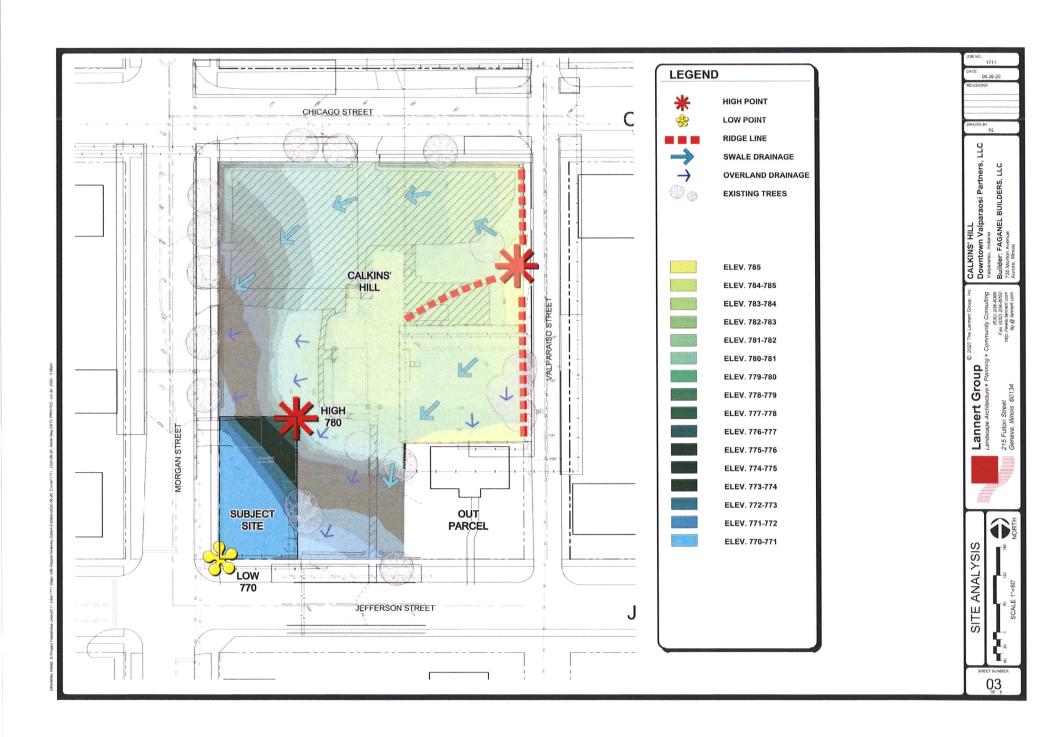




Lannert Group

02

OFF-SITE VIEWS



ROOFTOP DECK



INTERNAL VIEW OF UNITS



REAR ISLAND WITH UTILITIES, PLANTING AND UNIT NUMBER



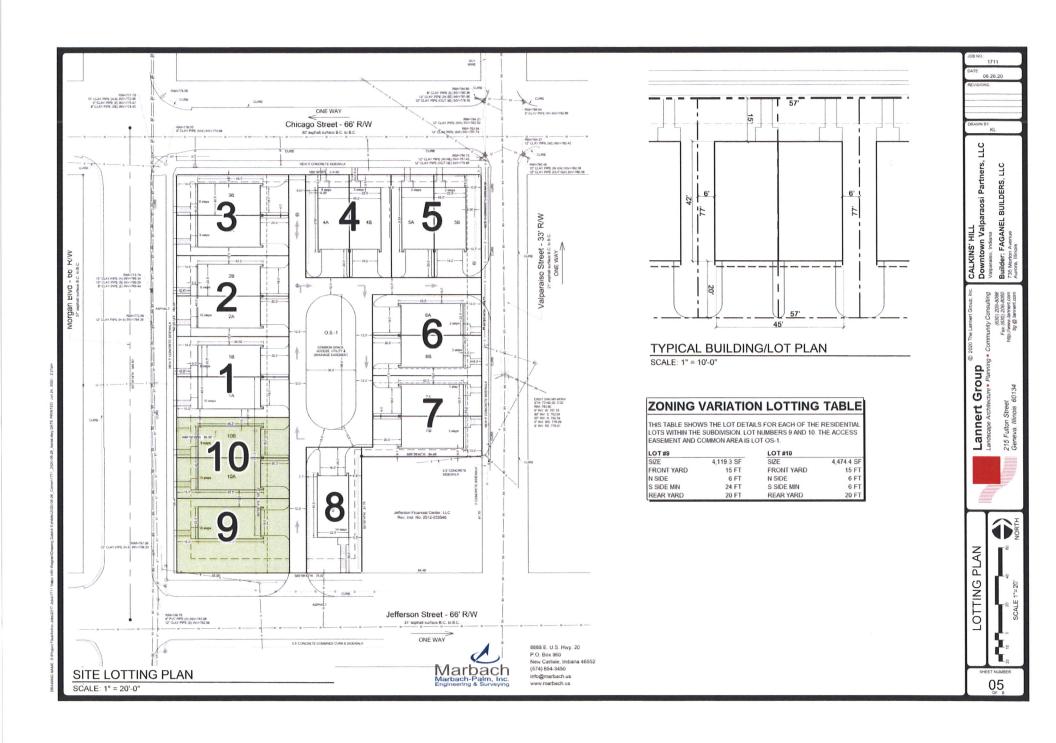
INTERNAL PASSIVE PARK AREA WITH FIRE PLACE

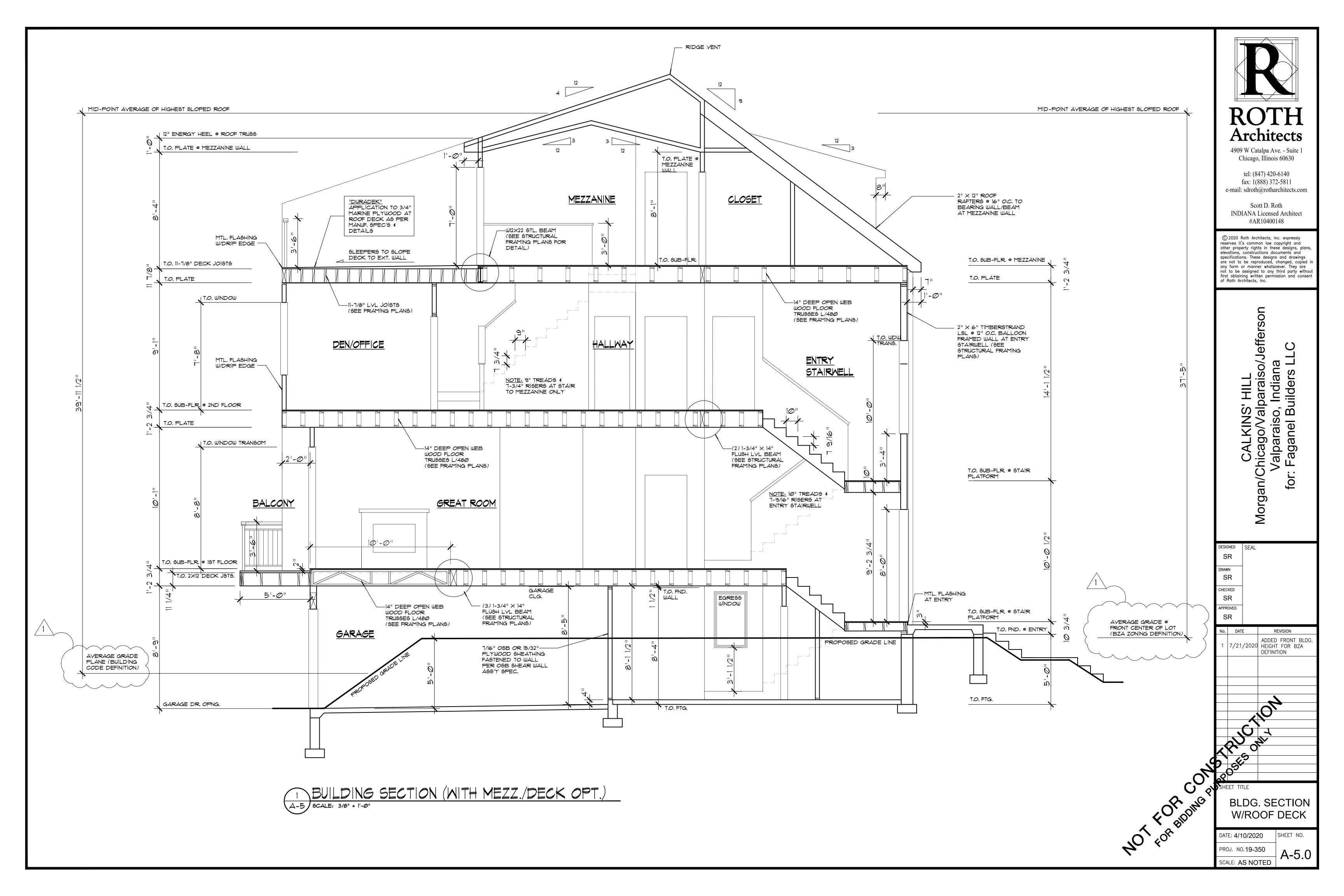
Lannert Group

CALKINS' HILL
Downtown Valparaosi Partners, LLC
Vigenae, Indene

Jacob State Control of the Cont

04







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

www.valpo.us

MEETING: Site Review Committee LOCATION: City Hall SUBJECT: Calkins Hill Subdivision DATE: July 21, 2020

ADDRESS: Jefferson, Chicago & Morgan Streets

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Beth Shrader, Planning Director (219) 462-1161 / bshrader@valpo.us Vicki Thrasher, Building Commissioner (219) 462-1161 / vthrasher@valpo.us Mike Jabo, Engineering Director (219) 462-1161 / mjabo@valpo.us Bill Laird, Engineering Dept. (219) 462-1161 / blaird@valpo.us Mark Geskey, Water Dept. (219) 462-6174 / mgeskey@valpo.us Paul Scott, Water Reclamation Dept. (219) 464-4973 / pscott@valpo.us Tony Fahel, Water Reclamation Dept. (219) 464-4973 / tfahel@valpo.us Brandon Dickinson, RDC/Economic Director (219) 462-1161 / bdickinson@valpo.us Mike Jessen, City Administrator (219) 462-1161 / mjessen@valpo.us Patrick Lyp, City Attorney (219) 462-1161 / plyp@valpio.us

PRESENTERS:

Todd Leeth, Hoeppner Wagner & Evans LLP (219) 464-4961 / tleeth@hwelaw.com
Chris Marbach, Marbach Engineering & Surveying (574) 654-3450 / chris@marbach.us
David Faganel, Faganel Builders (630) 253-2976 / david.faganel@faganelbuilders.com
Scott Roth, Roth Architects, Inc. (847) 475-4750 / sdroth@rotharchitects.com
Matthew Green, NIPSCO (219) 263-8320 / matthewgreen@nisource.com
Terry Faltz, ttaltz@pricorhome.com
Melissa Cowan, NIPSCO
MCowan@nisource.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Calkins Hill Subdivision. Shrader stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Leeth mentioned that the most significant change to the project is that they have acquired the 301 Jefferson property located at the southwest corner. The plat will have to be amended because three units will be added to the project. Leeth mentioned the new parcel is very small (5,500 sq. ft.). However, it is an important addition because it squares-off the corner and it is the front door for the entire project. Leeth said the ten (10)



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variances previously received for the overall project will have to be extended and applied to the new acquisition.

STAFF COMMENTS:

LYP: Lyp mentioned that he is waiting for two items. Lyp needs a better sense of the timing for the closing on 301 Jefferson. There is an agreement between the developer and the Redevelopment Commission concerning the acquisition. The second item is the incentive discussed about the possible use of the HOTIF as opposed to going down the EID Tax Abatement route, the one most recently used for St. Paul's. On the second issue we are waiting on a report from Cender and direction from the developer as to what would be the preferred route. Providing some sense of where these two issues stand would be helpful to Lyp and Dickinson (RDC). Leeth interjected that he is not handling the financial package and requested Dave Faganel provide information. Faganel commented that they had a phone conference last week with Cender and received some key numbers on Monday. Cender is looking at the HOTIF. Faganel conveyed that he spoke to Cender on Monday evening concerning the numbers and asked him to make some adjustments. Faganel asked him to look at what the sale prices will be and what interest rate will have to be paid to investors. Faganel said they are trying to tweak costs a little bit. Faganel commented they hoped to come in to see Lyp and Dickinson early next week and they should be ready to sit down with the City within a week. Lyp asked if they have a timeline on when they want the Redevelopment Commission to be ready to move forward on the acquisition of 301 Jefferson. Faganel said their goal has been to hopefully tear down the White House building and the new commercial building sometime in late August. but more likely sometime in September. Then they would start with site development and get foundations in the ground by November. Faganel said their contract gives them a 90-day due diligence that ends either in July or the first of August and there is also a 90-day extension. Faganel said they will be using the extension. Once they feel comfortable that they have the HOTIF in place, or at least the terms and are going through the process, they can tear down the buildings and get started. There are two paths they must go down - the financial path and the improvement/entitlement path.

SHRADER: Shrader conveyed that we have received a petition for the BZA and the Plan Commission. The BZA process is required for the new parcel which is going to be subdivided and then combined with the existing subdivision. This is being considered a revised primary plat. All the variances that were requested for the original petition will be included, In addition, based on Shrader's review of the architectural drawings, the height has changed and exceeds the height that was permitted by the BZA last year. This is minor. Shrader said she will work with Leeth to assign what the maximum height should be. Leeth interjected that



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his understanding is that based upon the determination as to where the top of the height measurement is taken, the 39 ft. variance is within the parameters of all the buildings. Shrader said there have been a couple iterations of the elevations. The latest ones submitted for site review do show that the midpoint average of the height sloped roof is 39'-11-1/2" and that is what determines the building height. This is only on the elevations that have the roof deck add-on and this element is the trigger. Shrader asked if the roof deck is optional and if there individuals requesting this feature. Leeth conveyed this is an option they want to offer to any buyer, and they would want a variance to make sure this can happen. Roth interjected that there are two definitions for building height. The one Leeth is referring to from zoning takes the height from the center of the lot in the front of the house to the midpoint average of the highest roof. This number is under 39 ft. The building definition is different and what is being referred to on the construction drawings. Shrader stated it would be helpful if some where on the drawing set for BZA they show the height based off the grade level at the front of the building. It appears that the height will be under what is required by the UDO. Shrader said one of the elements for the development standards variances is 2.506(C4)(b). This standard has to do with zoning districts that surround the zoning district of this project. Shrader is waiting to hear from the former City Planner concerning this issue. Leeth mentioned that he did research on this item and it appears as though there is a portion of the project on the south side of Jefferson that does comply. There is a Central Business District Zoning classification that triggers compliance. Shrader said this is correct. Leeth said the question that needs clarification is whether they must comply on all four sides or can they comply on one spot which will make the entire site compliant and therefore, no new variances will be needed. Leeth can only wait for clarification until the filing deadline, which is Friday. Shrader feels she can resolve this issue within a day or so. Shrader the process will be an August approval for both Primary Plat and Board of Zoning Appeals and approval of the Secondary Plat in September. Leeth agreed that this is correct. Marbach interjected that his recollection from the original site review meeting was that Secondary Plat would be done on a per lot basis as they were built to make sure the lot lines were exactly down the building lines because of the common wall. They were told that Secondary Plat would be done as Unit 4 Plat, Unit 5 Plat, Unit 6 Plat, or if three buildings were built at one time, then they would do Secondary Plat at the same time. Shrader conveyed that when Secondary Plat is done is entirely their decision. Shrader said it can be done as an as built which depends on their process for sales and funding. Thrasher interjected that in the past the as builts have been used. Leeth said they will decide whether they want to do Secondary Plat all at one time, or on a per lot basis. Shrader conveyed that Will Rose has



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revised the addressing for Morgan Blvd. These addresses will run from 100 to 116, and will need to be shown on the Primary Plat.

MARBACH: With the addition of the new parcel, the project became slightly over one (1) acre. Originally, the project was exempt from the storm water requirement because the project was right at the one (1) acre requirement and they were told by Adam McAlpine not to worry about it. The addition of 301 Jefferson brings the property up to approximately 1.2 acres. Marbach said the concept for this property is to build a bowl in the middle which will ultimately have to discharge the water somewhere if it does not percolate away. They were originally going to run the water down the entrance driveway towards Jefferson and let it fall out into Jefferson Street and get collected into the City storm sewer system. However, now they are taking the center common area and putting in a 2 ft. depression on the south end that will gather the initial storm water from the buildings. When this overflows it will then come down the driveway. Marbach said a trench drain will be installed just south of Lot 8 and Lot 9 that will go across the road, catch the water and put it into another small decorative BMP on the south side of Lot 9 as a way to divert the water from immediately flowing out into the road. Marbach mentioned possibly a stone base with the wall behind it that supports the foundations of the building becomes the spot for the sign to enter into the property. The attempt has been made to store some of the water on site as a compromise to doing some underground drainage areas, storage trenches or more massive underground infrastructure.

JABO: Jabo mentioned that when he and Marbach spoke three weeks ago, they thought they might be able to employ rain gardens, standard on-sites, or depressional storage within the site. We do not want all the storm water racing down to Jefferson, then racing to Morgan and then racing to Lincolnway. Is the site grading between all buildings going from the back of the building forward to the corresponding facing street? Marbach said the grading is from the front to the back. Everything will come from the front of the building and will drain in between the buildings towards the center. Jabo mentioned that during previous discussions with Engineering Marbach was told he could not use the 8" clay storm pipe coming out of the existing parking lot. Jabo met with the Utility Director and we would consider allowing the use of this pipe, provided the status quo flow of the site is not exceeded. Jabo said if Marbach can calculate what is going there now, it will be necessary to be at or below that rate in flow. Jabo stated that he and Laird are still concerned about all the site water racing down the driveway to Jefferson. Jabo mentioned he hasn't seen any calculations. Jabo stated he are willing to work with Marbach by allowing the use of the pipe and maybe to get creative with some things to slow the water down. Jabo asked if something more creative could be done with the central island. Shrader asked



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if the common space could be elevated to allow more storage/infiltration underneath it. Jabo suggested perf pipe under the drives. Jabo and Marbach will continue to try to add storm water attenuations and features to slow the water off site. Jabo indicated the SWPPP and Erosion Control Plan are required. **LAIRD:** A Rule 5 Permit through IDEM is required.

GESKEY: The sanitary sewer is fine. The water main needs to 8" ductile iron pipe. Geskey requested a hydrant between 1A and 1B. Marbach asked if the hydrant could be placed between 1B and 2A. Geskey said that will be acceptable. The tie-ins to the existing water mains on Jefferson Street and Chicago Street need to be hot taps. Units 4A, 4B, 5A and 5B will be tapped off Chicago Street.

FAHEL: Submittal of an internal plumbing plan will be necessary. Marbach mentioned the internal plumbing plan may be in the architectural set. Roth said the architectural plan layouts do not have plumbing risers or anything related to the sprinklers; however, they will be forthcoming when the Building Permit is submitted. Fahel said if the elevator is hydraulic it will require a sump pit and oil minder. Faganel said they have not made a decision concerning the elevator. **THRASHER:** Thrasher mentioned a Site Permit will be required for the infrastructure work. Each individual unit will require a Site Work Permit to cover the sewer tap fees, etc. A Zoning Clearance will be required for the infrastructure

portion of the project. A Building Permit will be required for each unit separately. The units will be inspected separately, and occupancy will be granted separately. Thrasher stated she does have the Demolition Permits; however, the contractors listed must register with the City before the permits can be released. All contractors working on the new construction and the contractors working on the infrastructure need to be registered with the City.

GREEN: There are three utility poles owned by NIPSCO in the southwest, northwest and northeast corners. Valparaiso pays monthly for streetlights. Green needs to know if they will be kept as is or if they will be replaced with different lighting. Green mentioned that he needs to know up front about any requests for infrastructure going from overhead to underground that will push utilities across the street. This will require a six-month notification for these customers. Faganel said with a project like this they will presumably go underground. This issue can be discussed further at the meeting tomorrow. **COWAN:** In order to run gas into this project Cowan will require road cut permits. Cowan said on Jefferson Street and Valparaiso Street it will probably be necessary to extend it further north and then come into the development. There is no gas on Chicago Street.



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ISSUES TO BE RESOLVED:

Closing for 301 Jefferson
Landscaping Plan
Erosion Control Plan
Submit SWPPP
Rule 5 Permit
Internal Plumbing Plan
Detailed Site Plan
Site Improvement Permit – Infrastructure Work
Site Improvement Permit – Each Individual Unit
Building Permit – Each Unit
Contractors Registered with the City
Zoning Clearance – Infrastructure

In Support of an application for Specia request:	al Exception, the Petitioner sta	tes that the granting of such
Will not generate excessive vehic 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 requiremer Petitioner will comply with all or	or traffic problems; the utilities, drainage, facilities, a tion to the neighborhood envir ty of the expected use; that of the district in which prop	and other necessary facilities onment and will not infringe osed use is to be located.
In support of such application for Spec	cial Exception for Home Occi	upation, Petitioner states:
That no person other than member in the home occupation.	ers of the family residing on th	e premises will be engaged
That the use of the dwelling subordinate to its use for residential dwelling will be used in the conduct of That there will be no change in twisible evidence of the conduct of sexceeding two square feet in area, non business That no home occupation will be That there will be no sales area u That no traffic will be generated normally be expected in a residential conduct of such home occupation will be in the front yard That no equipment or process will or electrical interference detectable to the substitute of the su	purposes and not more than 2 if the home occupation. The outside appearance of the buch home occupation, other conducted in any accessory bunless specifically permitted by d by such home occupation in neighborhood and any need to be met by required or permitted by the used which creates noise, we have a superposed to be used which creates noise, we have a superposed to be used which creates noise, we have a superposed to be used which creates noise, we have a superposed to be used which creates noise, we have a superposed to be used which creates noise, we have a superposed to be used which creates noise, we have a superposed to the home occupation in the superposed to be used which creates noise, we have the home occupation in the superposed to be used which creates noise, we have the home occupation in the superposed to be used to be	25% of the floor area of the building or premises, or other than one sign-such sign not ly the name and nature of the building. The BZA. The greater volume than would for parking generated by the parking spaces, and will not building, glare, fumes, odors
PETITIONER:	c/o Katie L. Kopf Hoeppner Wagner & Evans LL 103 E. Lincolnway	
Prabhudas LLC	Valparaiso, Indiana 46383	219-464-4961
Name (Please Print) OWNER OF SUBJECT PROPERT	Address Y:	Phone
Same as Petitioner		
Name (Please Print)	Address	Phone
ADDRESS OF SUBJECT PROPER Subject property fronts on the Zoning District. Business Park (BP)		araiso, Indiana 46383 Road 49 and Eastport Dr.
= doi:1000 1 dik (Di)		

DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION, ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) Replat of Lot 4 in Eastport Centre for Commerce & Industry Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: See Attached Variances:	gar Description of Subject Property: (Exhibit No) Lot 4, in Eastport Centre for Commerce & Industry, in the City of Valparaiso, as per plat thereof recorded August 8, 1994
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) Replat of Lot 4 in Eastport Centre for Commerce & Industry Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought: Article: Section: Paragraph: Item: See Attached Variances	
Administrative Relief is sought: Article: Section: Paragraph: Item: See Attached Variances	DITION, ALTERATION, OR CHANGE OF USE: (Exhibit No) splat of Lot 4 in Eastport Centre for Commerce & Industry
Attach a Site Plot Plan drawn to scale showing: a. scale b. lot: shape, location, dimension, and area c. existing improvements on the lot (including, structures, sidewalks, & driveways) and the percent coverage of improvements on the lot d. distance for lot lines, right-of-way lines, or easements to any structure for: front, back and side yards Please fill in: Front Setback Rear Setback Side Setbacks/_ Lot Coverage Height The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom	ministrative Relief is sought: icle: Section: Paragraph: Item: See Attached Variance
Front Setback Rear Setback Side Setbacks/_ Lot Coverage Height The powers and duties of the Board of Zoning Appeals are provided for and limited by Enabling Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom	ach 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,
Acts in Indiana Code 36-7-4-900 et. eq The public hearing procedures are similar to a courtroom	nt Setback Rear Setback Side Setbacks / Lot Coverage
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	ring. Although it is not required that the Petitioner represented by legal counsel, information documentation pertaining to the petitioner should be prepared as if it were to become part of a art hearing. Although the office of the City Planner is available to assist the Petitioner, it is Petitioner's responsibility to request and prepare the appropriate variance petition. The nning Department can be contacted Monday-Friday between 8:30 – 4:30 at (219) 462-1161.

been met.

DEVELOPMENT STANDARD VARIANCE REQUESTS

PRABHUDAS LLC

Lot Width

<u>Code</u>:

150 feet

Table 3.505

160 feet

§11.304

Proposed:

Lot 4A = 114.96 feet

Lot 4B =

124.36 feet

CITY OF VALPARAISO BOARD OF ZONING APPEALS

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner:

Prabhudas LLC c/o Dr. Pithadia

Legal Description:

Lots 4, Eastport Centre for Commerce and Industry, as per plat thereof

recorded in Plat File 23-A-6, in the Office of the Recorder of Porter County,

Indiana.

Location:

2801 Leonard Drive, Valparaiso, Indiana 46383

Current Zoning:

Business Park (BP) District

Petition:

Development Standards Variances:

1. Lot Width

Code:

150 feet

Table 3.505

160 feet

§11.304

Proposed:

Lot 4A =

114.96 feet

Lot 4B =

124.36 feet

Case No .:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for a development standards variance to allow for a business building in the Business Park (BP) District, all in accordance with general plans filed with the City pursuant to the provisions set forth above and found in the Unified Development Ordinance. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variances, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations

of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

FINDINGS:

- 1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a. All neighboring property abutting the Petitioner's property is presently developed.
 - b. Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variance.
 - c. The granting of the variance will not alter the essential character of the locality.
 - d. The granting of the variance will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways.
 - e. The variance will not adversely affect the aesthetic appeal of the subject property or any neighboring property or buildings located thereon.
- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
 - a. The granting of the variance will not in recognizable way encroach on the enjoyment or use of the surrounding properties.
 - b. The granting of the variance will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - c. The granting of the variance will preserve and enhance the scenic beauty, aesthetics, and environmental integrity of the community and City.
- 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
 - a. The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variance are not self-created.

b. Granting the variance allows for more beneficial use of the property without detrimentally affecting safety or aesthetics.

Respectfully submitted;

By

Katie L. Kopf

Hoeppner Wagner & Evans LLP

103 E. Lincolnway

Valparaiso, Indiana 46383

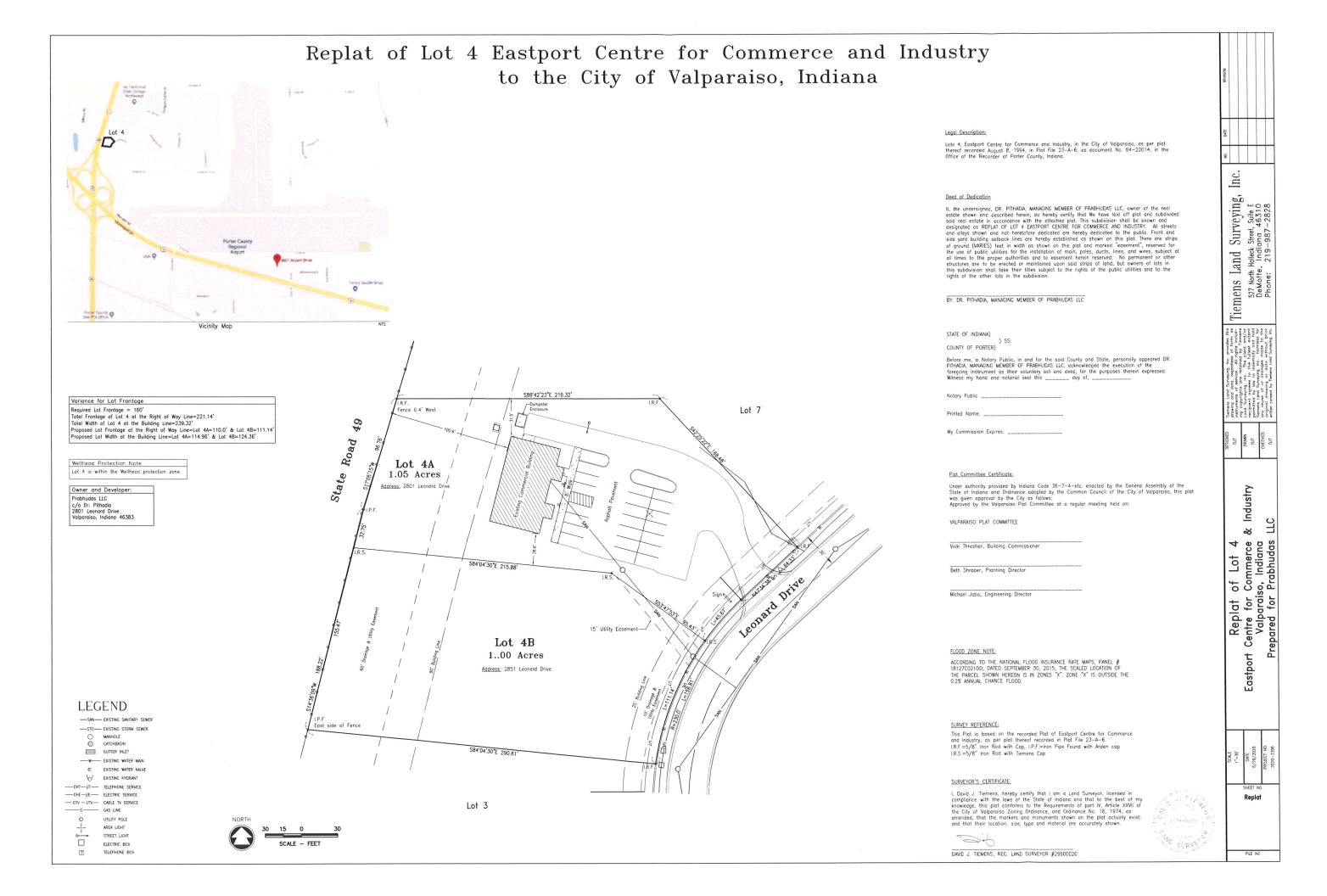
Attorneys for Petitioner

THIS INSTRUMENT PREPARED BY:

KATIE L. KOPF HOEPPNER WAGNER & EVANS LLP 103 E. LINCOLNWAY VALPARAISO, INDIANA 46383



	В	C
1	Owner	Owner Address
2	Farm Credit Services of Mid America	PO Box 34390 Louisville KY 40232
3	Brown Inc	720 W US Hwy 20 Michigan City IN 46360
4	Barr Touch Holdings LLC	1150 Eastport Centre Dr Ste A Valparaiso IN 46383
5	Sisusaaz LLC	1925 Rawlins Dr Chesterton IN 46304
6	Ent Building Llc	2802 Leonard Dr Valparaiso IN 46383
7	Belden LLC	3055 Thornhill Dr Valparaiso IN 46385



TELEPHONE: 462-1161

PRESENTERS:

MEETING: Site Review Committee LOCATION: City Hall SUBJECT: Dr. Pithadia's Office Complex DATE: October 17, 2006

ADDRESS: 2801 Leonard Drive, Eastport Centre

PRELIMINARY SITE REVIEW IN ATTENDANCE:

III / II I EIID/ III OE.		i ileoziti zilo.
Craig Phillips, Planning Director	(219) 462-1161	Steve DeBold, Chester Construction
Tyler Kent, Asst. Planner	(219) 462-1161	(219) 465-7555
Matt Kras, Storm Water Engineer	(219) 462-1161	steved@chesterinc.com
Daryl Brown, Water Department	(219) 462-6174	
Chuck McIntire, Water Department	(219) 462-6174	Mark Babcock, Chester Construction
Jack Johnson, Fire Department	(219) 462-8325	(219) 465-7555
Marv McDaniels, Collections Department	(219)-464-2346	markb@chesterconstruction.com
Bill Oeding, Public Works Director	(219) 462-4612	
Steve Martinson, Parks Department	(219) 462-5144	
Dave Pilz, Engineering Director	(219) 462-1161	
Media		

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

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed new construction of a medical office for Dr. Pathadia. Phillips stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

DeBold proposed a 3,000 sq.ft. doctor's office. The overall project will be in 3 phases with similar buildings and future parking as shown. The developer will sheet drain the proposed parking forward and the roof will slope to the back to an existing swale. A swale will be created along the north property line to assist with excess drainage. The new swale will direct drainage both to the front and back existing swales and will drain to the south.

Phillips noted an issue with parking for this project. DeBold clarified that a variance has been granted for this property and the property directly north. Additional information regarding the building is required, such as the height, square footage, dimensions, etc. The 90' setback is shown, but additional information is needed for the 30' landscape strip along IN49. Signage is limited to a 6' tall monument style sign for the property. Architectural information is also needed. Phillips inquired about the remainder of the site during construction. DeBold explained that silt fence will be installed around the areas that are not to be disturbed. The portion of the site will remain "as is". A dumpster on site will be screen with vinyl fencing painted to match the color of the building. Phillips asked for some landscaping at the enclosure to soften the look. DeBold asked for additional clarification regarding the 30' landscape buffer along the back of the property. Requirements may be found in the Signature Corridor Overlay District Standards for IN49.

Pilz explained that a clean-out must be added at the mid-point of the sanitary sewer line since the maximum length between clean-outs is limited to 50'. Pilz asked that some of the runoff

from the parking area be diverted to avoid running into the street. There are large striped islands shown on the plan. Pilz suggested making them vegetated islands to help with the runoff.

Kras noted that an erosion control plan is needed. Regular inspections will be conducted. McDaniels asked that DeBold contact Ed Pilarski, Pre-Treatment Coordinator, at (219) 464-4973 regarding separators and inventories.

Martinson explained that a landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them and a replacement tree schedule is needed. It should be noted on the plan if there are no trees on the property. Martinson asked that the developer follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org. A material list is needed for the landscape strip and any parking lot islands. The current listing is appropriate. Martinson is available for assistance if needed.

Brown explained that this is in a Wellhead Protection Area and all fuel tanks must have secondary containment during construction. The secondary plat must note that this is in a Wellhead Protection Area. Information about rain gardens were provided and asked if vegetation could be added to the swales. The domestic line, fire suppression, and irrigation systems require backflow protection.

McIntire mentioned that when the south section of the parking lot is developed, the water service for future buildings must be in place.

Johnson provided a hydrant form to be completed for this project. The building will not be sprinkled. Should a fire alarm system be installed, a Knox Box or key box system is required for the department to gain entry to the building.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Erosion Control Plan
Right-of-way
Detailed Site Plan
Sanitary/Sewer (Clean out)
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit

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:
Byan Danley 2652 High Sierre Dr. Volgare, so, IN 46385 (26)395-ldate Name (Please Print) Address Phone
OWNER OF SUBJECT PROPERTY:
Tagle View Hours, UC POBOX 12, Velpariso IN 46384 (28) 355-6609 Name (Please Print) Address Phone ADDRESS OF SUBJECT PROPERTY: 1001 Center Street, Valgaçaiso, IN 46385
Name (Please Print) Address Phone
ADDRESS OF SUBJECT PROPERTY: 1001 (anter Street, Valgara'SO, IN 46385 Subject property fronts on the 60st side between (streets) Bond and Hope Street in the 1000 Zoning District.

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

Legal Description of Subject Property: (Exhibit No. 1)
See attached Exhibit #1
DESCRIPTION OF PROPOSED PROJECT INCLUDING, NEW CONSTRUCTION,
ADDITION, ALTERATION, OR CHANGE OF USE: (Exhibit No)
Construction of a new single tenrily residential home
Construction of a new single family residential home with a change in the side sotback from 6 feet to 3 feet
Section (3) of the Zoning Ordinance from which a Variance, Special Exception, or Administrative Relief is sought:
Article: 3 Section: 3,50 Paragraph: B 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 30 Rear Setback 30. Side Setbacks 20 / 3 Lot Coverage 39.7 Height 16 4 7 "
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.



A Policy Issuing Agent of Old Republic National Title Insurance Company

ALTA Commitment - Schedule A

File Number: IN007106

Address Reference: 1001 Center Street

Valparaiso, IN 46385

Issued by: **Greater Indiana Title Company** 8700 Broadway, Suite B

Merrillville, IN 46410 Phone: 219-641-6300 Fax: 219-641-6399

1. Commitment Date: October 18, 2019

2. Policy (or Policies) to be issued:

Policy Amount

2006 ALTA OWNER'S POLICY

Proposed Insured: \$50,000.00

MARK LACKEY EAGLE VIEW HOMES, LLC, BRYAN DONLEY EAGLE VIEW HOMES, LLC

- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4. Title to the estate or interest in the Land is at the Commitment Date vested in:

CENTER STREET VALPO PARTNERS, LLC.

5. The Land is described as follows:

LOT 7 IN BLOCK 1 IN CHAUTAUQUA PARK, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "E", PAGE 582, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

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Written Description of Project

Eagle View Homes, LLC 1001 Center Street Valparaiso, IN 46385 1104 Square Feet Single Family Ranch Home with 2 Car Garage

This Variance from Development Standards request is to reduce the side yard setback from six feet to three feet. Lot 7 in Chatauqua Park is a corner lot along Bond Ave at Center Street. The side yard set back along Bond Avenue is 20'. The overall width of the lot is fifty foot making the building envelope a total of twenty-four feet with the strict application of the zoning ordinance. Eagle View Homes, LLC is requesting a three-foot side yard setback variance in order to construct a to twenty-seven foot wide single family ranch home.

Variance from Development Standards Finding of Facts

Petitioner submits that:

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

 Construction of a new single-family home is a benefit to the community. It increases property values, decreases the amount of vacant land, and improves the overall aesthetics of the community. Decreasing the side setback for a single-family home will not have any negative impact to the community. It could be considered a benefit to the surrounding area as it will allow for a larger home, with a higher value, further raising property values in the area.
- 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 the adjacent properties will be increased with a larger, single family ranch home.
 The larger building footprint will allow for a larger home with a higher value. Ranch homes have a larger positive impact on adjacent property values due to the higher price per square foot average.
- 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:

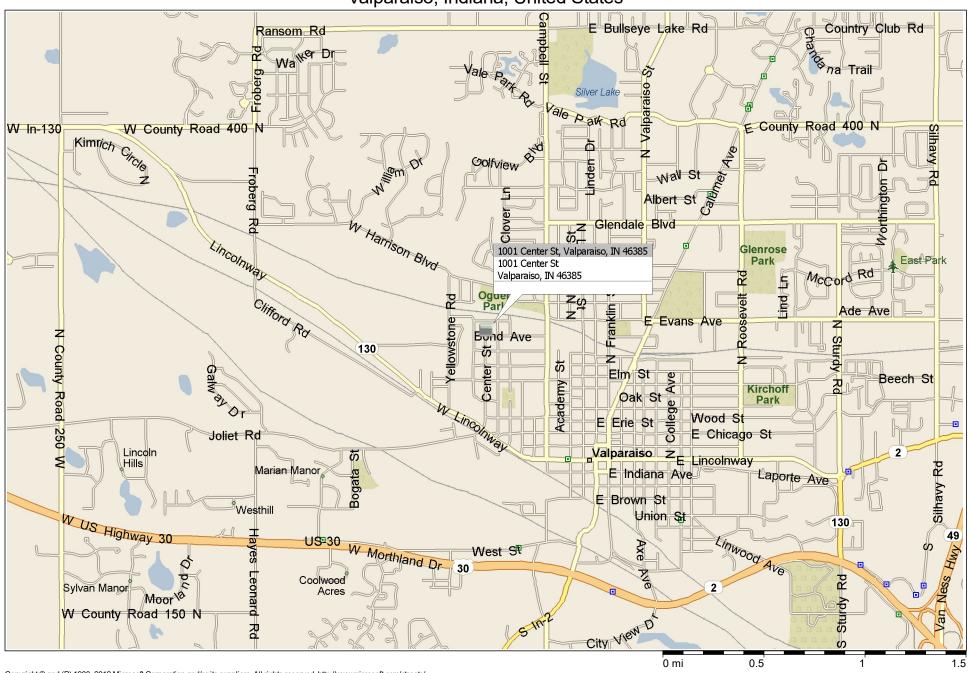
 This lot is a corner lot with a side setback along Bond street of 20'. As a result, the overall building envelope on this particular lot is only 24' wide without this variance. Strictly adhering to the zoning ordinance will result in limited design options that will greatly affect the value and aesthetics of a home on this lot. Homes with poor layouts and curb appeal will have a negative effect on property values in the area.

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.

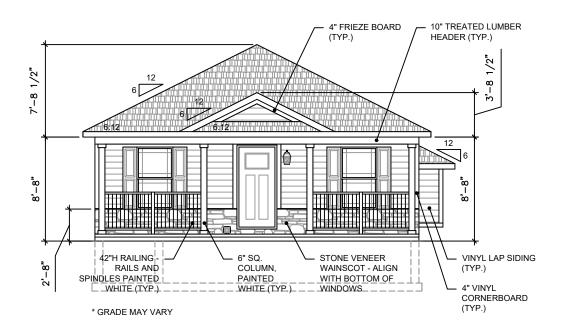
	Property Address	Owner
1	701 Center Street	Nielsen Chris & Zehme Leah
2	704 MILTON ST	Kenworthy Alberta J Trust
3	706 CENTER ST	Hickman Heidi J
4	705 CENTER ST	Custom Housing Options LLC
5	707 ELMHURST AVE	Back Amy M
6	705 Milton St	Diaz Carl E Sr
7	708 Center St	Rider Michael S
8	707 Center St	Payton Alfredia
9	706 Milton St	Barry Joseph
10	709 Elmhurst Ave	Grady Fred W
11	710 Center St	Sutter Dana L
12	709 Center St	Miller Judith L
13	708 Milton St	Mathews Douglas W & Sandra K/H&W
14	709 Milton St	Hollis Terry Sue 1/4 & Mathews Sand
15	711 Elmhurst Ave	Vivian Steven D & Theresa/H&W
16	712 Center St	Albright Justin T
17	713 Elmhurst Ave	Bray Andrew
18	714 CENTER ST	Anderson Timothy & Kimberly/H&W
19	951 Bond Ave	Silhavy Jeffrey J & Tracy L/H&W
20	955 Bond Ave	Rouse Kasey Nicole
21	903 MILTON ST	Hunt Keith A & Kathy D/H&W
22	1001 Elmhurst Ave	Zalaker Jennifer Ashley
23	1000 Center St	Sawaska Theresa
24	1001 Center St	Center Street Valpo Partners LLC
24 25	1001 Center St 956 BOND AVE	Center Street Valpo Partners LLC Massom Richard J & Mary Ann
24 25 26	1001 Center St 956 BOND AVE 905 Milton St	Center Street Valpo Partners LLC Massom Richard J & Mary Ann Reed Brian W
24 25 26 27	1001 Center St 956 BOND AVE 905 Milton St 1005 Elmhurst Ave	Center Street Valpo Partners LLC Massom Richard J & Mary Ann Reed Brian W Whiteside Gregory & Detraz Jeffrey
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Owner Mailing address	City/State/Zip
4104 Oak Grove Dr	Valparaiso IN 46383
704 Milton St	Valparaiso IN 46385
706 CENTER ST	Valparaiso IN 46385
176 Wessex Ct	Valparaiso, IN 46385
707 ELMHURST AVE	Valparaiso IN 46385
705 Milton St	Valparaiso, IN 46385
708 Center St	Valparaiso, IN 46385
707 Center St	Valparaiso, IN 46385
706 Milton St	Valparaiso, IN 46385
709 Elmhurst Ave	Valparaiso, IN 46385
710 Center St	Valparaiso, IN 46385
709 Center St	Valparaiso, IN 46385
708 Milton St	Valparaiso, IN 46385
709 Milton St	Valparaiso, IN 46385
711 Elmhurst Ave	Valparaiso, IN 46385
712 Center St	Valparaiso, IN 46385
713 Elmhurst Ave	Valparaiso, IN 46385
588 Queenswood Rd N	Valparaiso, IN 46385
951 Bond Ave	Valparaiso, IN 46385
955 Bond Ave	Valparaiso, IN 46385
PO Box 1731	Valparaiso IN 46384
1001 Elmhurst Ave	Valparaiso, IN 46385
1000 Center St	Valparaiso, IN 46385
6370 Ameriplex Dr Ste 110	Portage IN 46368
956 BOND AVE	Valparaiso, IN 46385
905 Milton St	Valparaiso, IN 46385
1005 Elmhurst Ave	Valparaiso, IN 46385
956 Bond Ave	Valparaiso, IN 46385
1007 Elmhurst Ave	Valparaiso, IN 46385
1005 Center St	Valparaiso, IN 46385
12300 Marshall St	Crown Point IN 46307
1008 Milton St	Valparaiso, IN 46385
6370 Ameriplex Dr Ste 110	Portage IN 46368
1007 Milton St	Valparaiso, IN 46385
1011 Elmhurst Ave	Valparaiso, IN 46385
1004 Center Street	Valparaiso, IN 46385
6370 Ameriplex Dr Ste 110	Portage IN 46368
955 Hope St	Valparaiso, IN 46385
1010 Milton St	Valparaiso, IN 46385
1002 Center St	Valparaiso, IN 46385
9529 Fran Lin Parkway	Munster IN 46321
	Portage IN 46368
6370 Ameriplex Dr Ste 110	•
PO Box 12	Valparaiso, IN 46384
PO Box 12 PO Box 12	Valparaiso, IN 46384 Valparaiso, IN 46385
PO Box 12	Valparaiso, IN 46384

Valparaiso, Indiana, United States

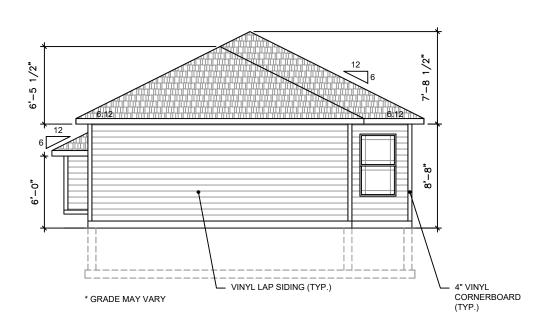


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FRONT ELEVATION

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



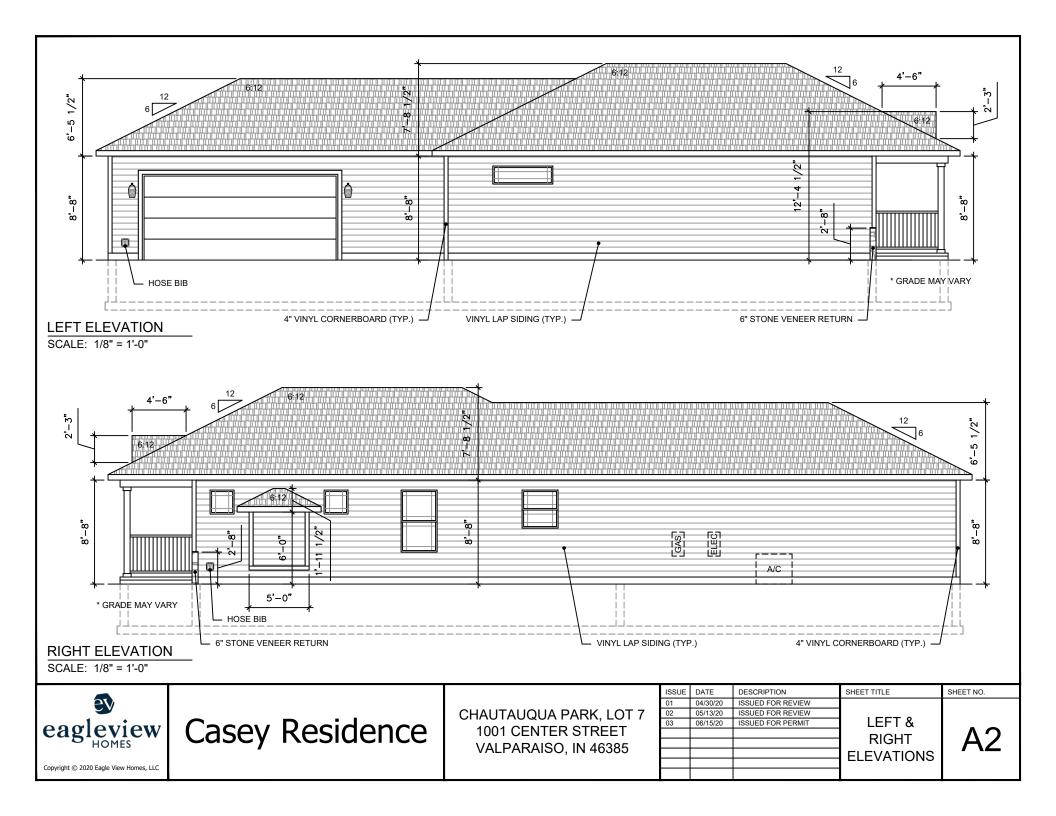
REAR ELEVATION

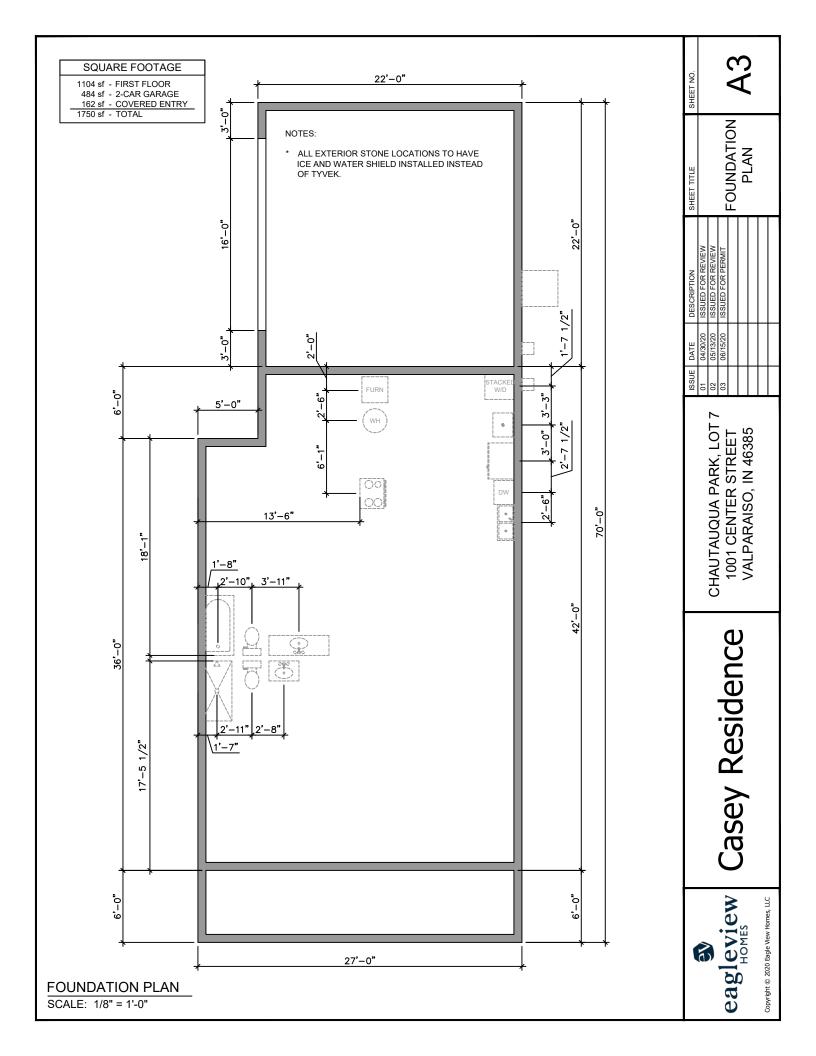
SCALE: 1/8" = 1'-0"

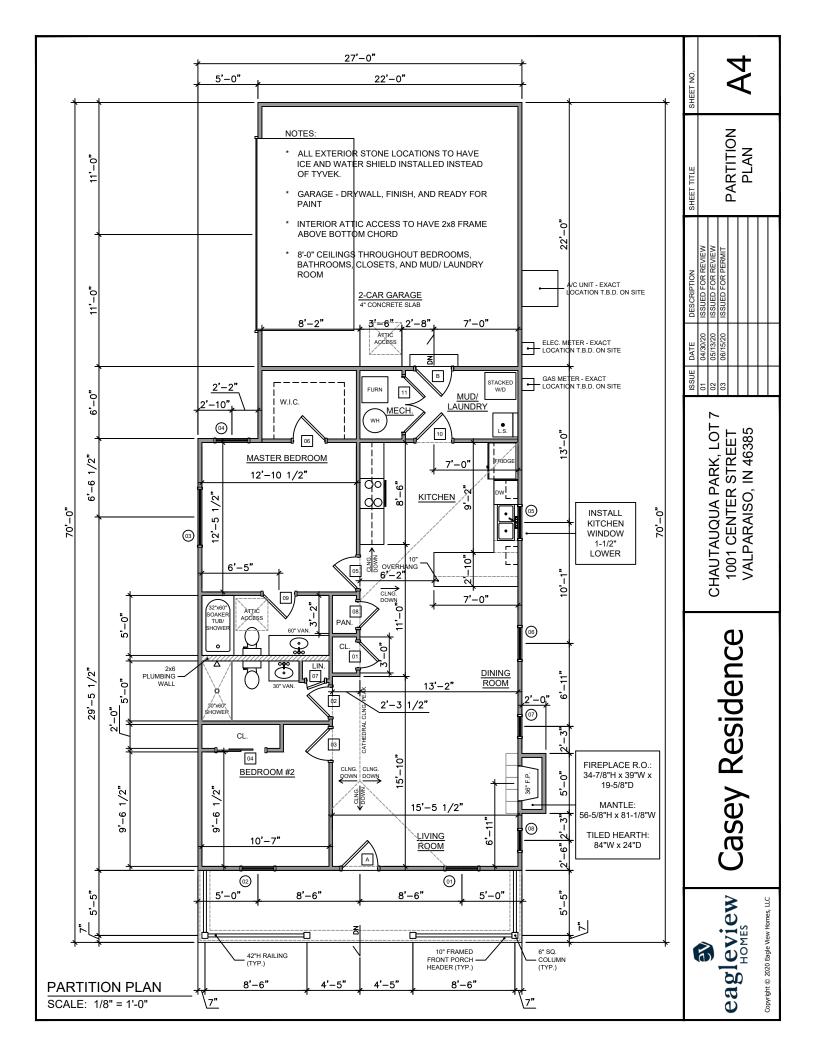
Casey Residence

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	ISSUED FOR REVIEW		02
	ISSUED FOR REVIEW	04/30/20	0







INTERIOR DOOR SCHEDULE						
NO.	LOCATION	SIZE	HAND			
01	COAT CLOSET	2'-2"	LEFT HAND			
02	HALL BATH	2'-6"	LEFT HAND			
03	BEDROOM #2	2'-8"	RIGHT HAND			
04	BEDROOM #2 CLOSET	4'-0"	SLIDE BY			
05	MASTER BEDROOM	2'-8"	LEFT HAND			
06	MASTER BEDROOM W.I.C.	2'-8"	RIGHT HAND			
07	LINEN CLOSET	1'-6"	LEFT HAND			
08	PANTRY	2'-2"	RIGHT HAND			
09	MASTER BATHROOM	2'-8"	LEFT HAND			
10	10 MUD/ LAUNDRY ROOM 11 MECHANICAL CLOSET		RIGHT HAND			
11			DOUBLE			

	EXTERIOR DOOR SCHEDULE
NO.	DESCRIPTION
Α	FRONT ENTRY DOOR - 3'-0" x 6'-8" STEEL INSULATION DOOR - STYLE T.B.D LEFT HAND
В	MUD/ LAUNDRY RM. DOOR TO GARAGE - 3'-0" \times 6'-8" STEEL INSULATION DOOR - STYLE T.B.D RIGHT HAND - FIRE RATED

	15# FELT AND FIBERGLASS SHINGLE
	R-30 INSULATION
	ENGINEERED TRUSS SYSTEM
	1/2" O.S.B. W/ H-CLIPS
	2x6 SUBFASCIA W/ ALUMINUM AND 5" GUTTER
5/8" DRYWALL	
2x4 TOP PLATE	ALUMINUM SOFFIT
SINGLE 2x12 HEADER	7/16" O.S.B. SHEATHING
2x4 STUDS 16" O.C. CRIPPLES R15 BATT INSULATION	DOUBLE 4" VINYL SIDING
1/2" DRYWALL	TYVEK VAPOR BARRIER
2x4 SILL PLATE	2x4 TREATED SILL ON 6" SILL SEALER
3/4" T&G O.S.B.	8'x8" POURED WALL OR BLOCK FOUNDATION
2x10 JOIST 16" O.C. AND BOX JOIST W/ METAL BRIDGING	GRADE 8" BELOW TOP OF POURED WALL
JOHN MENTE SHOOMS	GRADE MUST SLOPE AWAY FROM HOUSE, DROPPING 6" OVER 10'
	R13 INSULATION BAG DOWN FACE OF WALL
	2x4 TOP PLATE
9	DAMP PROOFING
4" CONCRETE SLAB	16" x 8" CONCRETE FOOTING W/ #4 REBAR
	4" DRAIN TILE TO SUMP PIT

WINDOW SCHEDULE				
NO.	DESCRIPTION			
01	3'-0" x 5'-2"			
02	3'-0" x 5'-2" - EGRESS			
03	5'-0" x 1'-6"			
04	3'-0" x 5'-2" - EGRESS			
05	2'-8" x 3'-0"			
06	3'-0" x 5'-2"			
07	2'-0" x 2'-0"			
08	2'-0" x 2'-0"			

SHEET INDEX

A1 - FRONT & REAR ELEVATIONS

A2 - LEFT & RIGHT ELEVATIONS

A3 - FOUNDATION PLAN A4 - PARTITION PLAN

A5 - SCHEDULES & WALL SECTION

A6 - FURNITURE PLAN

A7 - SELECTIONS PLAN

GENERAL NOTES

- ALL LOCALLY APPLICABLE CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING & SHALL TAKE PRECEDENCE IN ANY DISCREPANCIES OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED.
- GENERAL CONTRACTOR (G.C.) SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING
- G.C. SHALL VERIFY ALL COMPONENTS OF THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, NOTATIONS, & SCHEDULES.
- G.C. SHALL ADDRESS ANY & ALL STRUCTURAL &/OR CONSTRUCTION ISSUES ENCOUNTERED DURING THE BUILDING PROCESS. THE ENGINEER DESIGNER SHALL BE CONSULTED IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.
- WRITTEN DIMENSIONS & SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED **DIMENSIONS & GENERAL NOTES.**
- FRAMING ALL EXTERIOR WALLS ARE 2X4 WOOD STUDS AT 16" O.C. ALL INTERIOR WALLS ARE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED AS 2X6 PLUMBING OR BEARING WALLS.
- **DIMENSIONS ALL BASEMENT INTERIOR** DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE FOUNDATION WALL. ALL INTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF THE STUDS. G.C. IS RESPONSIBLE FOR ALL FRAMING/ STRUCTURAL DESIGN.
- ADJUST ALL JOISTS TO AVOID PLUMBING WALLS MIN 4". MOVE JOISTS 3" OFF CENTER LINE OF PLUMBING
- VERIFY JOIST LAYOUT AGAINST FLOOR PLAN FOR HEATING CHASE. LAYOUT TOILETS & TUBS ON GREEN PLATE & ADJUST JOISTS AS NEEDED.
- PROVIDE COMPACTED SAND BENEATH ALL WALKWAYS, PADS, & DRIVES.
- HOLD HARMLESS USE OF THESE DRAWINGS SIGNIFIES ALL PARTIES AGREE TO RELEASE & HOLD ARCHITECTURAL DESIGNER (725 INTERIORS, LLC) & ITS REPRESENTATIVES HARMLESS FROM ALL STRUCTURAL &/OR CONSTRUCTION LIABILITIES, ERRORS, &/OR OMISSIONS, & ANY OTHER POTENTIAL LIABILITIES THAT ARISE BEFORE, DURING, OR AFTER THE BUILDING PROCESS. G.C. SHALL NOTIFY 725 INTERIORS, LLC OF ANY DIMENSIONAL FRRORS OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

SHEET NO.			ı	<	<u> </u>		
SHEET TITLE				110/01 0	& WALL	NCILCHA	
DESCRIPTION	ISSUED FOR REVIEW	ISSUED FOR REVIEW	ISSUED FOR PERMIT				
ISSUE DATE	04/30/20	05/13/20	06/15/20				
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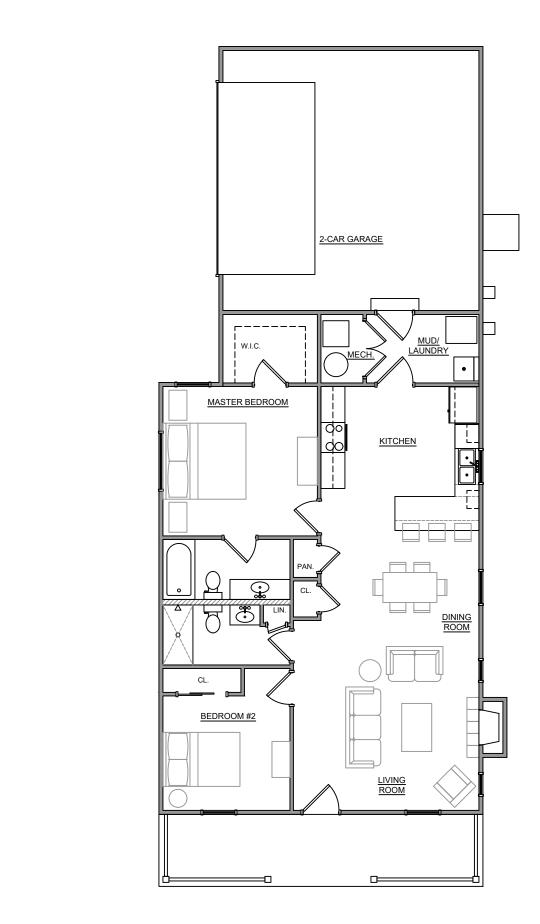
CHAUTAUQUA PARK, LO

Casey Residence



TYPICAL WALL SECTION

NOT TO SCALE



CHAUTAUQUA PARK, LOT 1001 CENTER STREET VALPARAISO, IN 46385

FURNITURE PLAN

DATE

ISSUE

SHEET NO.

Casey Residence

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

