

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, April 21, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes
3. Old Business
4. New Business

VAR21-004 – A petition filed by John & Debra Albers. The property is located at 401 Lafayette St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Article 2, Section 3.303(D)(1) – To vary the maximum accessory building height to allow for an accessory building height of 21’4”.
- Article 2, Section 3.303(D)(2) – To vary the maximum accessory building footprint to allow for an accessory building footprint of 1088 Sq. Ft.

UV21-001/VAR21-005 – A petition filed by DVG Team, INC – Russ Pozen, 1155 Troutwine Rd, Crown Point, IN 46307. The property is located at 708 Evans Ave in the Light Industrial (INL) Zoning District. The petitioner requests the following variance(s):

- Article 9, Section 9.201, Table 9.201 – To vary the minimum parking and loading requirements to allow for a minimum of 131 Parking Spaces.
- Article 9, Section 9.403, Table 9.403(B) – To vary the minimum connection spacing to allow for a minimum connection spacing of 63 ft.
- Article 10, Section 10.304(E) – To vary the required parking lot planting island area and depth to allow for parking lot planting island area of 295 Sq. Ft. and depth of eight (8) feet.
- Article 10, Section 10.405, Table 10.405 – To vary the required street bufferyard requirements to allow for no street bufferyard along Evans Ave.
- Article 11, Section 11.502 (A) – To vary the required maximum horizontal dimensions to allow for a maximum horizontal dimension of 116 ft.

- Article 11, Section 11.503(A) – To vary the required minimum architectural feature spacing intervals to allow for architectural features spaced at intervals more than 12 feet apart.
- Article 11, Section 11.506, Table 11.506 – To vary the required Transparency along street frontages to allow for a minimum transparency of 26.5%.
- Article 11, Section 11.506(B)(2) – To vary the requirement for windows to be transparent and allow views into the building to allow for the lower portion (3-8 ft) of the window to have a translucent screen.
- Article 11, Section 11.508(A)(4)(a) – To vary the requirement for building height variation to allow for a height variation less than 3 feet per 150 feet.
- Article 2, Section 2.201, Table 2.201(B) – To allow for a Private Club Use in the Light Industrial (INL) Zoning District

5. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **May 19th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- Use Variance
- Development Standards Variance
- Special Exception/Special Use
- Relief to Administrative Decision
- Conditional Use
- Wireless Communications Facility

<p><i>For Office Use Only:</i></p> <p>Petition #: _____</p> <p>Application Type: _____</p> <p>Application Filing Fee: _____</p> <p>Date Filed: ____ / ____ / _____</p> <p>Meeting: ____ / ____ / _____</p>

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
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<p>Property Address:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Subject property fronts on the _____</p> <p>side between (streets) _____</p> <p>& _____</p> <p>Zoning District: _____</p>
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PETITIONER INFORMATION

<p>Applicant Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p>Address:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
--	--

PROPERTY OWNER INFORMATION

<p>Applicant Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p>Address:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
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SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: ____ Section: ____ Paragraph: ____ Item: ____	Article: ____ Section: ____ Paragraph: ____ Item: ____
Article: ____ Section: ____ Paragraph: ____ Item: ____	Article: ____ Section: ____ Paragraph: ____ Item: ____
Article: ____ Section: ____ Paragraph: ____ Item: ____	Article: ____ Section: ____ Paragraph: ____ Item: ____
Article: ____ Section: ____ Paragraph: ____ Item: ____	Article: ____ Section: ____ Paragraph: ____ Item: ____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Variance from Development Standards
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

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

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

- C. The strict application of the terms of the zoning ordinance will result in practical 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.

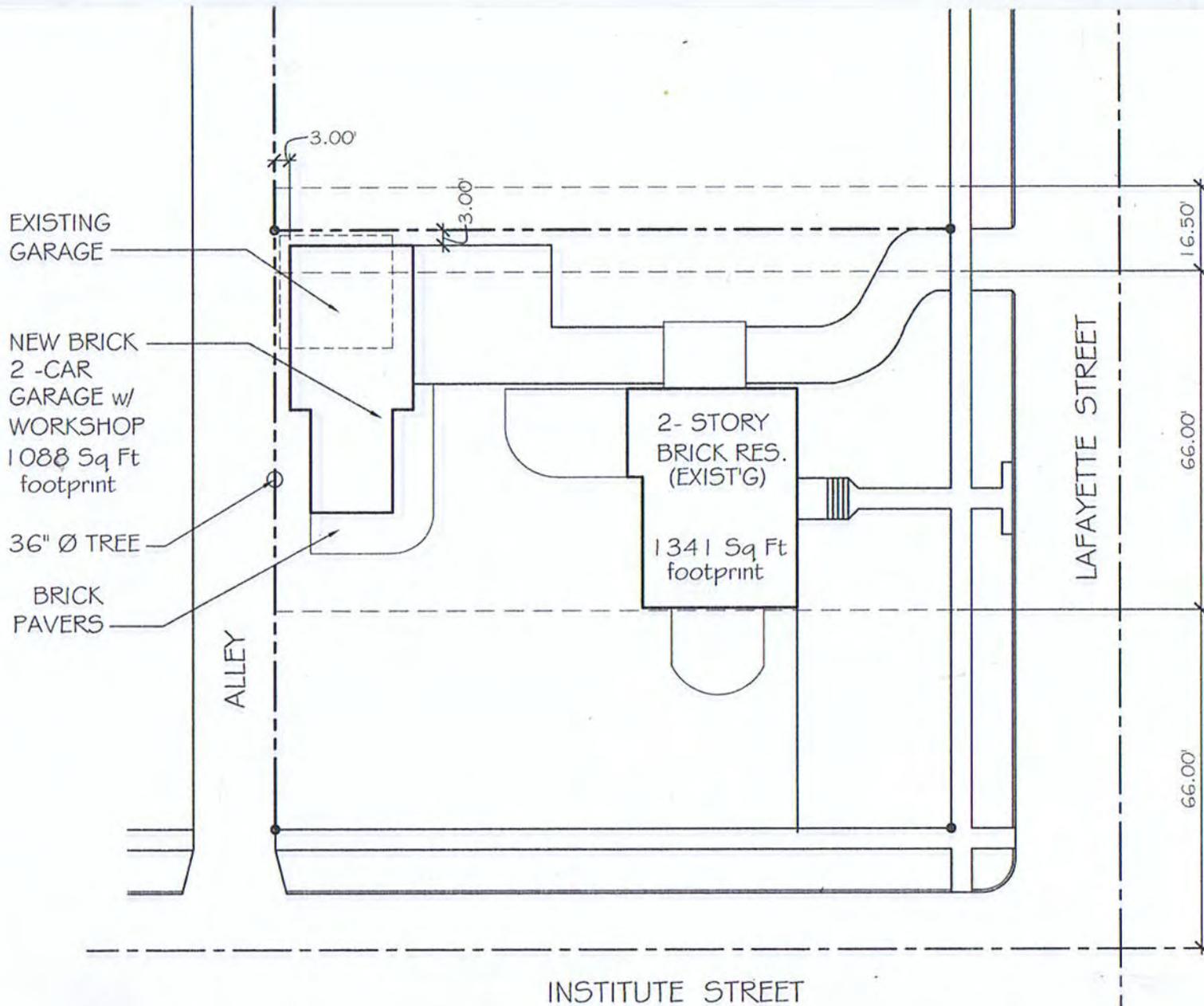


WAGNER
ARCHITECTURE

CARRAIGE
HOUSE
ALBERS RESIDENCE
401 LAFAYETTE ST. VAUPOISO, IN

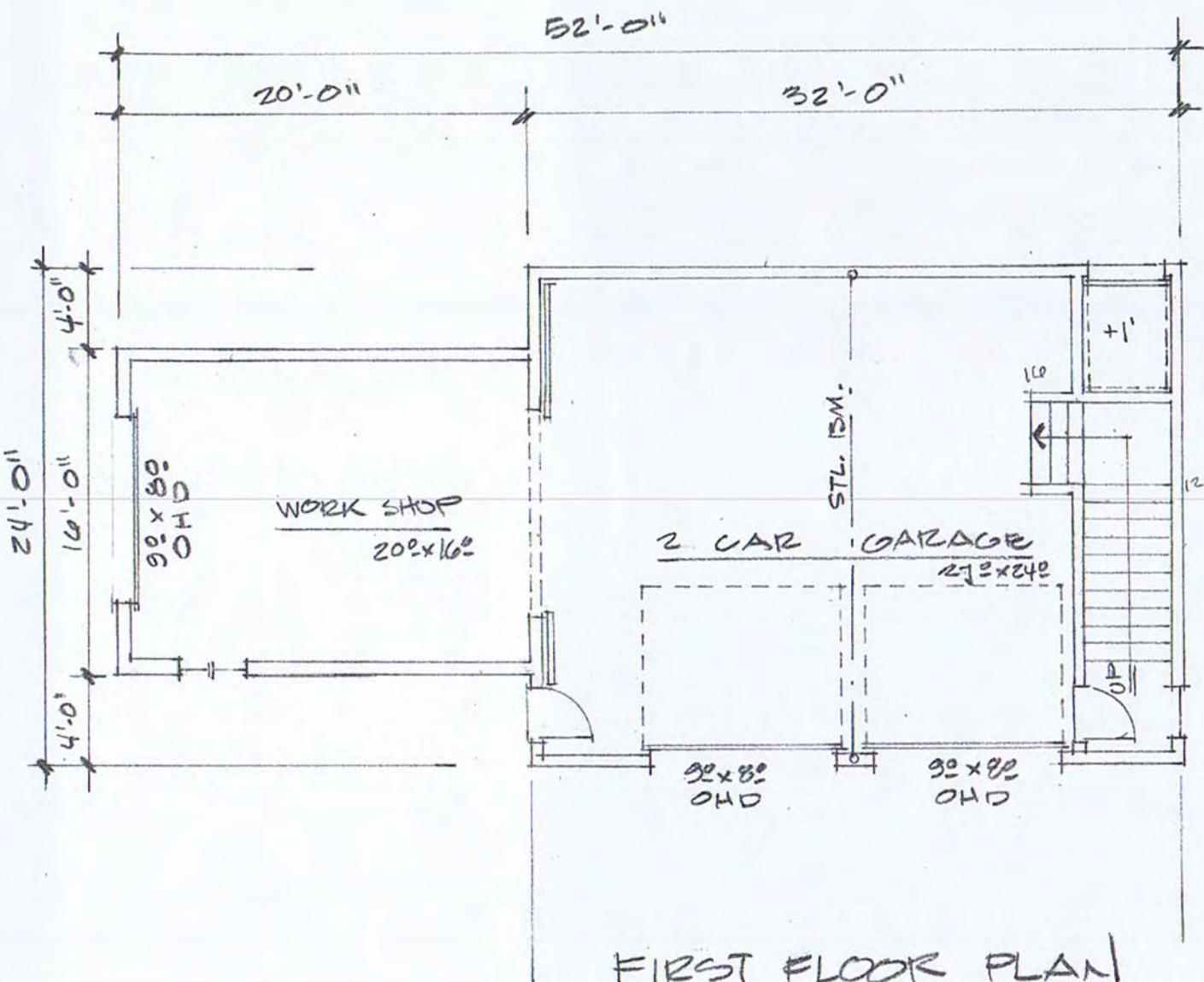
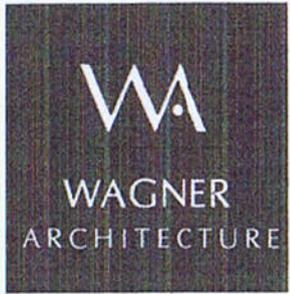


18 MARCH 2021



SITE PLAN

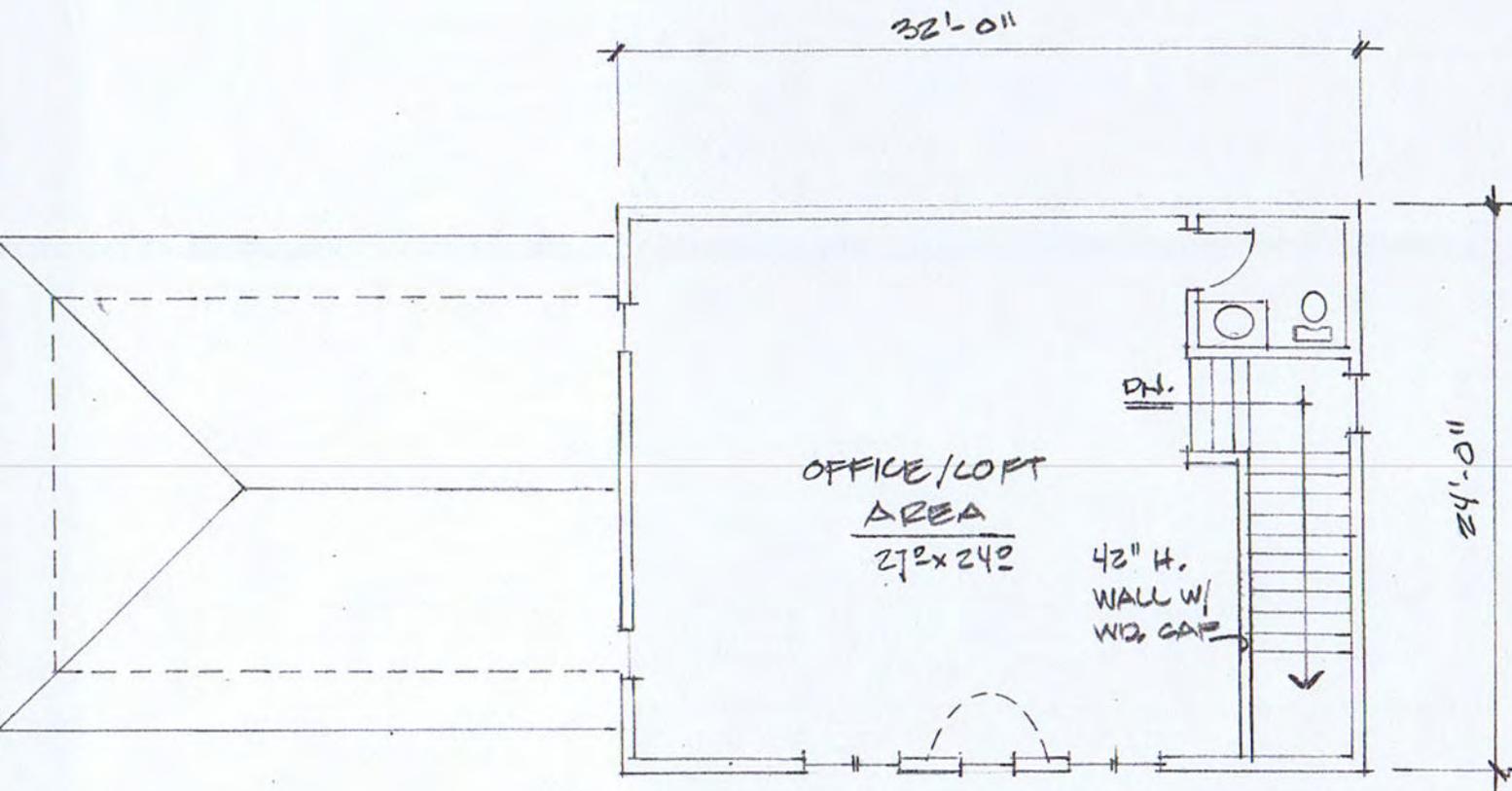
SCALE 1" = 30'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0" 1,248 S.F.

CARRAIGE
HOUSE
ALBERS RESIDENCE
401 LAFAYETTE ST. VAUPOURIS, IN

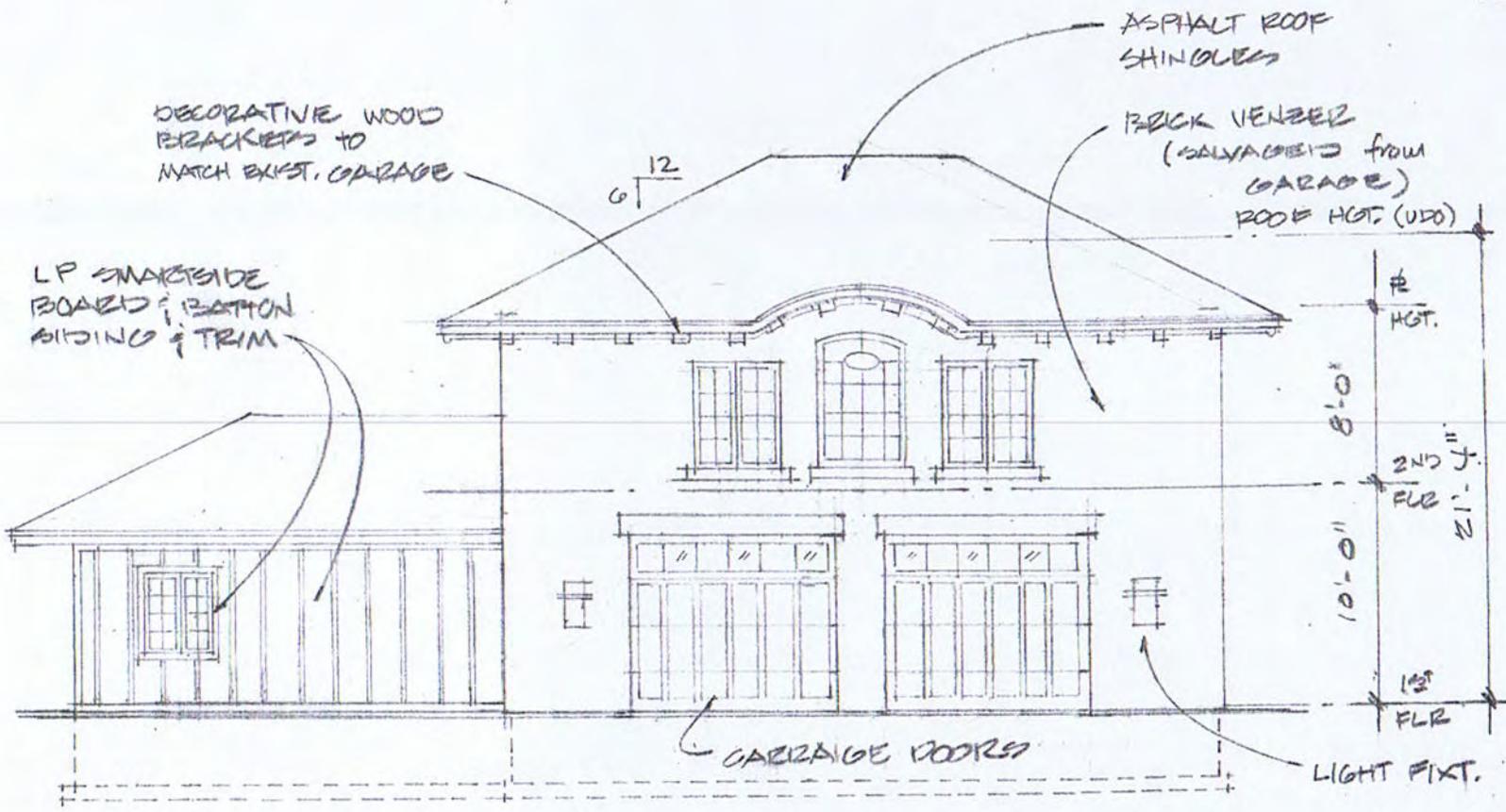
1
10 MARCH 2021



CARRAIGE
HOUSE
ALBERS RESIDENCE
401 CAYETTE ST. VAUPOISO, IN

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0" TOB/GAF

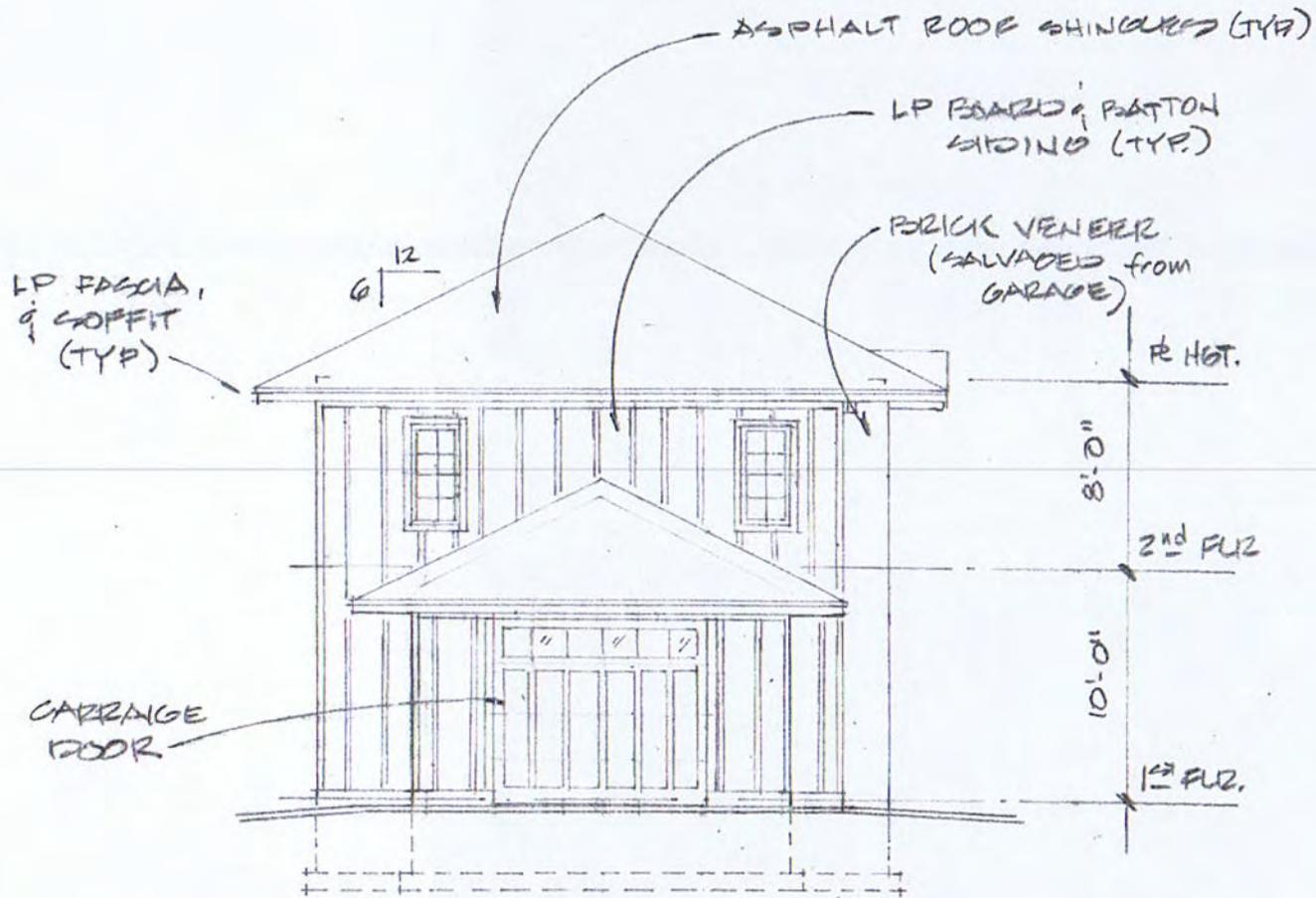
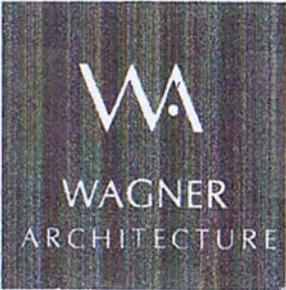
2
10 MARCH 2021



GARRAIGE
HOUSE
ALBERS RESIDENCE
401 LAFAYETTE ST. VALPARAISO, IN

EAST ELEVATION
SCALE 1/8" = 1'-0"

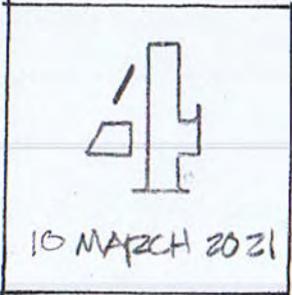


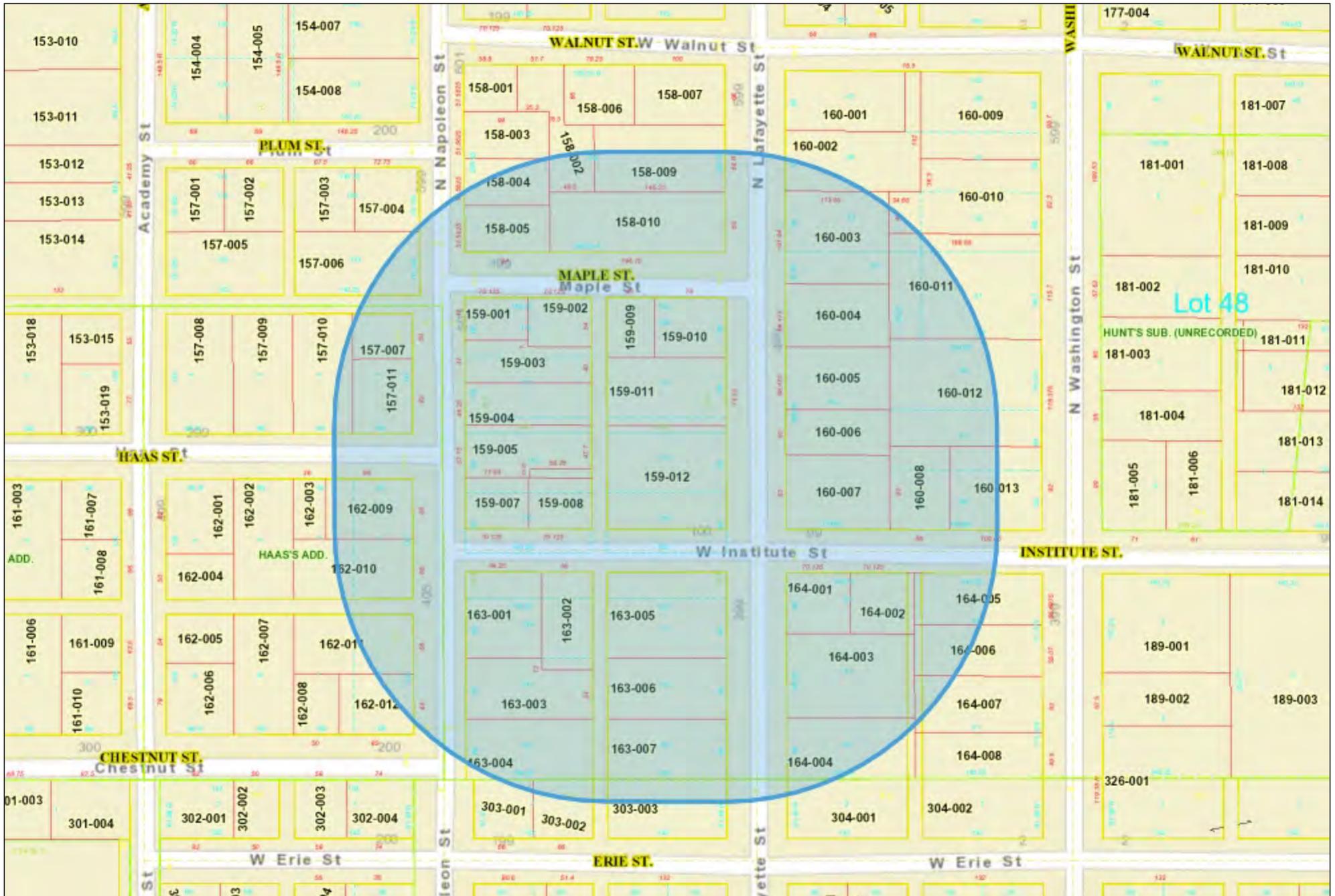


SOUTH ELEVATION

SCALE 1/8" = 1'-0"

CARRAIGIE
HOUSE
ALBERS RESIDENCE
401 LAFAYETTE ST. VALPARAISO, IN





401 Lafayette St Vicinity

Web Print: 03/17/2021



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- Use Variance
- Development Standards Variance
- Special Exception/Special Use
- Relief to Administrative Decision
- Conditional Use
- Wireless Communications Facility

For Office Use Only:

Petition #: _____
 Application Type: _____
 Application Filing Fee: _____
 Date Filed: ____ / ____ / ____
 Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION **TYPE OR PRINT IN INK**

Property Address: Subject property fronts on the North
Calumet Ave. and Evans Ave.
 708 Evans Avenue side between (streets) _____
 Valparaiso, IN Calumet Ave. and Evans Ave.
 & _____
 Zoning District: INL

PETITIONER INFORMATION

Applicant Name: Address:
 DVG Team, Inc-Russ Pozen 1155 Troutwine Road
 Phone: Crown Point, IN 46307

PROPERTY OWNER INFORMATION

Applicant Name: Address:
 Boys and Girls Club-Greater NWI (Ryan Smiley-President) 3691 Willowcreek Road, Suite 200
 Phone: Portage, IN 46368

 Email: _____

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: <u>2</u> Section: <u>2.201</u> Paragraph: <u>B</u> Item: _____	Article: <u>11</u> Section: <u>11.502</u> Paragraph: <u>A</u> Item: _____
Article: <u>9</u> Section: <u>9.201</u> Paragraph: <u>A</u> Item: _____	Article: <u>11</u> Section: <u>11.503</u> Paragraph: <u>A1</u> Item: _____
Article: <u>9</u> Section: <u>9.403</u> Paragraph: <u>B</u> Item: _____	Article: <u>11</u> Section: <u>11.503</u> Paragraph: <u>B1</u> Item: _____
Article: <u>10</u> Section: <u>10.304</u> Paragraph: <u>B</u> Item: _____	Article: <u>11</u> Section: <u>11.506</u> Paragraph: <u>A</u> Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

A Parcel of Land in the Northeast Quarter of Section 24, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, Said Parcel Being All of Block 2 in Council's Addition of 1883 to the Town, Now City of Valparaiso, Excepting Therefrom the Following Two Tracts; The West 94.5 Feet; and the East 132.00 Feet of the West 226.5 Feet of the North 152.00 feet

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Boys & Girls Club of Greater NWI (represented by Mark Jones) is proposing to develop a Community Center/ Educational Center on a 7.62-acre parcel located at 708 Evans Avenue, Valparaiso, Indiana. The parcel is currently Zoned INL and is anticipated to be subdivided into two lots. The proposed building will be approximately 37,000 sq.ft. It will have classrooms, a cafeteria, exercise rooms/Gymnasium & offices. A future Senior Center building of approximately 15,000 sq.ft is also anticipated for this property. There will be two access drives on the to Evans Avenue for property ingress/egress & bus circulation. Two Wetlands are present on-site. This development will utilize the Existing Park Facility north of Evans for its 100yr Stormwater Detention. On-site will be various BMP's such as raingardens, etc to provide stormwater quality treatment and reduction of direct stormwater discharge into the existing storm sewer system within Evans Avenue.

**Variance from Development Standards
Petitioner's Proposed Findings of Fact**
(Please use fillable pdf, print neatly, or attach printed document.)

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:

See attached Finding of Facts PDF

- 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 practical 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.

**Special Exception/Special Use
Petitioner's Proposed Findings of Fact**
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner Submits that:

- A. The special use will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory because:

See attached findings of fact

- B. There is no practicable alternative location where the use is permitted as-of-right within one-quarter mile of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of providing a needed community service to a population that has limited mobility because:

- C. The approval of the special use will not create a critical mass of similar special uses that is likely to tend to discourage permitted uses by making the vicinity less desirable for them because:

- D. The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district unless the special use is temporary and the duration of the use is limited to minimize the impact because:

(Include any proposed conditions of approval to ensure that this requirement is satisfied.)

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

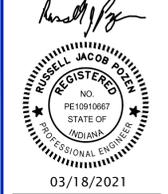
VALPARAISO BOYS & GIRLS CLUB DEVELOPMENT

708 EVANS AVE VALPARAISO, IN

ISSUED FOR BID/PERMIT - 03/18/2021



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com



Valparaiso Boys &
Girls Club
708 Evans Ave
Valparaiso, IN 46383

DATE:	REVISIONS AND NOTES:

BOYS & GIRLS CLUB
Cover Sheet

NO SCALE

© COPYRIGHT 2017 DVG TEAM, INC	
DESIGN BY	DATE
DVG	##/##/##
PROJECT NO.	##-###
C001	



Location Map
(No Scale)

BENCHMARK

SITE BENCHMARK
REBAR WITH YELLOW CAP, WEST OF PARK ENTRANCE
ELEVATION = 799.05 (NAVD88)



Know what's below. Call before you dig.

To Submit a Locate Request
24 Hours a Day, Seven Days a Week:
Call 811 or 800-382-5544
www.Indiana811.org

INDEX OF SHEETS

C001	Cover Sheet
C002	Valparaiso Required Site Calcs
C101	Existing Conditions
C102	Demolition Plan
C103	Site Plan - PHASE 1
C104	Site Plan - PHASE 2
C105	Grading Plan - PHASE 1
C106	Grading Plan - PHASE 2
C107	Utility Plan - OVERALL
C108	Stormwater Pollution Prevention Plan (SWPPP)
C201-C205	Construction Details
C301-C304	SWPPP Details

LEGEND

	EXISTING DRAINAGE STRUCTURE		EXISTING CONTOURS
	EXISTING END SECTION		PROPOSED CONTOURS
	EXISTING SANITARY STRUCTURE		BOUNDARY LINES
	EXISTING FIRE HYDRANT		RIGHT-OF-WAY LINES
	EXISTING VALVE & BOX		PROPOSED LOT LINES
	EXISTING B-BOX		UNDERLYING LOT LINE
	EXISTING STREET LIGHT		EASEMENT LINES
	POWER POLE		BUILDING LINES
	SRC PEDESTAL		CHAINLINK FENCE
	MAIL BOX		ORNAMENTAL FENCE
	PROPOSED DRAINAGE STRUCTURE		OVERHEAD POWER LINES
	PROPOSED END SECTION		TELEPHONE ROUTE
	PROPOSED SANITARY STRUCTURE		ELECTRIC ROUTE
	PROPOSED FIRE HYDRANT		GAS ROUTE
	PROPOSED VALVE & VAULT		EXISTING WATER
	PROPOSED VALVE & BOX		EXISTING STORM
	PROPOSED B-BOX		EXISTING SANITARY
	PROPOSED STREET LIGHT		PROPOSED WATER
	DIRECTION OF FLOW		PROPOSED STORM
	OVERLAND FLOOD ROUTE		PROPOSED SANITARY
	PROPOSED TOP RETAINING WALL ELEVATION		
	PROPOSED BOTTOM OF RETAINING WALL ELEVATION		
	PROPOSED TOP OF CURB ELEVATION		
	PROPOSED GUTTER FLOWLINE ELEVATION		
	PROPOSED SURFACE ELEVATION		
	STORM SEWER		PROPOSED STORM SEWER
	SANITARY SEWER		PROPOSED SANITARY SEWER
	WATER		PROPOSED WATER

SCHOOL DISTRICT
VALPARAISO COMMUNITY SCHOOLS
3801 CAMPBELL STREET
VALPARAISO, IN 46385
(219) 531-3000

WATER UTILITY
VALPARAISO CITY UTILITIES
205 BILLINGS STREET
VALPARAISO, IN 46383
(219) 462-6174

ELECTRIC & GAS UTILITY
NIPSCO
801 E. 86th AVENUE
MERRILLVILLE, IN 46410
(800) 464-7726

DEVELOPER/OWNER
[NAME]
[ADDRESS]
[CITY, STATE, ZIP CODE]
[EMAIL]
[PHONE #]

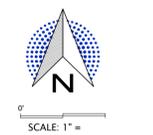
MUNICIPAL
VALPARAISO PLANNING
166 W. LINCOLNWAY
VALPARAISO, IN 46383
(219) 462-1161

SANITARY SEWER UTILITY
VALPARAISO CITY UTILITIES
1251 JOLIET ROAD
VALPARAISO, IN 46383
(219) 464-2346

CABLE UTILITY
COMCAST
16 W. 84th DRIVE
MERRILLVILLE, IN 46410
(219) 738-2780

TELECOM UTILITY
FRONTIER COMMUNICATIONS
2401 CHICAGO STREET
VALPARAISO, IN 46383
(219) 531-2118

DATE: REVISIONS AND NOTES:



TOTAL LOT AREA

Unified Development Ordinance - Calculators Page 1 of 1



View UDO Search UDO Archives GIS Maps Quick Tables/Quick Links Applications Calculators

Parking and Loading Requirements Site Capacity Non-Residential Site Capacity Bufferyard Standard Inputs Bufferyard Model Inputs

Bufferyard Plant Material Quantities Non-Residential Site Capacity Calculator (See Sec. 4.303 Non-Residential Site Capacity Calculations)

Calculate	Clear
-----------	-------

Step 1

Zone: [INL] [v]

Gross Site Area (acres): 7.62

Less Land Within Existing Roadway Ultimate Right-of-Way and/or Utility Right-of-Way (acres): 0

Less Land Cut Off From Use by Railroad, Highway, or Water Body (acres): 0

Less All Water Bodies (acres): 0

Less Previously Dedicated Open Space (acres): 0

Equals Base Site Area: 7.62

Area In Acres	OSR	Protected Land
Riparian Buffers: 0.00	0.70	0.00
Floodways: 0.00	1.00	0.00
Floodplain: 0.00	0.20	0.00
Wetlands: 1.65	1.00	1.65
Woodlands: 0.00	0.10	0.00
Steep Slopes more than 20%: 0.00	0.30	0.00
Steep Slopes 15-20%: 0.25	0.10	0.025
Wetland Protection: 0.00	1.00	0.00

Step 2

Sum Total of Resource Land (acres): 1.90

Step 4

Protected Resource Land (acres) (= sum of protected land): 1.90

Step 5

Base Site Area (acres): 7.62

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.160

District Yield (acres) (round to 2 decimal places): 1.23

Step 6

Base Site Area (acres): 7.62

Multiply by Landscape Surface Ratio for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.590

District Open Space (acres): 4.50

Step 7

Base Site Area (acres): 7.62

Subtract District Open Space (Step 6) or Protected Resource Land (Step 4), whichever is greater: 4.50

Equals Buildable Land (acres) (round to 2 decimal places): 3.12

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.160

Equals Site Specific Yield (acres): 0.50

Results:

Floor Area Yield (square feet) (multiply lesser of District Yield or Site Specific Yield by 43,560): 21,774

Minimum Landscaped Surface (acres) (greater of Protected Resource Land or District Open Space): 4.50

Calculate	Clear
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<http://online.encodeplus.com/regs/valparaiso-in/calculators.aspx> 3/10/2021

LOT 1

Unified Development Ordinance - Calculators Page 1 of 1



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Parking and Loading Requirements Site Capacity Non-Residential Site Capacity Bufferyard Standard Inputs Bufferyard Model Inputs

Bufferyard Plant Material Quantities Non-Residential Site Capacity Calculator (See Sec. 4.303 Non-Residential Site Capacity Calculations)

Calculate	Clear
-----------	-------

Step 1

Zone: [INL] [v]

Gross Site Area (acres): 6.03

Less Land Within Existing Roadway Ultimate Right-of-Way and/or Utility Right-of-Way (acres): 0

Less Land Cut Off From Use by Railroad, Highway, or Water Body (acres): 0

Less All Water Bodies (acres): 0

Less Previously Dedicated Open Space (acres): 0

Equals Base Site Area: 6.03

Area In Acres	OSR	Protected Land
Riparian Buffers: 0.00	0.70	0.00
Floodways: 0.00	1.00	0.00
Floodplain: 0.00	0.20	0.00
Wetlands: 0.83	1.00	0.83
Woodlands: 0.00	0.10	0.00
Steep Slopes more than 20%: 0.00	0.30	0.00
Steep Slopes 15-20%: 0.00	0.10	0.00
Wetland Protection: 0.00	1.00	0.00

Step 2

Sum Total of Resource Land (acres): 0.83

Step 4

Protected Resource Land (acres) (= sum of protected land): 0.83

Step 5

Base Site Area (acres): 6.03

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.140

District Yield (acres) (round to 2 decimal places): 0.84

Step 6

Base Site Area (acres): 6.03

Multiply by Landscape Surface Ratio for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.540

District Open Space (acres): 3.26

Step 7

Base Site Area (acres): 6.03

Subtract District Open Space (Step 6) or Protected Resource Land (Step 4), whichever is greater: 3.26

Equals Buildable Land (acres) (round to 2 decimal places): 2.77

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.140

Equals Site Specific Yield (acres): 0.39

Results:

Floor Area Yield (square feet) (multiply lesser of District Yield or Site Specific Yield by 43,560): 16,916

Minimum Landscaped Surface (acres) (greater of Protected Resource Land or District Open Space): 3.26

Calculate	Clear
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LOT 2

Unified Development Ordinance - Calculators Page 1 of 1



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Parking and Loading Requirements Site Capacity Non-Residential Site Capacity Bufferyard Standard Inputs Bufferyard Model Inputs

Bufferyard Plant Material Quantities Non-Residential Site Capacity Calculator (See Sec. 4.303 Non-Residential Site Capacity Calculations)

Calculate	Clear
-----------	-------

Step 1

Zone: [INL] [v]

Gross Site Area (acres): 1.60

Less Land Within Existing Roadway Ultimate Right-of-Way and/or Utility Right-of-Way (acres): 0

Less Land Cut Off From Use by Railroad, Highway, or Water Body (acres): 0

Less All Water Bodies (acres): 0

Less Previously Dedicated Open Space (acres): 0

Equals Base Site Area: 1.60

Area In Acres	OSR	Protected Land
Riparian Buffers: 0.00	0.70	0.00
Floodways: 0.00	1.00	0.00
Floodplain: 0.00	0.20	0.00
Wetlands: 0.82	1.00	0.82
Woodlands: 0.00	0.10	0.00
Steep Slopes more than 20%: 0.00	0.30	0.00
Steep Slopes 15-20%: 0.25	0.10	0.025
Wetland Protection: 0.00	1.00	0.00

Step 2

Sum Total of Resource Land (acres): 1.07

Step 4

Protected Resource Land (acres) (= sum of protected land): 0.85

Step 5

Base Site Area (acres): 1.60

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.220

District Yield (acres) (round to 2 decimal places): 0.35

Step 6

Base Site Area (acres): 1.60

Multiply by Landscape Surface Ratio for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.760

District Open Space (acres): 1.22

Step 7

Base Site Area (acres): 1.60

Subtract District Open Space (Step 6) or Protected Resource Land (Step 4), whichever is greater: 1.22

Equals Buildable Land (acres) (round to 2 decimal places): 0.38

Multiply by Gross FAR for Use and District (from Table 3.301B, Nonresidential and Mixed Use Standards): 0.220

Equals Site Specific Yield (acres): 0.28

Results:

Floor Area Yield (square feet) (multiply lesser of District Yield or Site Specific Yield by 43,560): 3,683

Minimum Landscaped Surface (acres) (greater of Protected Resource Land or District Open Space): 1.22

Calculate	Clear
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<http://online.encodeplus.com/regs/valparaiso-in/calculators.aspx> 3/10/2021

TOTAL PROPERTY

LSR (Landscaping Surface Ratio)	
Total Lot Area (sq. ft.)	332,089
Landscaping/Open Space Area (sq. ft.)	195,156
LSR=	0.59

Gross Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	332,089
Total Floor Area (sq. ft.)	51,949
GROSS FAR=	0.16

Net Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	332,089
Landscaping/Open Space Area (sq. ft.)	195,156
BUILDABLE AREA=	278,587
Total Floor Area (sq. ft.)	51,949
NET FAR=	0.19

LOT 2

LSR (Landscaping Surface Ratio)	
Total Lot Area (sq. ft.)	69,620
Landscaping/Open Space Area (sq. ft.)	52,963
LSR=	0.76

Gross Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	69,620
Total Floor Area (sq. ft.)	15,000
GROSS FAR=	0.22

Net Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	69,620
Landscaping/Open Space Area (sq. ft.)	52,963
BUILDABLE AREA=	57,455
Total Floor Area (sq. ft.)	15,000
NET FAR=	0.26

LOT 1

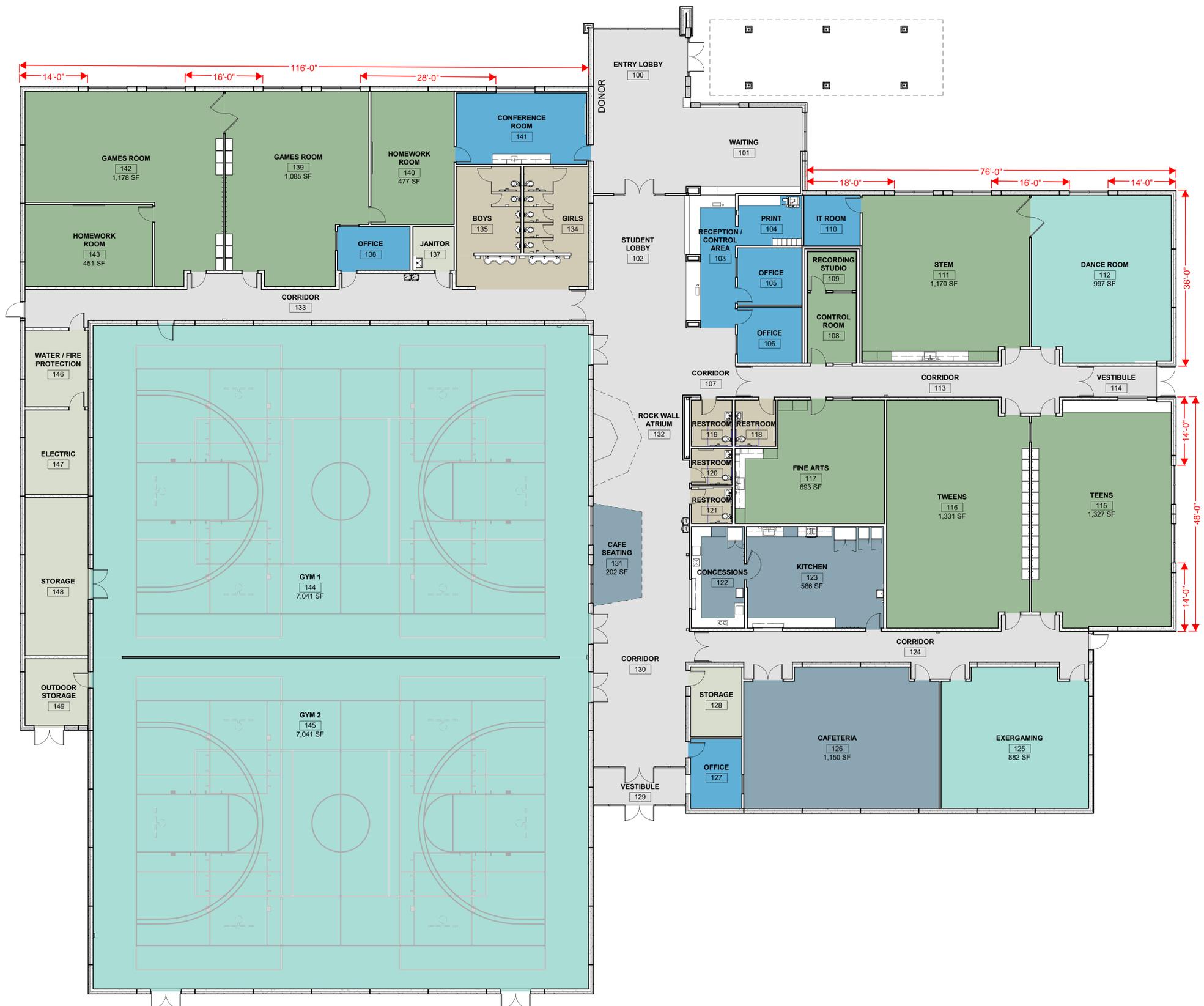
LSR (Landscaping Surface Ratio)	
Total Lot Area (sq. ft.)	262,469
Landscaping/Open Space Area (sq. ft.)	142,193
LSR=	0.54

Gross Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	262,469
Total Floor Area (sq. ft.)	36,949
GROSS FAR=	0.14

Net Floor-to-Area Ratio (FAR)	
Total Lot Area (sq. ft.)	262,469
Landscaping/Open Space Area (sq. ft.)	142,193
BUILDABLE AREA=	221,132
Total Floor Area (sq. ft.)	36,949
NET FAR=	0.17

DEPARTMENT LEGEND

- CAFETERIA / FOOD PREP
- CIRCULATION
- CLASSROOM / LEARNING
- EXERCISE ROOMS
- OFFICE / CONFERENCE
- RESTROOM
- STORAGE / MECHANICAL



FIRST FLOOR PLAN

VALPARAISO BOYS AND GIRLS CLUB

708 EVANS AVENUE
VALPARAISO, IN 46383





EXTERIOR PERSPECTIVE

VALPARAISO BOYS AND GIRLS CLUB

708 EVANS AVENUE
VALPARAISO, IN 46383





EXTERIOR PERSPECTIVE

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708 EVANS AVENUE
VALPARAISO, IN 46383





EXTERIOR PERSPECTIVE

VALPARAISO BOYS AND GIRLS CLUB

708 EVANS AVENUE
VALPARAISO, IN 46383





INTERIOR PERSPECTIVE

VALPARAISO BOYS AND GIRLS CLUB

708 EVANS AVENUE
VALPARAISO, IN 46383



**Board of Zoning Appeals
Valparaiso, Indiana
Variance from Development Standards – Findings of Fact**

Petitioner: DVG Team, Inc
Property Address: 708 Evans Avenue
Existing Zoning District: INL – Light Industrial

Variance from Development Standards Request:

- 1. Variance from Section 9.201.A: Minimum Parking and Loading Requirements**
 - From Table 9.201
 - Private Club (No Food Service) – 8 spaces/1000 SF = 110 spaces
 - General (recreation, indoor) – 4.5 spaces/ 1000 sf = 13,840 Sq. Ft. usable gym space= 62 spaces
 - 6 staff members = 1 parking spot per staff member
 - Total Parking = 178 spaces required per section 9.201 A, Minimum Parking and Loading Requirements. We have provided a total of 131 parking spaces.

- 2. Variance from Section 9.403.B: Minimum Space between driveway and minor/collector street = 200 feet (Table 9.403 B).**
 - Our drive aisle on the Northwest side of the project site would be less than 200 feet from the development to the west along Evans Ave. Proposed is approximately 63 ft.

- 3. Variance from Section 10.304.B: Parking Lot Landscaping shall be provided as described in Table 10.304, Parking Lot Landscaping Standards. 1 large tree per 8 parking spaces.**
 - The proposed parking lot landscape does not provide 1 large tree per 8 parking spaces.

- 4. Variance from Section 10.405 A Street Buffer Yard Standards: The buffer yard requirement for light industrial district on an Arterial road is 40 ft.**
 - The proposed parking lot and drive aisle are within the buffer yard requirement on the North side of the project site. It is 22ft off the property line.
 - The monument sign is within the buffer yard. It is 5ft off the property line.
 - The future Senior center building is within the buffer yard. It is 35ft off the property line.
 - The concrete pad area for benches & flag poles is within the buffer yard. It is 2ft off the property line.

- 5. Variance from Section 11.502 A: A maximum horizontal dimension – No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for building with footprints 15,000 sq. ft.**
 - Our proposed building footprint is 37,000 Sq. Ft. with the request to build one northwest wall to be 116 feet with five 48 Sq. Ft. window openings and painted accent architectural features on the primary façade to meet section 11.503.

6. **Variance from Section 11.503 A 1. Architectural features that animate the façade shall be provided along its entire length, spaced at intervals of not more than 12 feet in horizontal distance,**
 - Architectural primary facade feature of window openings is spaced at intervals of 12 and 24 feet with wall facade reveals at 2, 4 and 8 feet. These are provided to create a pattern of light, recess and shadow on the building wall that will meet the intent of the UDO.

7. **Variance from Section 11.503 B 1: Architectural features that animate the façade shall provide along the 40 percent of the façade that is closest to the corner with a primary façade. These features shall be spaced at intervals of not more than 12 feet in horizontal distance.**
 - Architectural other wall facade is to provide 100 percent reveals at 2,4, and 8 feet vertical and horizontal. The pattern is provided along with accent colors to create a pattern of light, recess and show on the building wall that will meet the intent of the UDO.

8. **Variance from Section 11.506 A: Required Transparency along street frontage. Along street frontages, building shall provide transparency between a height of three (3) feet and eight (8) feet above finished grade in proportion set out in table 11.506 Required Transparency.**
 - We have requested to reduce the required transparency from 40 percent along the primary façade to 26.5 percent to limit the area of window opening into activity spaces occupied by children for their security and safety.

9. **Variance from Section 11.506 B 2: Windows shall be transparent and shall allow views into the building at a depth of not less than four (4) feet.**
 - We propose for the bottom portion of the window, 3 feet by 8 feet or 24 Sq. Ft. to be provided with a translucent screen to impair views into the building but allows natural light in the activity area within the building and provide security to the children.

10. **Variance from Section 11.508 A4a: Along any building façade that is greater than 80 feet in horizontal dimension, flat roof systems, if used shall be designed to include substantial elements that: vary the apparent building height by at least three feet per 150 feet of portion thereof of horizontal building dimensions.**
 - The proposed primary façade design with parapet heights of 14, 20 and 29 feet of a wall less than 150 feet, variable slope entry and lobby roof with standing seam metal roofing and entry canopy meets the varying building height intent of the UDO.

Special Use Standards Request:

1. Variance from section 2.201 B: Generally, private clubs shall be permitted a Special Use in the Light Industrial District

- We are proposing the use of a private club within the Light industrial District.

Findings of Fact:

1) Variance from Section 9.201.A: Minimum Parking and Loading Requirements

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- This development provides a total of 131 parking spaces. Other boys and girls clubs in Porter County provide for an average of 67 parking spaces each, which has proven to be more than adequate and pose no known issues. Two of those facilities average 300 participants per day which is what we anticipate at this club. It is also known that most participants arrive in school busses and typically are picked up by parents, which means cars are in our parking lot no more than a few minutes. If parking becomes an issue, there is enough property to add to the site. **See attached Letter from the CEO of the Boys & Girls Club.** Therefore, the proposed variance from Developmental Standards will not be injurious to the public health, safety, morals, and general welfare of the community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area. The Traffic Study Report included evaluations of surrounding intersections and determined that no adverse effect will be brought to them.

c) The strict application of the terms of the zoning ordinance will result in difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability of applicable property to create proper site parking. This site contains two large wetlands which hinder the available space for parking.

2) Variance from Section 9.403.B: Minimum Space between driveway and minor/collector street = 200 feet (Table 9.403 B).

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- Included in this submittal as part of record is a Traffic Impact Study performed by a Licensed Professional Engineer with significant experience and training in the field of traffic and transportation engineering. This report demonstrates that even though the proposed entrances are not located per ordinance, it is safe and more desirable to the public to have these two entrances. Internally to the site, having two entrances is far more efficient for drop off & pick up of kids for the bus traffic. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area. The Traffic Study Report included evaluations of surrounding intersections and determined that no adverse effect will be brought to them.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to create safe entrance/exit points for the intended bus traffic.

3) Variance from Section 10.304.B: Parking Lot Landscaping shall be provided as described in Table 10.304, Parking Lot Landscaping Standards. 1 large tree per 8 parking spaces.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The site as a whole, has plenty of attractive landscaping and attempts to limit the removal of the existing wetlands on site. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area. In addition, less trees means less maintenance and pick up for surrounding developments in the case of a storm event.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. The existing wetlands on site already create minimal space for parking. Reducing the parking further to provide additional landscape items would make this worse.

4) Variance from Section 10.405 A Street Buffer Yard Standards: The buffer yard requirement for light industrial district on an Arterial road is 40 ft.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- When considering buffer yard requirements for adjoining properties, the buffer yard is not required for a public space, we have a public space adjacent to the North that requires no buffer yard. In addition, the development to the east has parking within the front yard buffer yard with no known issues. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. Because the property adjacent to the North is a Public Space and requires no buffer yard and to the East and west both have buffer yard encroachments.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for school busses, trucks etc. to move through the project site with no issues.

5) Variance from Section 11.502 A: A maximum horizontal dimension – No building wall shall have an uninterrupted horizontal dimension of mor than 80 feet for building with footprints 15,000 sq. ft.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The proposed building is proposing one northwest wall to be 116 feet with five 48 square feet window openings. The proposed wall meets the UDO for section 11.503 which is very similar in nature. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.
- Limitation of window opening are proposed to provide security and safety to the children occupying the activity areas along the primary facade.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. The proposed building wall will provide for more curb appeal and more attraction to the area.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide proper architectural features given that this proposed building has a 37,000 Sq. Ft. footprint.

6) Variance from Section 11.503 A 1. Architectural features that animate the façade shall be provided along its entire length, spaced at intervals of not more than 12 feet in horizontal distance,

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- With the proposed architectural primary façade of window openings spaced at intervals of 12 and 24 feet with wall façade reveals at 2,4 and 8 feet, we believe that this façade provides for pattern of light, recess and shadow on the building wall that will meet the intent of the UDO. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for proper architectural features.

7) Variance from Section 11.503 B 1: Architectural features that animate the façade shall provide along the 40 percent of the façade that is closest to the corner with a primary façade. These features shall be spaced at intervals of not more than 12 feet in horizontal distance.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- Proposed architectural other wall façade is to provide for 100 percent reveals at 2,4 and 8 feet vertical and horizontal, this creates a pattern of light, recess and shadow on the building wall that will meet the intent of the UDO. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area. In addition, the wall façade will provide for more curb appeal.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for proper architectural features throughout the building.

8) Variance from Section 11.506 A: Required Transparency along street frontage. Along street frontages, building shall provide transparency between a height of three (3) feet and eight (8) feet above finished grade in proportion set out in table 11.506 Required Transparency.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The proposed building reduces the required transparency from 40 percent along primary façade to 25 percent, this limits the area of window opening into activity spaces occupied by children for their security. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for proper architectural features throughout the building.

9) Variance from Section 11.506 B 2: Windows shall be transparent and shall allow views into the building at a depth of not less than four (4) feet.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The proposed building has the bottom portion of the window, 4 feet by 8 feet to be provided with a translucent screen to impair views into the building but allow natural light

in the activity area within the building and provide security to the children. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for adequate security for the children that will attend the Valpo Boys and Girls club.

10) Variance from Section 11.508 A4a: Along any building façade that is greater than 80 feet in horizontal dimension, flat roof systems, if used shall be designed to include substantial elements that vary the apparent building height by at least three feet per 150 feet of portion thereof of horizontal building dimensions.

a) The proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- The primary façade of the proposed building will have varying parapet heights as well as variable slope entry and lobby roof with standing seam metal roofing and entry canopy, these varying heights will meet the intent of the UDO. Therefore, the proposed Variance from Development Standards will not be injurious to the public health, safety, morals, and general welfare of the Community.

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 project will not have a substantially adverse effect on the use and value of the properties adjacent to the property. This development conforms to character and uses of adjacent properties within this commercial/industrial area.

c) The strict application of the terms of the zoning ordinance will result difficulties in the use of the property included in the proposed variance because:

- That strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property due to the inability to provide for varying architecture within the proposed building.

Special Use Standards Request

1) Variance from section 2.201 B: Generally, private clubs shall be permitted a Special Use in the Light Industrial District

A) The special use will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory because:

- The use of the Valpo Boys and Girls club will not detract from the character of the immediate area because the immediate area is fully developed with commercial businesses and the traffic study provided in this report proves that there will be no adverse effect on the use and value of existing developments around.

B) There is no practicable alternative location where the use is permitted as-of-right within one-quarter mile of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of providing a needed community service to a population that has limited mobility because:

- There is no practicable alternative location.

C) The approval of the special use will not create a critical mass of similar special uses that is likely to tend to discourage permitted uses by making the vicinity less desirable for them because:

- The approval of the special use will not create a critical mass of similar special uses because the existing surrounding area has existing developments that will not be adversely affected by the development of our site.

D) The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district unless the special use is temporary, and the duration of the use is limited to minimize the impact because:

- The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district because other permitted uses are similar in nature.