



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, December 21, 2022, 5:30 p.m.
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – November 16, 2022
4. Old Business
5. New Business

VAR22-019

A petition filed by El Sabor Poblano c/o Carlos Cuautle to request the following Variances from Development Standards related to seeking approval for a walk-in cooler appliance on the exterior of the building at 902 Calumet Ave., Suite 1:

- Section 2.401 to allow a walk-in cooler appliance outdoors (front yard);
- Section 2.402(1)(C) to allow an 8ft tall fence;
- Section 2.402(C)(1) to allow a privacy fence vs an ornamental fence to screen the outdoor cooler appliance (all per drawings submitted).

VAR22-016

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Car Wash Facility project proposed at 2501 Calumet Ave:

- Section 3.505 to allow front yard building setback adjacent to the private road (north side of proposed Drive & Shine Car Wash) to be 3ft (building encroachment into setback per site plan submitted);
- Section 11.502(B)(1) to allow required building offset lengths to be less than 20ft (per site plan submitted);
- Section 11.506(A) to allow opaque (spandrel glass) windows to be included in transparency calculations and to allow tinted green glass on curtain wall framing, storefront windows, and storefront doors (per building elevation drawings submitted).

VAR22-017

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Lube Center project proposed at 2511 Calumet Ave:

- Section 11.502(A) to allow bumpouts to not be required on the Lube Center building (2060 sq. ft.) (per site plan submitted);
- Section 11.506(A): to allow opaque (spandrel glass) windows to be included in transparency calculations; and to allow tinted green glass on storefront windows and storefront doors (all per building elevation drawings and elevation transparency table submitted).

(agenda continued on next page)

(agenda continued below)

VAR22-018

A petition filed by DVG Team, Inc. to request the following Variances from Development Standards related to a Drive & Shine Car Wash Facility project proposed at 109 Porters Vale:

- Section 11.502(A) to allow uninterrupted horizontal dimension of approximately 80ft for the building (7,235.89 sq. ft) (per site plan submitted);
- Section 11.502(B)(1) to allow required building offset lengths to be less than 20ft (per site plan submitted);
- Section 11.506(A): to allow opaque (spandrel glass) windows to be included in transparency calculations, to allow reduced required transparency along the primary façade (south, from 60% to 34%, to allow reduced required transparency along a non-primary façade (north, from 30% to 5%, and to allow tinted green glass on curtain wall framing, storefront windows, and storefront doors (all per building elevation drawings and elevation transparency table submitted); and
- Section 5.303(E)(2)(a) to allow signage above the roof line (per building elevations submitted).

6. Other Business

7. Staff Items

8. Adjournment

Kyle Yelton, Vice President – Board of Zoning Appeals
Beth Shrader, Planning Director

Next Meeting: January 18, 2022, 5:30 p.m.

Interested persons may attend in person, view the meeting live on the city's website (www.valpo.us), participate via web conference (bit.ly/ValpoBZA2022), or submit written comments (with name, address and telephone number) to the Planning Director prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above).

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 #: VAR 22-019Application Type: DSVApplication Filing Fee: \$150.00Date Filed: 11 / 18 / 2022Meeting: 12 / 21 / 2022**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

902 Calumet Avenue
Suite 1
Valparaiso, IN. 46383

Subject property fronts on the _____

side between (streets) Calumet Ave.& Sycamore St.Zoning District: CG, Commercial General**PETITIONER INFORMATION**

Applicant Name:

Carlos Cuautle

Phone:

219-386-9319

Email:

elsaborpoblanofm2020@gmail.com

Address:

2209 VALPARAISO ST.

Valparaiso, IN. 46383. (Home Address)

902 Calumet Avenue

Suite 1

Valparaiso, IN. 46383 (Business Address)

PROPERTY OWNER INFORMATION

Applicant Name:

Shayne Snider / Amanda Snider

Phone:

219-465-8490 / 219-613-1500

Email:

shayne@myhomenclature.com

Address:

902 Calumet Avenue

Suites 1-3

Valparaiso, IN. 46383

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: _____ Section: 2.401 Paragraph: _____ Item: _____Article: _____ Section: 2.402(c)(3) Paragraph: _____ Item: _____Article: _____ Section: 2.402(c)(1) Paragraph: _____ Item: _____

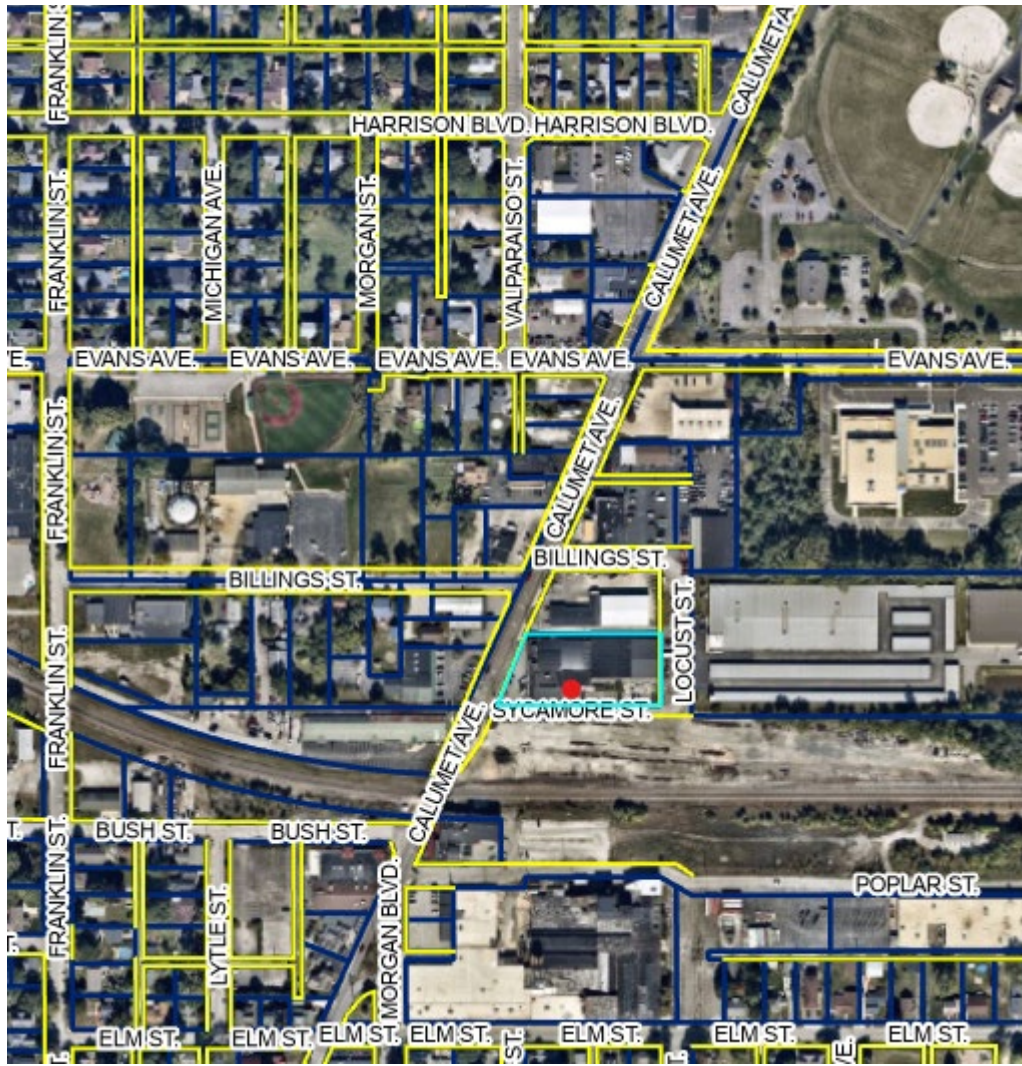
Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____



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

Property Info/Address: 902 Calumet Ave. Valparaiso, IN. 46383

Parcel Number: 64-09-24-202-002.000-004

Legal Description: 1st Add to N Valpo Lots 4-7 Ex Nw Cor Lot 4
BLK 2

Acreage: 0.87 A

Property Class Code: 429

Class Code Description: Commercial other Retail Structures

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

The proposed project is a walk-in cooler on the ~~south~~^{west} side of the building, hidden away from any traffic that might pass by Sycamore St. It is a 10' W X 20' L walk-in cooler that would serve to store our produce, fresh meats, and other refrigerated goods. To make it aesthetically pleasing, there would be fence surrounding the cooler. Fence would be approx. 8', white PVC no-maintenance material, with 80% opacity. Our landlords have approved this because it fits with the standards set forth on their end. Being the only Mexican store in Valparaiso, it is a necessity that we are looking to be able to make possible to keep up with increasing clientele, increasing a demand of goods as a result of that.

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:

The proposed project will not be injurious to the public health & safety of the community of Valparaiso. The walk-in cooler is away from any major streets that may bring in a lot of traffic. It would also be confined to sit behind a fence, as requested by our landlords, to show that it is private property. It would be hidden away just like dumpsters that are fenced in, such as the ones at locations like Chick-Fil-A. Signs would be posted to make sure any traffic is aware, though not much passes through. This cooler is not a harm, it does not emit any harmful gases, solely running on a HR compressor & condenser outside the unit. Constantly cycling off of water. We would really need this walk-in cooler since business is growing.

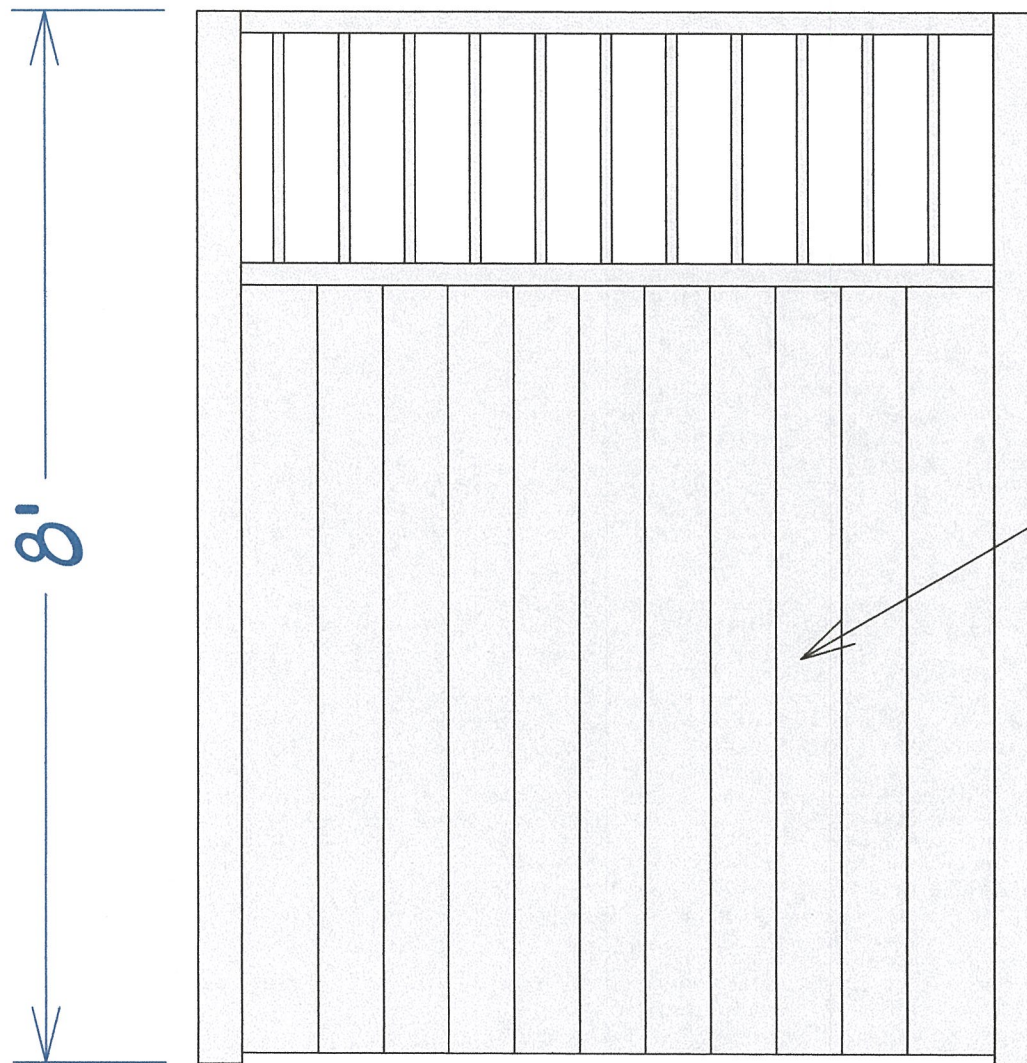
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The areas adjacent to the property, Veleros & Homendature, will not be affected because we are in an area that will not be a burden to them. The walk-in cooler would be fenced in, fitting the aesthetic that our landlords over at Homendature want us to follow. This would also be decorated like the city of Valpo would want, just as much as our landlords would like the same idea. In terms of looks, it would be hidden & decorated to not affect the aesthetic look of surrounding businesses. Deliveries for Veleros & Homendature would not be affected, the walk-in cooler would not block any of their receiving entries. Parking also would not be an issue, it would be a good distance away, not burdening customers or employees. This walk-in cooler would not be a burden, in fact a big help. Business is growing and it's very exciting for all 3 businesses because we have helped each other grow.

- 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 terms of the zoning ordinance will result in practical difficulties mainly because business is growing and we need more space to store our produce, fresh meat, and other refrigerated goods. As of now, we are the only Mexican grocery store in Valparaiso. To our knowledge, Woodfire Meat Market is no longer in business and their main focus was serving Hispanic goods to the city of Valpo. More clientele have found out about us and we thank the community for their continued support. We want to keep serving the city of Valpo & surrounding communities by being able to go through with this project. We ask that the Board of Zoning Appeals carefully consider our petition, we love this city and the community. We want to be able to serve for many more years to come.

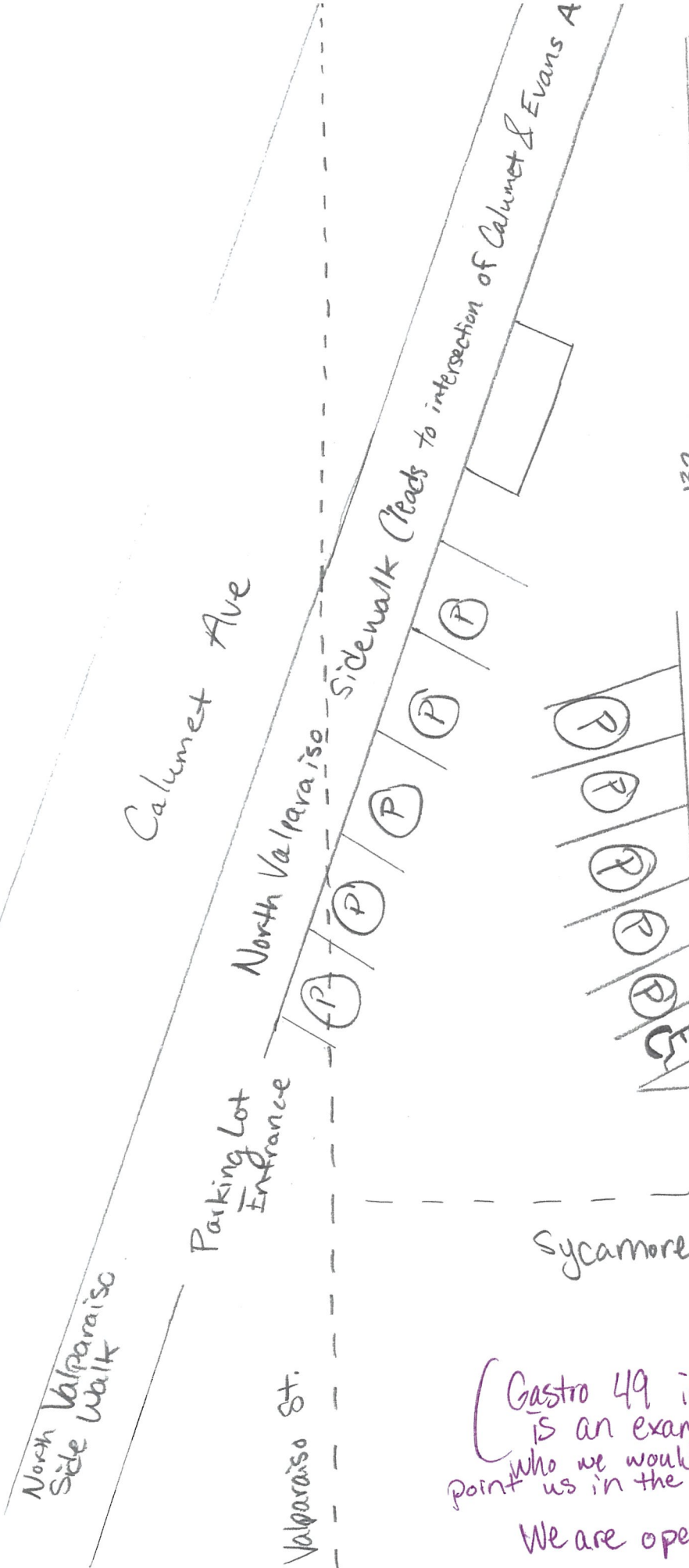
The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.



WHITE PVC NO-MAINTENANCE
FENCE MATERIAL

80% opacity

TYPICAL FENCE SECTION



• Business is growing, this cooler would be one of the biggest helps to keep up with demand. We are the only Mexican grocery store in Valparaiso and only 1 of 2 in the Porter County area. We ask that it be considered carefully & thoroughly, with all respect to the BZA. We want to continue serving the community of Valpo & surrounding towns that have also discovered us. The town has welcomed us with open arms and we want to continue serving this town for many more years to come.

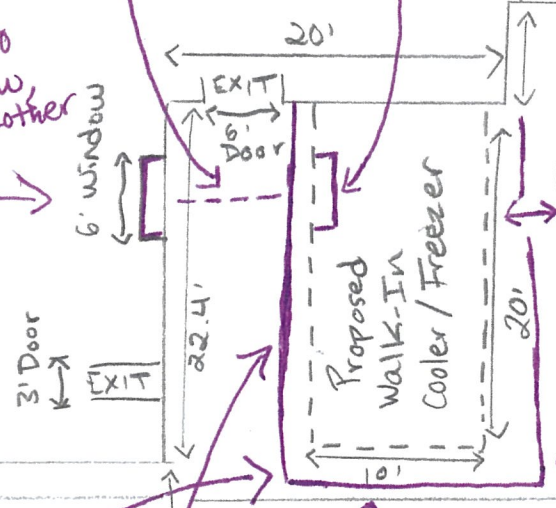
• cooler will strictly be for storing our fresh produce & meat, each in their respective areas inside the cooler. It is an extremely big help for us because it would cut trips to Chicago that we are constantly making to go pick-up.

• It is very important to have the cooler where it is proposed because it is the best open free spot available. Behind here → there are the dumpsters & it wouldn't make sense putting it anywhere near the Receiving Dock.

Eliminating that window and converting it to a door would allow us easy access to store products in the cooler as well as retrieving them when necessary. Pathway would be used occasionally, would not block neighbors' walk-in cooler door.

We would like to remove this window, convert it to another exit. Landlords have approved.

Veteros Entrance
El Sabor Poblano Fresh Market Entrance



Landlords have approved the proposed project, does not get in the way of their customers.

cooler & access doors are behind the property line, clear of obstruct any flow of traffic.

(Gastro 49 in Chesterton) We are very interested in adding planters at the front of the fence to make it look aesthetically pleasing. We are open to any other suggestions that can work.

There would be an access door on the side of the fence, providing access to the cooler (walk-in)

Box outline will be the fence that our landlords have asked to be put up. Fence will be made of white, PVC no-maintenance fence material. 8' in height if needed to be shorter, we can discuss. 80% opacity. We believe it would be aesthetically pleasing along with other decorations.

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 #: VAC 22-016Application Type: DVSApplication Filing Fee: \$150.00Date Filed: 11 / 18 / 2022Meeting: 12 / 21 / 2022**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

2501 Calumet Avenue
Valparaiso, INWASH.Subject property fronts on the Northside between (streets) Calumet Ave& Private RoadZoning District: Commercial General, CG**PETITIONER INFORMATION**

Applicant Name:

DVG Team, Inc - Russ Pozen

Phone:

219-281-4068

Email:

rpozen@dvgteam.com

Address:

1155 Troutwine Road
Crown Point, IN 46307**PROPERTY OWNER INFORMATION**

Applicant Name:

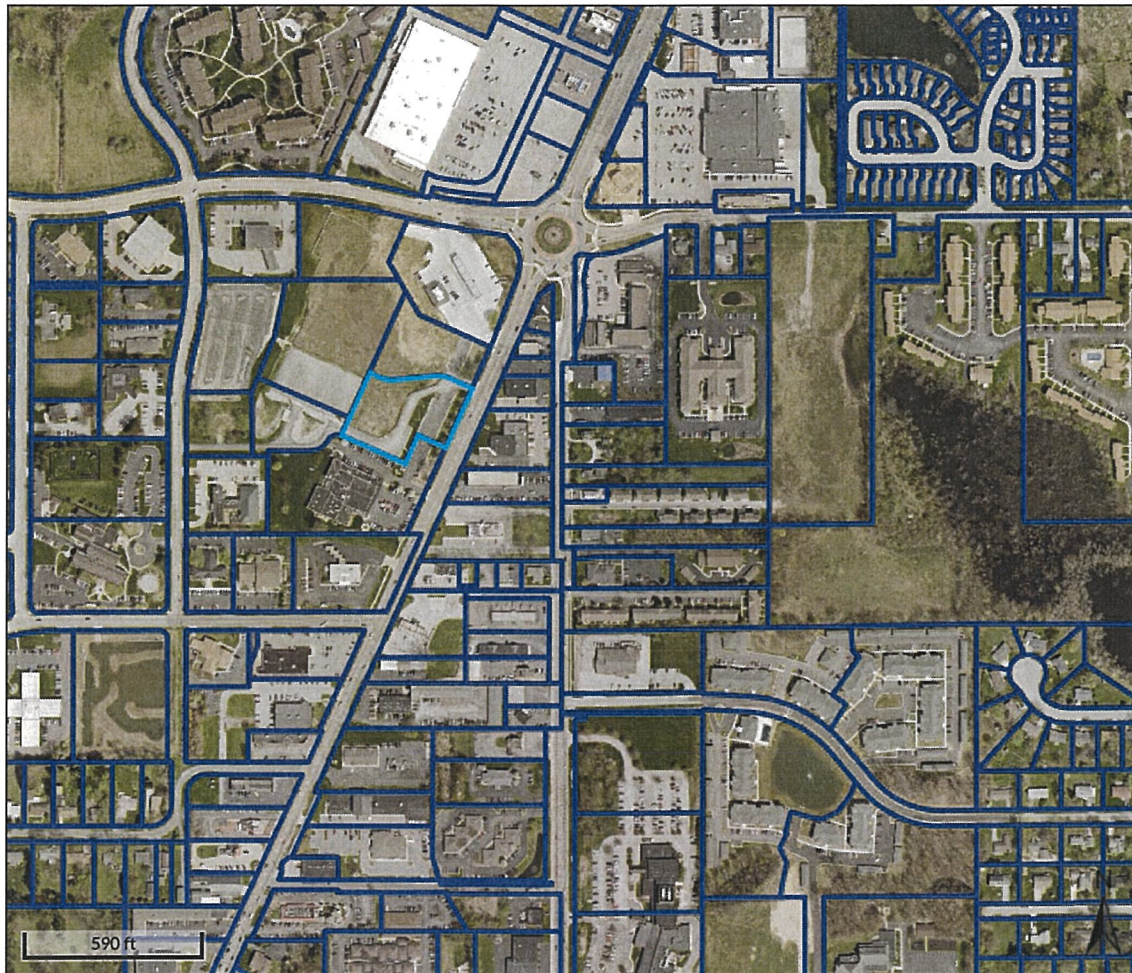
UHV LLC

Phone:

Email:

Address:

213 S State Road
Attn: Accounting Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 3 Section: 3.505 Paragraph: Item: Article: 11 Section: 11.502 Paragraph: B Item: 1Article: 11 Section: 11.506 Paragraph: A Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item:



Overview



Legend

 Parcels

Parcel ID 640913230002000004
Sec/Twp/Rng n/a
Property Address
District n/a
Brief Tax Description n/a

Alternate ID n/a
Class n/a
Acreage n/a

Owner Address n/a

(Note: Not to be used on legal documents)

Date created: 11/17/2022
Last Data Uploaded: 11/16/2022 7:38:48 PM

Developed by  **Schneider**
GEOSPATIAL

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

LOT 2 IN THE SECONDARY PLAT OF THE RESUBDIVISION OF LOT 2 OF FAMILY EXPRESS SUBDIVISION RECORDED JUNE 23, 2021 AS PLAT FILE 56-B-6A, INSTRUMENT NO 2021-109118, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

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

Drive & Shine (represented by Haji Tehrani) is proposing to develop a Car Wash Facility on Lot 2 (1.80 ac) in Family Express Subdivision located at 2501 Calumet Avenue Valparaiso, Indiana. The lot is currently Zoned Commercial, General (CG). The proposed Car Wash facility will be approximately 18,477 sq.ft. The project will have the car wash facility and indoor & outdoor vacuums. There is a private road adjacent to the lot and have access to Calumet Avenue on the east side and a private drive on the west side. There are no Wetlands present on-site. This development will utilize the existing detention on Family Express Subdivision for its 100yr Stormwater Detention.

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.

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

Petitioner: DVG Team, Inc
Property Address: 2501 Calumet Avenue
Existing Zoning District: CG – Commercial General

Variance from Development Standards Request:

- 1. Variance from Section 3.505: Nonresidential uses. Table 3.505 Nonresidential Bulk Requirements.**
 - Required Front yard building setback is 15ft.
 - Request Lot 2 (2501 Calumet Ave) Front yard building setback adjacent to the Private Road (North side of proposed Drive & Shine Carwash) to be 3ft
- 2. Variance from Section 11.502 B.1.: Building Dimensions. Required Offsets. Building walls with a horizontal dimension of more than 80 feet shall have projections or recesses of at least six feet, and at least two feet for buildings with horizontal dimension of less than 80 feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of: 20 feet; or 20 percent of the building facade.**
 - Required projections to be at least 20'x6' (building greater than 15,000 sq.ft. - Lot 2)
 - Request projections lengths to be less than 20' on Lot 2 (2501 Calumet Ave)
- 3. 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.**
 - Required transparency along the primary façade (east) is 60% and along the non-primary façade (north and west Private Roads) is 30% and tint is not allowed
 - Request variance to allow opaque (spandrel glass) windows to be included in transparency calculations, and allow tinted green glass on curtain wall framing and storefront windows and storefront doors

Findings of Fact:

1. Variance from Section 3.505: Nonresidential uses. Table 3.505 Nonresidential Bulk 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:

- The proposed building is setback outside of the 30ft easement (60ft total). Within the easement is the private roadway & storm sewers on the opposite side of the proposed Drive & Shine Building. In consideration of the fact that this easement is 60ft overall and the mainline storm sewer is away from the proposed building, it appears that access within the easement for maintenance or repairs is more than adequate to occur without encroaching outside of the easement and affecting the proposed building and 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. Because a 3 feet front yard setback is being considered and there are 15 feet of the easement adjacent to it with only landscaping area and no building encroachment.

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:

- Lot 2 (2501 Calumet Ave) is situated as such that there are essentially three (3) front yard setbacks, which includes a Signature District (Calumet Avenue). In addition there is a property 'jog' at the southeast portion of the property. The restriction of useable land impeding on this development makes it difficult to fit the development. 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 car wash building size.

2. Variance from Section 11.502 B.1.: Building Dimensions. Required Offsets. Building walls with a horizontal dimension of more than 80 feet shall have projections or recesses of at least six feet, and at least two feet for buildings with horizontal dimension of less than 80 feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of: 20 feet; or 20 percent of the building facade.

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

- The building projections provided are of varying projection dimensions, but some are less than 20'. Lengths are architecturally determined based on building conditions such as location relative to interior structural columns, location of windows into primary spaces, location of necessary interior mechanical spaces required for car wash operations, location of required maintenance access to car wash equipment, and proportional size and scale relative to other architectural building elements. 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 because some building projection is being considered.

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 large unusable spaces not conducive to activities involving a typical car wash facility. The operation of a car wash and vehicle detailing facility is different from a typical office, business, or retail facility. The nature of this project requires long open rectangular spaces with large mechanical spaces. Projections of any size are generally unnecessary spaces within a car wash facility.

3. 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:

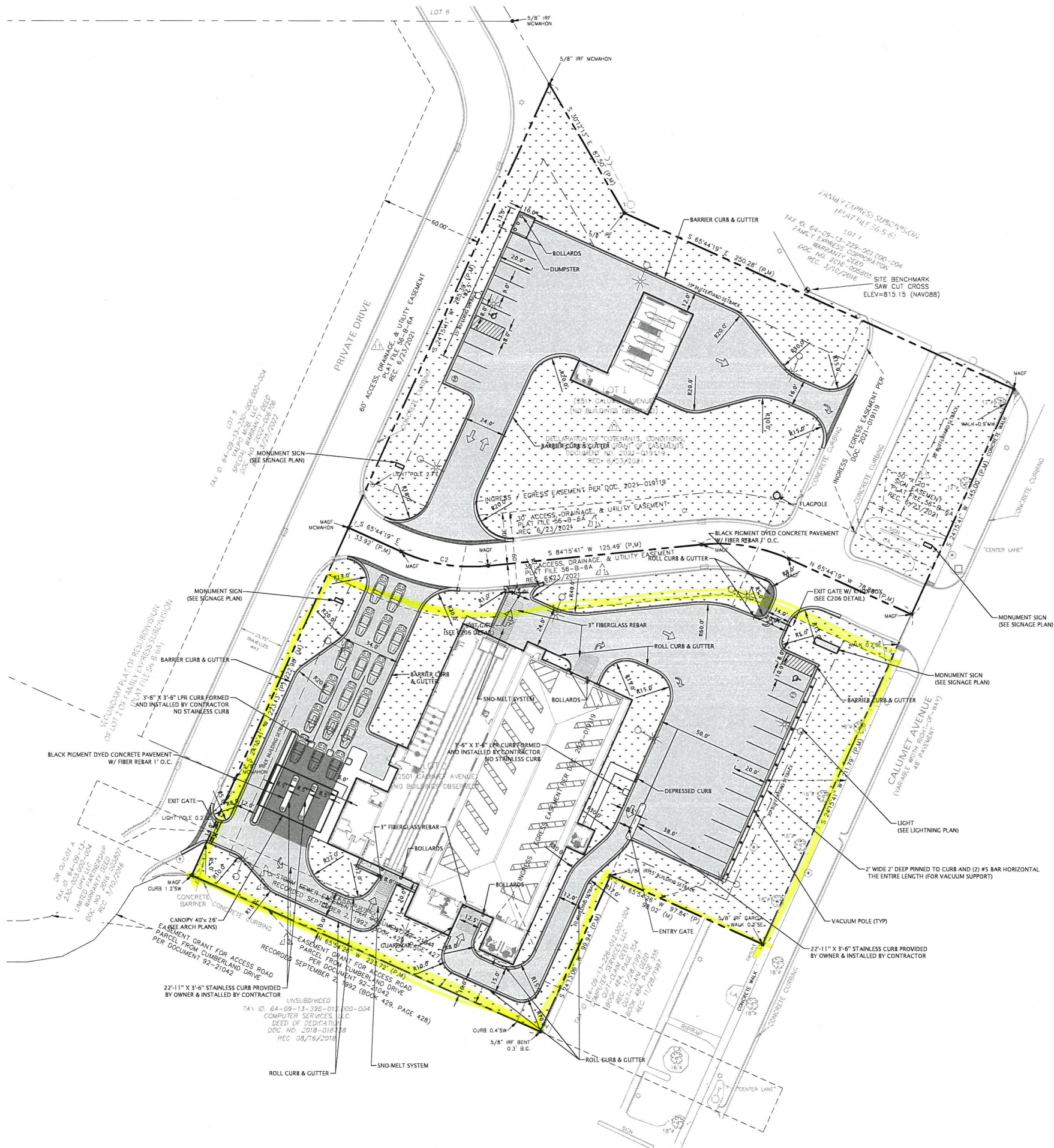
- The proposed building has transparency above 8 feet on the east, north, and west façade, façade to allow natural light in the activity area within the building and provide security to the customer and their children. The spaces without transparency or with spandrel glass are in required mechanical spaces that are not accessible to the public. View into these spaces is not beneficial to clients, customers, or the general public/community. On the proposed building, the tinted green glass on the curtain wall framing and storefront windows and storefront doors is the owner's standard on all his buildings, and it is part of the Drive & Shine brand's "signature look". All overhead doors on the Car Wash, Indoor Vacuum buildings are clear glass and not tinted green. 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 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 operation of the car wash facility. The facility requires mechanical and plumbing equipment placed in full along the entire length of the car wash belt, preventing the inclusion of true transparency along the length of façade.



SITE DATA

- ZONING: CG (COMMERCIAL, GENERAL)
- BUILDING AREA: LOT 1 = 2,293.75 SQ. FT.
LOT 2 = 18,481.33 SQ. FT.
- PARKING REQUIRED: 04 SPACES
+ 02 DRYING SPACES
06 SPACES REQUIRED
- PARKING PROVIDED: 23 SPACES (INCLUDES 02 ADA SPACES)
- CANOPY AREA: 1,040 SQ. FT. = 5.63% OF BUILDING AREA
- LOT 1
LANDSCAPE AREA: 29,928.54 SQFT = 0.68 ACRES
(MIN REQ LANDSCAPE AREA = 0.18 AC)
LOT AREA: 50,569.80 SQFT = 1.16 ACRES
BUILDING AREA: 2,293.75 SQFT = 0.05 ACRES
LSR: 0.68/1.16 = 0.59 (MIN 0.15)
GROSS FAR: 0.05/1.16 = 0.04 (MAX BY ORDINANCE 0.431)
NET FAR: 0.05/(1.16-0.18) = 0.05 (MAX BY ORDINANCE 0.507)
- LOT 2
LANDSCAPE AREA: 21,045.32 SQFT = 0.48 ACRES
(MIN REQ LANDSCAPE AREA = 0.24 AC)
LOT AREA: 67,954.03 SQFT = 1.56 ACRES
BUILDING AREA: 18,481.33 SQFT = 0.42 ACRES
LSR: 0.48/1.56 = 0.31 (MIN 0.15)
GROSS FAR: 0.42/1.56 = 0.27 (MAX BY ORDINANCE 0.431)
NET FAR: 0.42/(1.56-0.24) = 0.32 (MAX BY ORDINANCE 0.507)

LEGEND

- | | |
|--------------------------------------|---|
| CONCRETE PAD | SNO-MELT SYSTEM (SEE M/E/P PLANS) |
| CONCRETE SIDEWALK | BLACK PIGMENT DYED CONCRETE PAVEMENT W/ FIBER REBAR 1" O.C. |
| SOD/LANDSCAPING (SEE LANDSCAPE PLAN) | #3 FIBERGLASS REBAR 1" O.C. (LOOPS PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR) |
-
- | |
|---------------------------|
| STRIPING (PAINT, 4" WIDE) |
| BARRIER CURB & GUTTER |
| ROLL CURB AND GUTTER |
| 6-INCH BARRIER CURB |
| EXIT GATE |

NOTES

- DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



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

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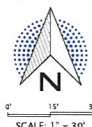
11/17/2022

Drive & Shine
16915 Cleveland Road
Granger, IN 46330

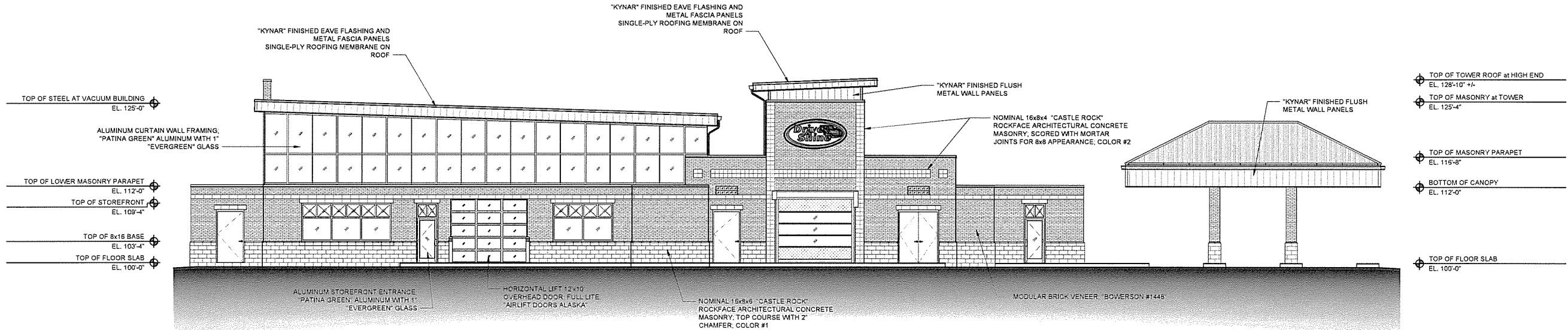
REVISIONS AND NOTES:	
DATE:	

Drive & Shine - North Calumet

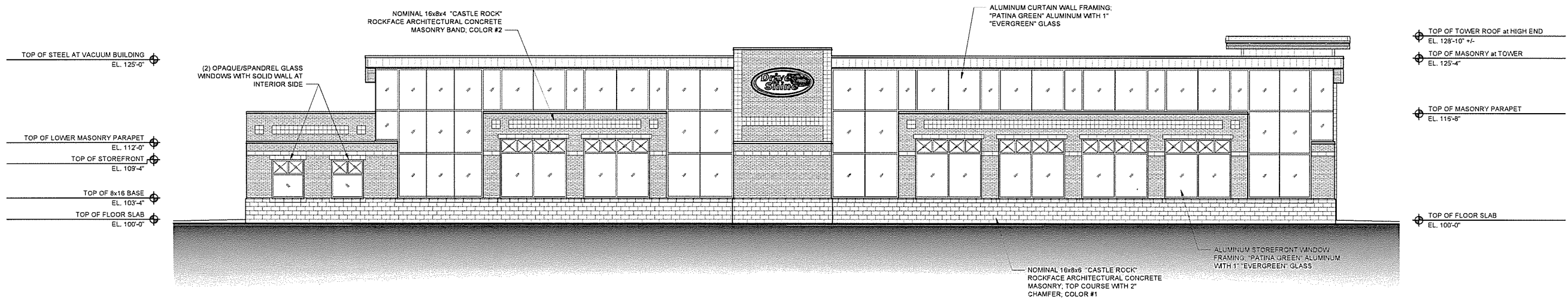
Site Plan



© COPYRIGHT 2017 DVG TEAM, INC.	
DESIGN BY R/LP	DATE 11/08/22
PROJECT NO. 22-1123	
C103	



1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION AREA TABLE		
FAÇADE MATERIAL	AREA (SF)	PERCENTAGE
TOTAL PROJECTED AREA	4150.11	100%
CURTAIN WALL AREA	1544.55	37%
STOREFRONT	580.26	14%
SPANDREL WINDOWS	60.38	1%
MASONRY	1654.76	40%
METAL FASCIA / WALL PANEL	310.16	7%
NOTES		
1. TOTAL PROJECTED AREA IS CALCULATED AS THE VISIBLE FAÇADE ELEMENTS ALONG THE EAST-MOST ELEVATION PLANE. AREA DOES NOT INCLUDE BUILDING BUMP-OUTS OR ROOF EXTENSIONS THAT MAY BE LOCATED BEYOND THE ELEVATION PRIMARY PLANE.		
2. STOREFRONT WINDOWS ARE CLEAR GLAZING BETWEEN MASONRY PILASTERS.		
3. SPANDREL WINDOWS ARE (2) OPAQUE WINDOWS AT SOUTH END OF BUILDING.		

ELEVATION TRANSPARENCY TABLE						
ELEVATION	REQUIRED %	WALL AREA (3' - 8') (SQ.FT.)	TRANSPARENT AREA (SQ.FT.)	TRANSPARENCY %	DEFICIT (%)	DEFICIT AREA (SQ.FT.)
SOUTH	0%	694.84	177.44	26%	N/A	N/A
EAST	60%	851.51	497.69	58%	2%	13.22 SQ.FT.
EAST (W/ SPANDREL)	60%	851.51	521.17	61%	N/A	N/A
NORTH	30%	694.84	206.09	30%	N/A	N/A
WEST	30%	850.26	70.44	8%	22%	184.64 SQ.FT.
WEST (W/ SPANDREL)	30%	850.26	257.84	30%	N/A	N/A
NOTES						
1. ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER UDD SECTION 11.508						
2. TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, e.g. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.						
3. "W/ SPANDREL" VALUES FOR EAST AND WEST ELEVATION INCLUDE OPAQUE GLAZING WINDOW UNITS						

JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning



DRIVE & SHINE: VALPARAISO NORTH
CALUMET AVENUE VALPARAISO, INDIANA

BUILDING ELEVATIONS

ISSUE DATE
SITE REVIEW
13 OCTOBER 2022
REVISIONS

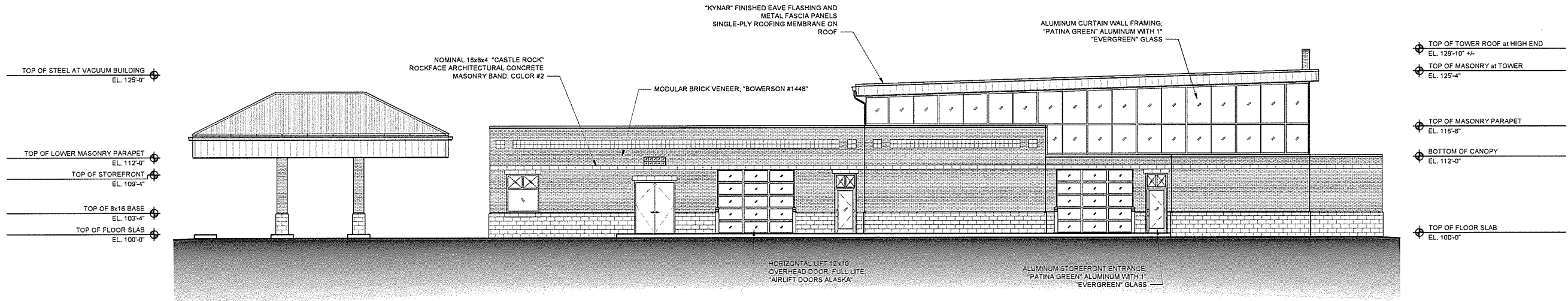
24 OCTOBER 2022
Elevation Alternatives
27 OCTOBER 2022
Elevation Alternatives
28 OCTOBER 2022
Elevation Alternatives
10 NOVEMBER 2022
Elevation Alternatives
11 NOVEMBER 2022
Elevation Alternatives

Project Number: 2022-0001

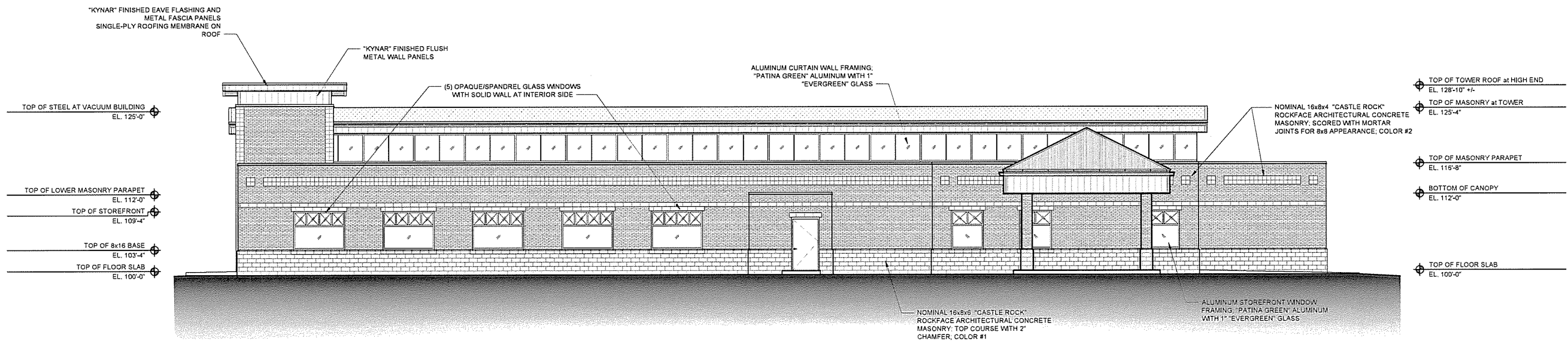
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319 SOUTH MAIN STREET, SUITE 300
SOUTH BEND, INDIANA 46801
PHONE: 574-234-4519
FAX: 574-234-4519
EMAIL: jdzierla@jdzierla.com



1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION TRANSPARENCY TABLE						
ELEVATION	REQUIRED %	WALL AREA (3' - 8') (SQ.FT.)	TRANSPARENT AREA (SQ.FT.)	TRANSPARENCY %	DEFICIT (%)	DEFICIT AREA (SQ.FT.)
SOUTH	0%	694.84	177.44	26%	N/A	N/A
EAST	60%	851.51	497.69	58%	2%	13.22 SQ.FT.
EAST (W/ SPANDREL)	60%	851.51	521.17	61%	N/A	N/A
NORTH	30%	694.84	206.09	30%	N/A	N/A
WEST	30%	850.26	70.44	8%	22%	184.64 SQ.FT.
WEST (W/ SPANDREL)	30%	850.26	257.84	30%	N/A	N/A

NOTES

- ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER UDO SECTION 11.508
- TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, e.g. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.
- 'W/ SPANDREL' VALUES FOR EAST AND WEST ELEVATION INCLUDE OPAQUE GLAZING WINDOW UNITS

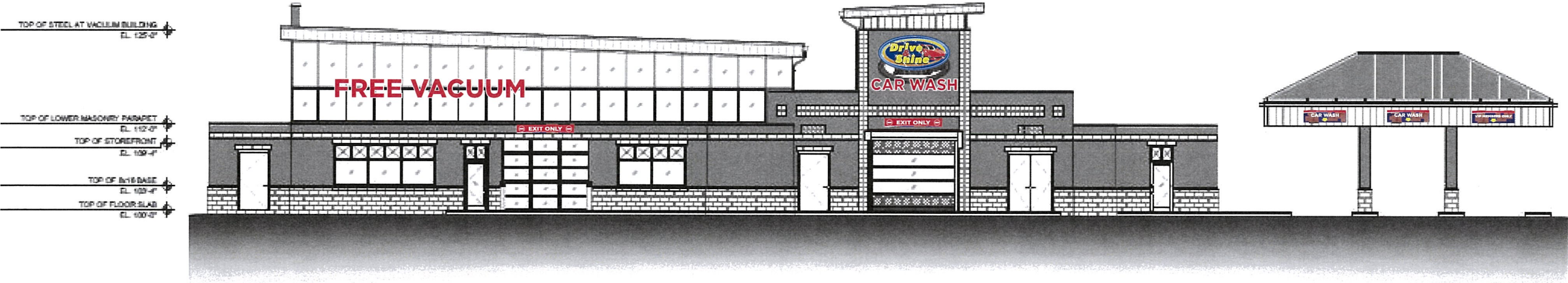




SCALE: 3/32" = 1'-0"



NORTH ELEVATION



1/16" = 1'



5" .040 Returns painted MP 12259
.063 Aluminum backs
.117 2793 Red Acrylic Faces
1" Red trimcap
LED Illumination
Remote mounted cabinet/letterset
Returns painted MP 12259
Remote Mounted Power supplies in boxes
Install on Brick sign band



Flat .090 Aluminum panel
Painted MP12259 MAIN STREET
Digital Print Graphic
Mount to masonry surface with 1" standoff.

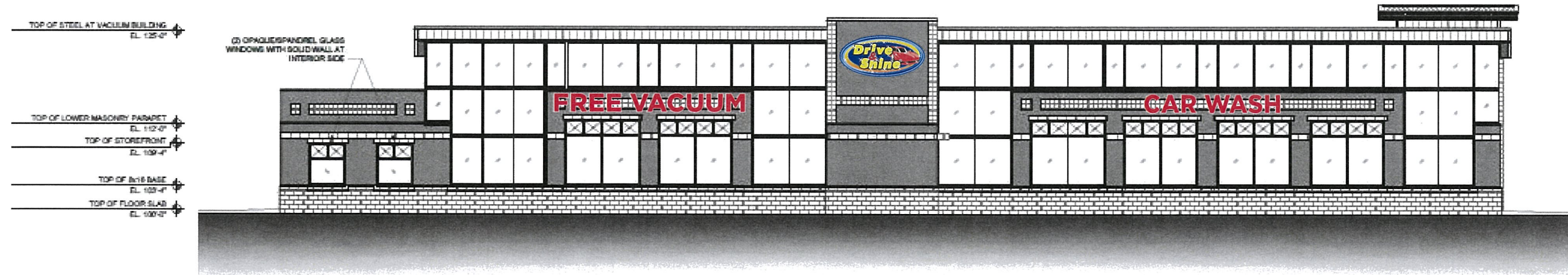
SCALE: 3/8" = 1' | DATE: 11-16-22 | DRAWN BY:
FILE: D&S H18 sign Plan.cdr
Due to the limitations of the printing process, printed colors
can vary from actual colors.

This is an original, unpublished drawing created by
Vanadco Signs. It is submitted for your exclusive use in
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Drive & Shine
2501 Calumet Ave
Valparaiso, IN

Vanadco Signs
10625 SR 10 - ARGOS, IN 46501 - 574 892 5000
www.vanadco.com

EAST ELEVATION



1/16" = 1'



5" .040 Returns painted MP 12259
.063 Aluminum backs
.117 2793 Red Acrylic Faces
1" Red trimcap
LED Illumination
Remote mounted cabinet/letterset
Returns painted MP 12259
Remote Mounted Power supplies in boxes
Install on Brick sign band

56.5 Sq Ft



50.6 Sq Ft



70.6 Sq Ft

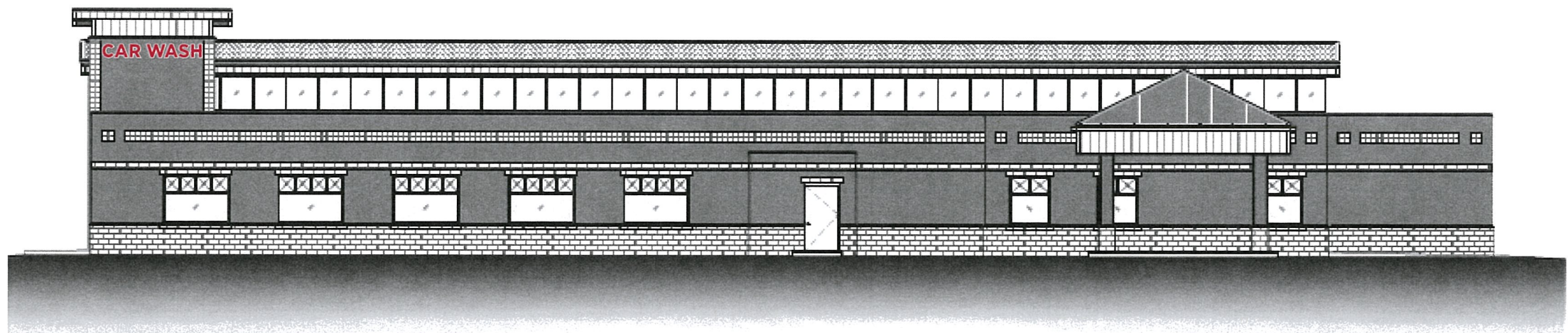
SCALE: 3/8" = 1' | DATE: 11-16-22 | DRAWN BY:
FILE: D&S H18 Sign Plan.cdr
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WEST ELEVATION



1/16" = 1'



5" .040 Returns painted MP 12259
.063 Aluminum backs
.117 2793 Red Acrylic Faces
1" Red trimcap
LED Illumination
Remote mounted cabinet/letterset
Returns painted MP 12259
Remote Mounted Power supplies in boxes
Install on Brick sign band

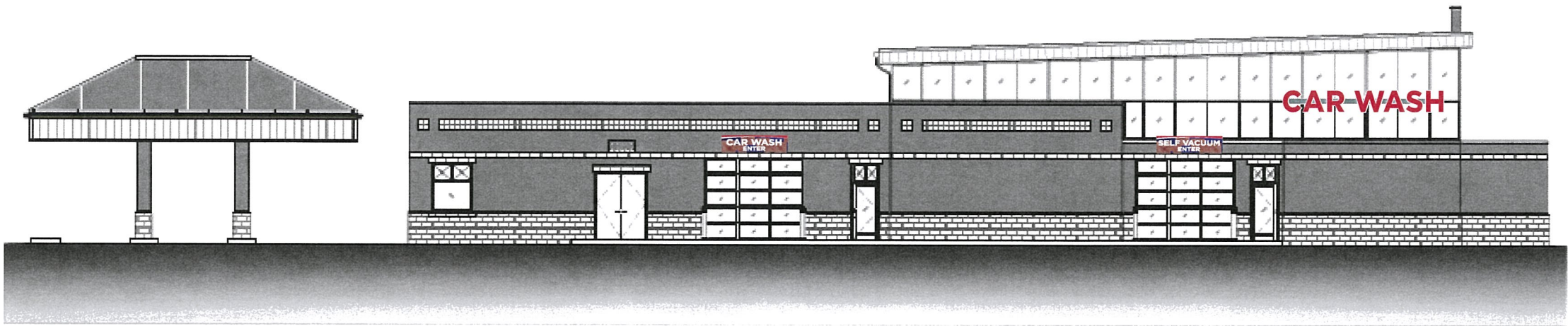
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FILE: D&S H18 Sign Plan.cdr
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Valparaiso, IN

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SOUTH ELEVATION



1/16" = 1'



SCALE: 3/8" = 1' | DATE: 11-16-22 | DRAWN BY:
FILE: D&S H18 sign Plan.cdr
Due to the limitations of the printing process, printed colors
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Drive & Shine
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Valparaiso, IN

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- 1 50" x 179" Monument sign w/ EMC, 62.1 Sq. Ft. 6' OAH
- 2 50" x 60" Monument sign 24 Sq. Ft. 6' OAH

Building Signs

- 1 32" x 318" Illuminated Channel Letterset "FREE VACUUM" 70.6 Sq. Ft.
- 2 72" x 144" Illuminated D&S Ellipse 56.5 Sq. Ft.
- 3 32" x 228" Illuminated Channel Letterset "CAR WASH" 50.6 Sq. Ft.
- 4 32" x 318" Illuminated Channel Letterset "FREE VACUUM" 70.2 Sq. Ft.
- 5 60" x 120" Illuminated Channel Letter Ellipse & 20" "CARWASH" 59.2 Sq Ft.
- 6 20" x 144" Illuminated Channel Letter Set "CAR WASH" 20 Sq. Ft.
- 7 32" x 228" Illuminated Channel Letterset "CAR WASH" 50.6 Sq. Ft.

Directional Signs

- | | | | |
|---|-----------|--------------------------|------------------------------------|
| 1 | 14" x 72" | Non-Illuminated | Flat Alum.EXIT Sign 6 Sq. Ft. |
| 2 | 14" x 72" | Non-Illuminated | Flat Alum.EXIT Sign 6 Sq. Ft. |
| 3 | 24" x 96" | Non-Illuminated | Flat Alum.ENTRANCE Sign 16 Sq. Ft. |
| 4 | 24" x 96" | Non-Illuminated | Flat Alum.ENTRANCE Sign 16 Sq. Ft. |
| 5 | 20" x 72" | Non Illuminated SF | Directional Sign 10 Sq. Ft. |
| 6 | 20" x 72" | Non Illuminated SF | Directional Sign 10 Sq. Ft. |
| 7 | 20" x 72" | Non Illuminated SF | Directional Sign 10 Sq. Ft. |
| 8 | 72" x 48" | Illuminated Single Sided | Menu Board 24 Sq Ft. |

SCALE: 3/8" = 1' | **DATE:** 11-16-22 | **DRAWN BY:**

FILE: D&S H18 sign Plan.cdr

Due to the limitations of the printing process, printed colors can vary from actual colors.

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Drive & Shine
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Valparaiso, IN

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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 #: VAR22-017
Application Type: DVS
Application Filing Fee: \$150.00
Date Filed: 11 / 18 / 2022
Meeting: 12 / 21 / 2022

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

Property Address:

2511 Calumet Avenue
Valparaiso, IN

LUBE.

Subject property fronts on the South
side between (streets) Calumet Ave
& Private Road

Zoning District: Commercial General, CG**PETITIONER INFORMATION**

Applicant Name:

DVG Team, Inc - Russ Pozen

Phone:

219-281-4068

Email:

rpozen@dvgteam.com

Address:

1155 Troutwine Road
Crown Point, IN 46307

PROPERTY OWNER INFORMATION

Applicant Name:

UHV LLC

Phone:

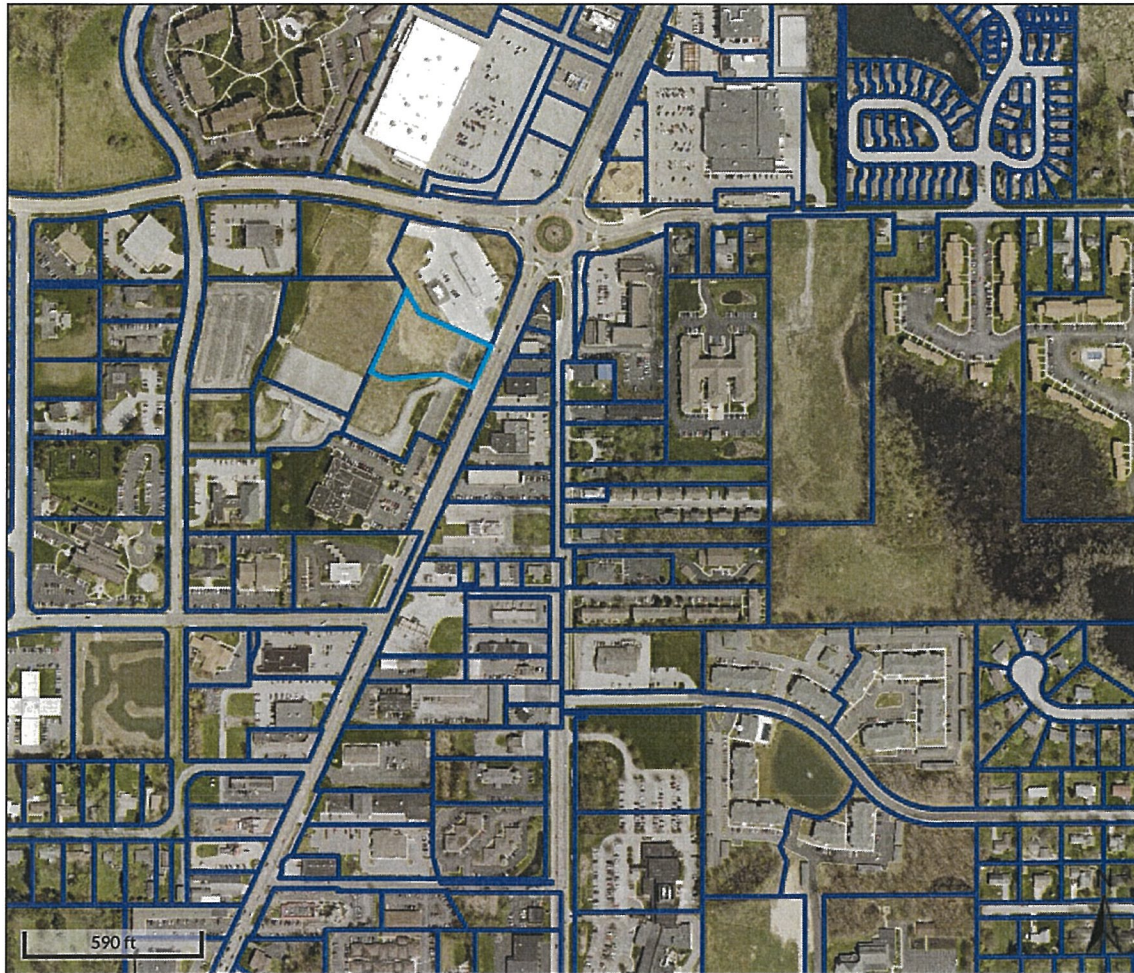
Email:

Address:

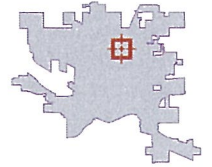
213 S State Road
Attn: Accounting Valparaiso, IN 46383

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

Article: <u>11</u> Section: <u>11.502</u> Paragraph: <u>A</u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u>11</u> Section: <u>11.506</u> Paragraph: <u>A</u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>
Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>	Article: <u> </u> Section: <u> </u> Paragraph: <u> </u> Item: <u> </u>



Overview



Legend

 Parcels

Parcel ID 640913230001000004
Sec/Twp/Rng n/a
Property Address
District n/a
Brief Tax Description n/a

Alternate ID n/a
Class n/a
Acreage n/a

Owner Address n/a

(Note: Not to be used on legal documents)

Date created: 11/17/2022
Last Data Uploaded: 11/16/2022 7:38:48 PM

Developed by  **Schneider**
GEOSPATIAL

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

LOT 1 IN THE SECONDARY PLAT OF THE RESUBDIVISION OF LOT 2 OF FAMILY EXPRESS SUBDIVISION RECORDED JUNE 23, 2021 AS PLAT FILE 56-B-6A, INSTRUMENT NO. 2021-019118, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

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

Drive & Shine (represented by Haji Tehrani) is proposing to develop a Car Wash Facility & Lube Center on Lot 1 (1.40 ac) in the Family Express Subdivision located at 2511 Calumet Avenue Valparaiso, Indiana. The lot is currently Zoned Commercial, General (CG). The proposed Lube Center on Lot 1 will be approximately 2,060 sq.ft. Lot 1 will have the lube center and parking lot, There is a private road adjacent to the lot and have access to Calumet Avenue on the east side and a private drive on the west side. There are no Wetlands present on-site. This development will utilize the existing detention on Family Express Subdivision for its 100yr Stormwater Detention.

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.

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

Petitioner: DVG Team, Inc
Property Address: 2511 Calumet Avenue
Existing Zoning District: CG – Commercial General

Variance from Development Standards Request:

1. **Variance from Section 11.502 A: Building Dimensions. Maximum Horizontal Dimensions.** No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of facade length for buildings with footprints smaller than 15,000 square feet in area.
 - Required uninterrupted horizontal dimension of no more than 40% of façade length for building smaller than 15,000 sq.ft
 - Request bumpouts to not be required on the Lube Center building (2,060 sq.ft), located at Lot 1 (2511 Calumet Ave)
2. **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.
 - Required transparency along the primary façade (east) is 60% and along the non-primary façade (north and west Private Roads) is 30% and tint is not allowed
 - Request variance to allow opaque (spandrel glass) windows to be included in transparency calculations, and allow tinted green glass on storefront windows and storefront doors

Findings of Fact:

- 1. Variance from Section 11.502 A: Building Dimensions. Maximum Horizontal Dimensions. No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of facade length for buildings with footprints smaller than 15,000 square feet in area.**

- 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 the east and west wall to be 64 feet with three 100 square foot overhead door openings and the south wall to be 50 ft with three 36 square foot 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.

- 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 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 large unusable spaces not conducive to activities involving a typical lube center facility. The operation of a lube center facility is different from a typical office, business, or retail facility. Projections of any size are generally unnecessary spaces within a lube center facility.

- 2. 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:**

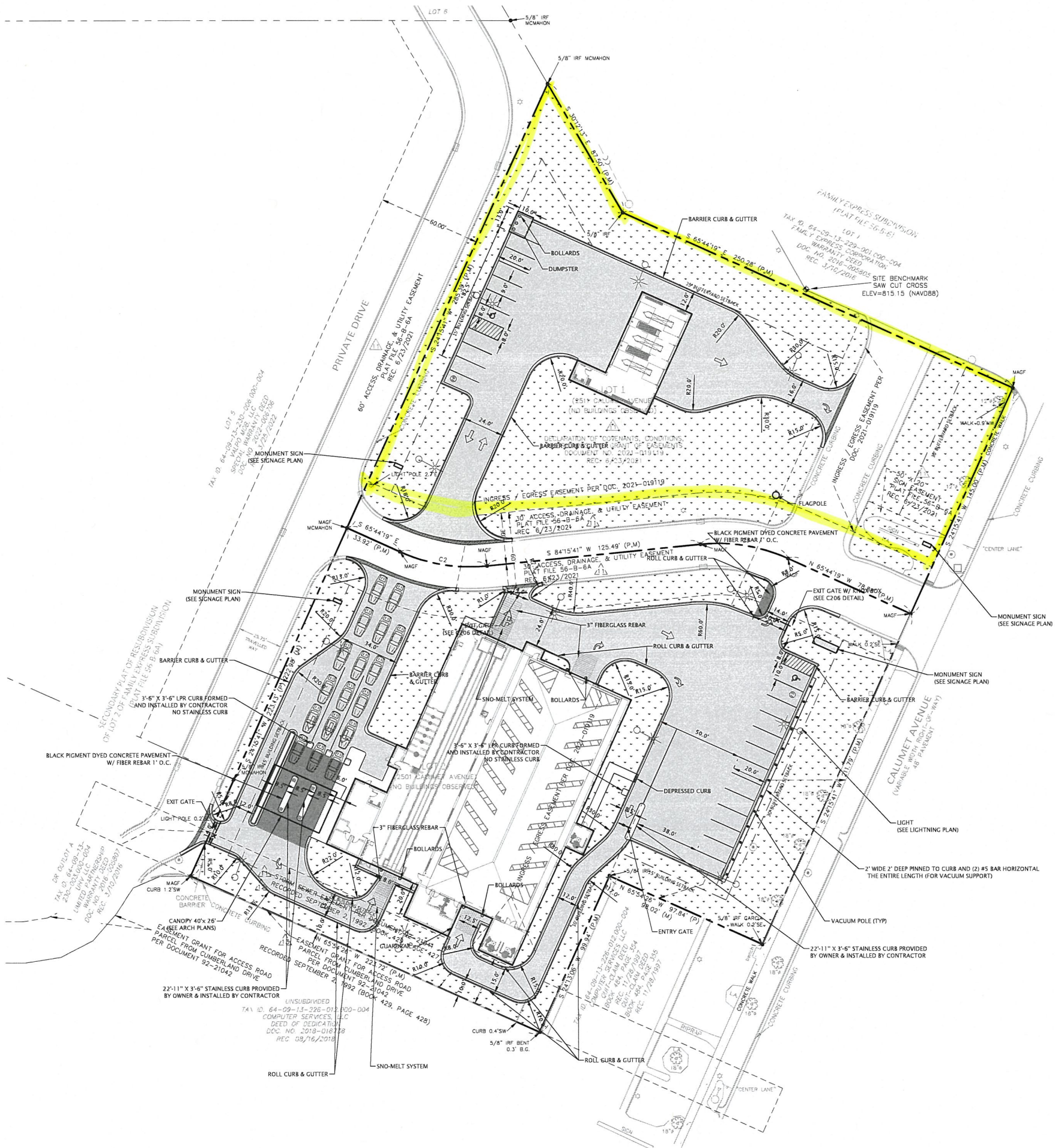
- The proposed building has exceeded the required transparency between 3' and 8' feet on the east, south, and west façade due to the overhead doors, storefront windows & door and the spandrel glass. The spaces without transparency or with spandrel glass are in required office spaces that are not accessible to the public. View into these spaces is not beneficial to clients, customers, or the general public/community. On the Lube Center building the tinted green glass on the storefront windows and storefront doors is the owner's standard on all his buildings, and it is part of the Drive & Shine brand's "signature look". All overhead doors on the Lube Center building are clear glass and not tinted green. 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 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 operation of the Lube Center facility. The facility requires offices spaces placed in full along the entire length south façade, preventing the inclusion of true transparency along the length of façade.



SITE DATA

- ZONING: CG (COMMERCIAL, GENERAL)
- BUILDING AREA: LOT 1 = 2,293.75 SQ. FT.
LOT 2 = 18,481.33 SQ. FT.
- PARKING REQUIRED: 04 SPACES
+ 02 DRYING SPACES
06 SPACES REQUIRED
- PARKING PROVIDED: 23 SPACES (INCLUDES 02 ADA SPACES)
- CANOPY AREA: 1,040 SQ. FT. = 5.63% OF BUILDING AREA
- LOT 1
LANDSCAPE AREA: 29,928.54 SQFT = 0.68 ACRES
(MIN REQ LANDSCAPE AREA = 0.18 AC)
LOT AREA: 50,569.80 SQFT = 1.16 ACRES
BUILDING AREA: 2,293.75 SQFT = 0.05 ACRES
LSR: 0.68/1.16 = 0.59 (MIN 0.15)
GROSS FAR: 0.05/1.16 = 0.04 (MAX BY ORDINANCE 0.431)
NET FAR: 0.05/1.16 = 0.05 (MAX BY ORDINANCE 0.507)
- LOT 2
LANDSCAPE AREA: 21,045.32 SQFT = 0.48 ACRES
(MIN REQ LANDSCAPE AREA = 0.24 AC)
LOT AREA: 67,954.03 SQFT = 1.56 ACRES
BUILDING AREA: 18,481.33 SQFT = 0.42 ACRES
LSR: 0.48/1.56 = 0.31 (MIN 0.15)
GROSS FAR: 0.42/1.56 = 0.27 (MAX BY ORDINANCE 0.431)
NET FAR: 0.42/1.56 = 0.32 (MAX BY ORDINANCE 0.507)

LEGEND

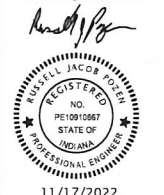
- CONCRETE PAD
- CONCRETE SIDEWALK
- SOD/LANDSCAPING (SEE LANDSCAPE PLAN)
- STRIPING (PAINT, 4" WIDE)
- BARRIER CURB & GUTTER
- ROLL CURB AND GUTTER
- 6-INCH BARRIER CURB
- EXIT GATE
- SNO-MELT SYSTEM (SEE M/E/P PLANS)
- BLACK PIGMENT DYED CONCRETE PAVEMENT W/ FIBER REBAR 1" O.C.
- #3 FIBERGLASS REBAR 1" O.C. (LOOPS PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR)

NOTES

- DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



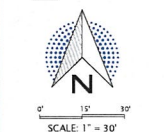
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com



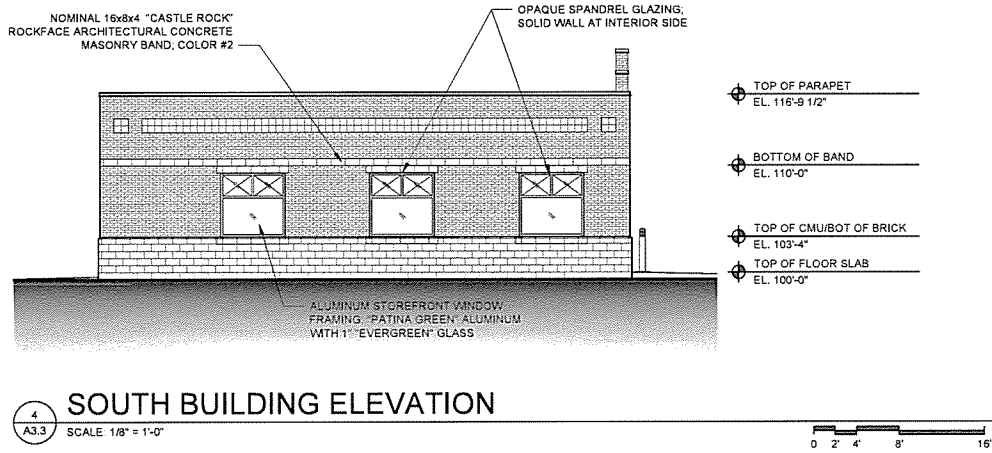
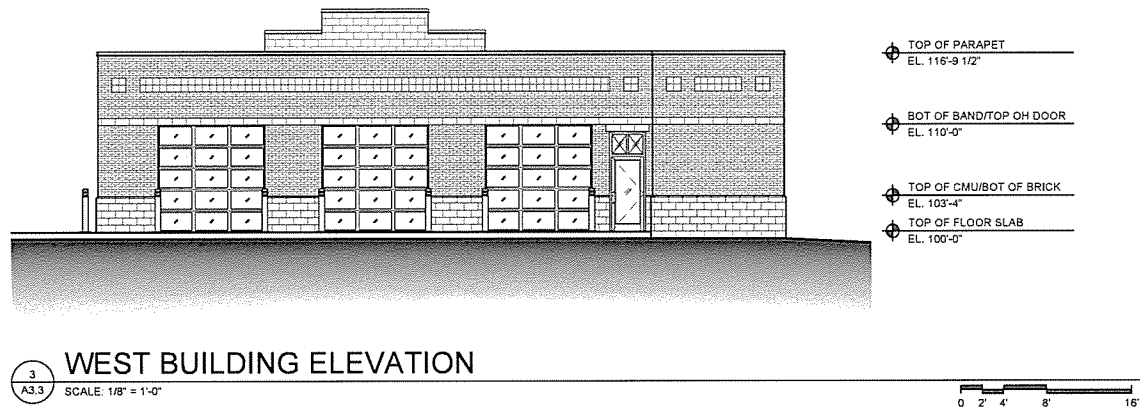
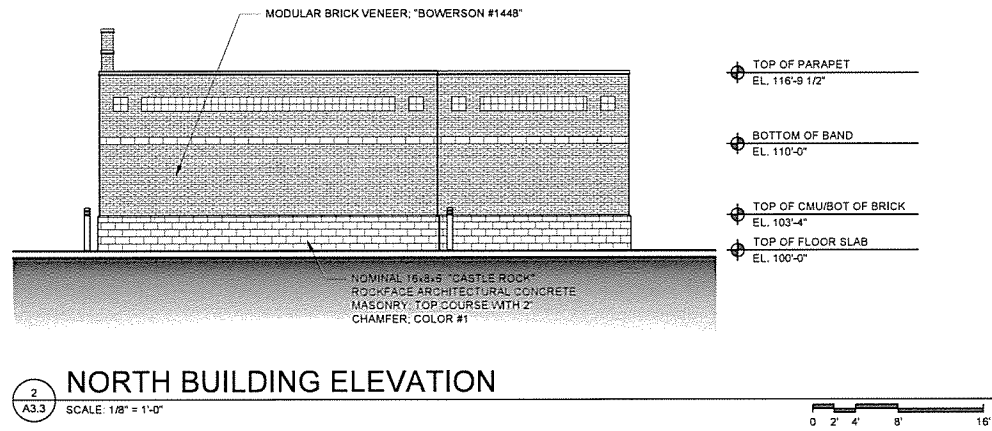
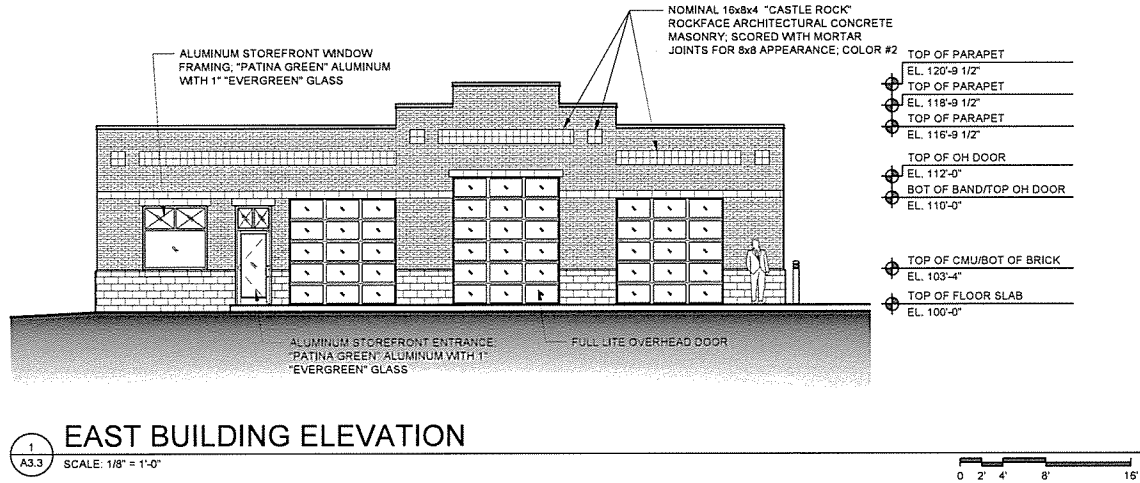
Drive & Shine
16915 Cleveland Road
Granger, IN 46530

DATE:	REVISIONS AND NOTES:

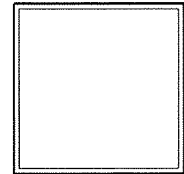
Drive & Shine - North Calumet
Site Plan



© COPYRIGHT 2017 DVG TEAM, INC.	DESIGN BY	DATE
	R/LP	11/08/22
PROJECT NO.		
22-1123		
C103		



ELEVATION TRANSPARENCY TABLE						
ELEVATION	REQUIRED %	WALL AREA (3' TO 8') (SQ.FT.)	TRANSPARENT AREA (SQ.FT.)	TRANSPARENCY %	DEFICIT (%)	DEFICIT AREA (SQ.FT.)
SOUTH	30%	248.18	28.15	11%	19%	46.31
SOUTH (W/SPANDREL)	30%	248.18	84.44	34%	N/A	N/A
EAST	60%	321.51	194.81	61%	N/A	N/A
NORTH	0%	248.18	0.00	0%	N/A	N/A
WEST	30%	321.51	166.67	52%	N/A	N/A
NOTES						
1. ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER UDO SECTION 11.506						
2. TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, e.g. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.						



JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning



DRIVE & SHINE: VALPARAISO NORTH
CALUMET AVENUE VALPARAISO, INDIANA

BUILDING ELEVATIONS:
OIL LUBRICATION CENTER

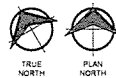
ISSUE DATE
SITE REVIEW
13 OCTOBER 2022
REVISIONS

Project Number: 2020-002

A3.3

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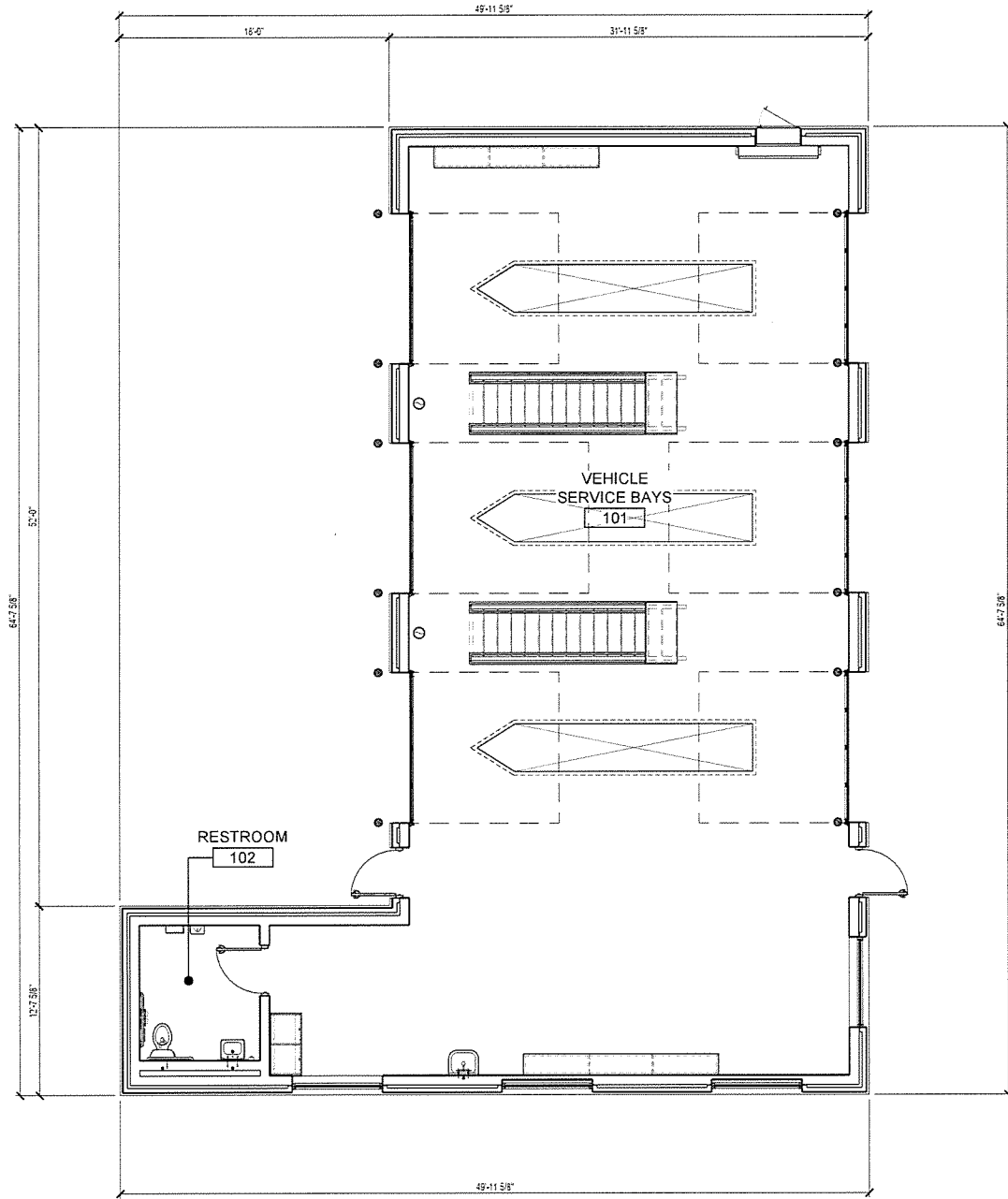
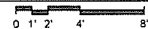
319 SOUTH MAIN STREET, SUITE 300
SOUTH BEND, INDIANA 46801
PHONE: 574-234-4619
FAX: 574-234-4619
EMAIL: dzierla@dzierla.com



1
A1.1

SCALE: 3/16" = 1'-0"

BUILDING FLOOR PLAN - OIL LUBE CENTER



A1.2

ISSUE DATE	SITE REVIEW
13 OCTOBER 2022	
REVISIONS	

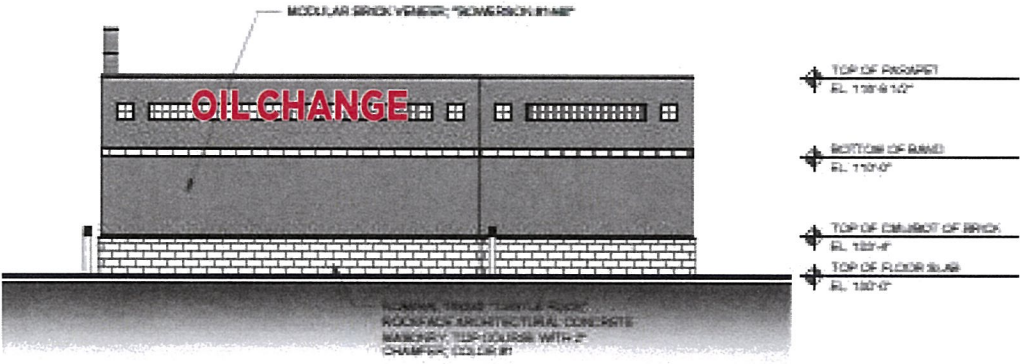
DRIVE & SHINE: VALPARAISO NORTH
CALUMET AVENUE VALPARAISO, INDIANA
BUILDING FLOOR PLAN:
OIL LUBE CENTER

JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning

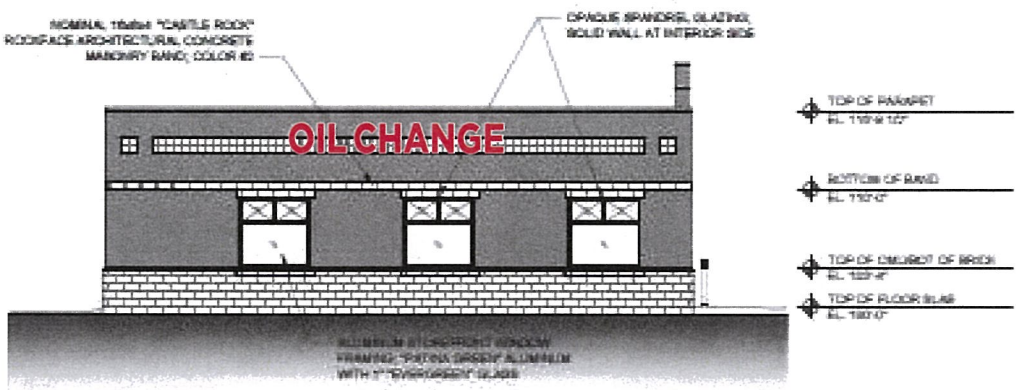
319 SOUTH MAIN STREET, SUITE 300
SOUTH BEND, INDIANA 46601
PHONE 574-234-8619
FAX 574-272-0863
EMAIL dzierla@dzierla.com

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NORTH ELEVATION



SOUTH ELEVATION



1/16" = 1'



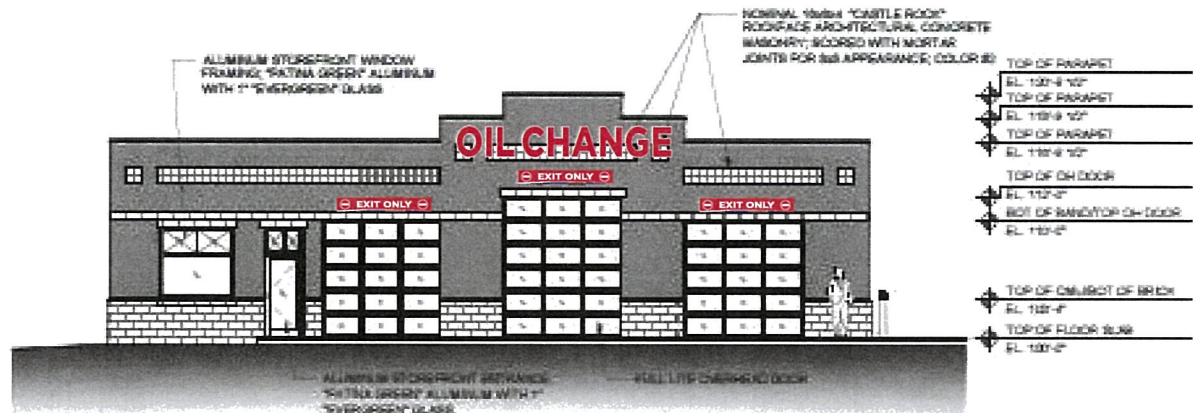
SCALE: 3/8" = 1' | DATE: 11-16-22 | DRAWN BY:
FILE: D&S H18 Oil Change sign plan.Cdr
Due to the limitations of the printing process, printed colors
can vary from actual colors.

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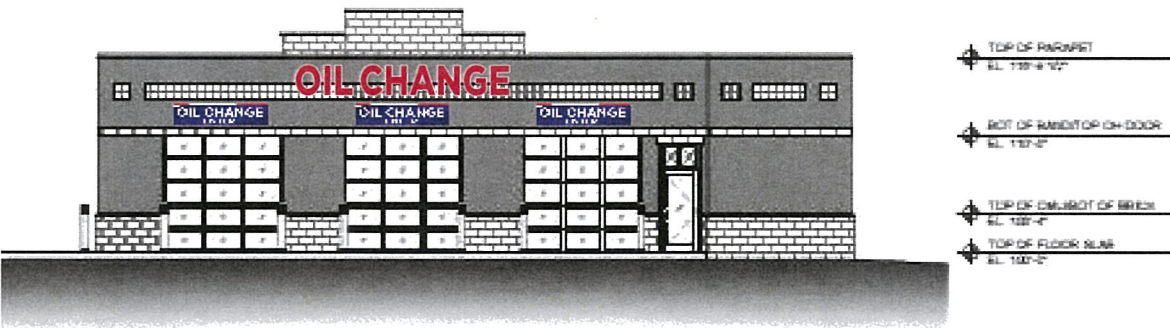
Drive & Shine
2511 Calumet Ave
Valparaiso, IN

Vanadco Signs
10625 SR 10 - ARGOS, IN 46501 - 574 892 5000
www.vanadco.com

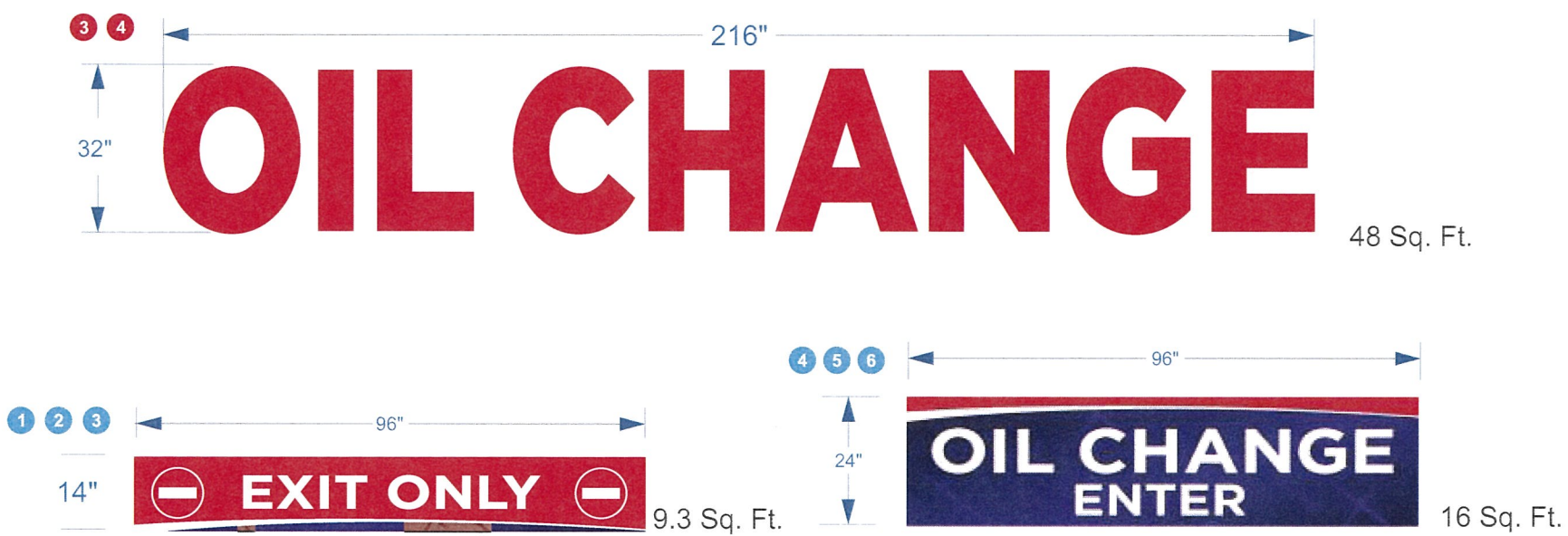
EAST ELEVATION

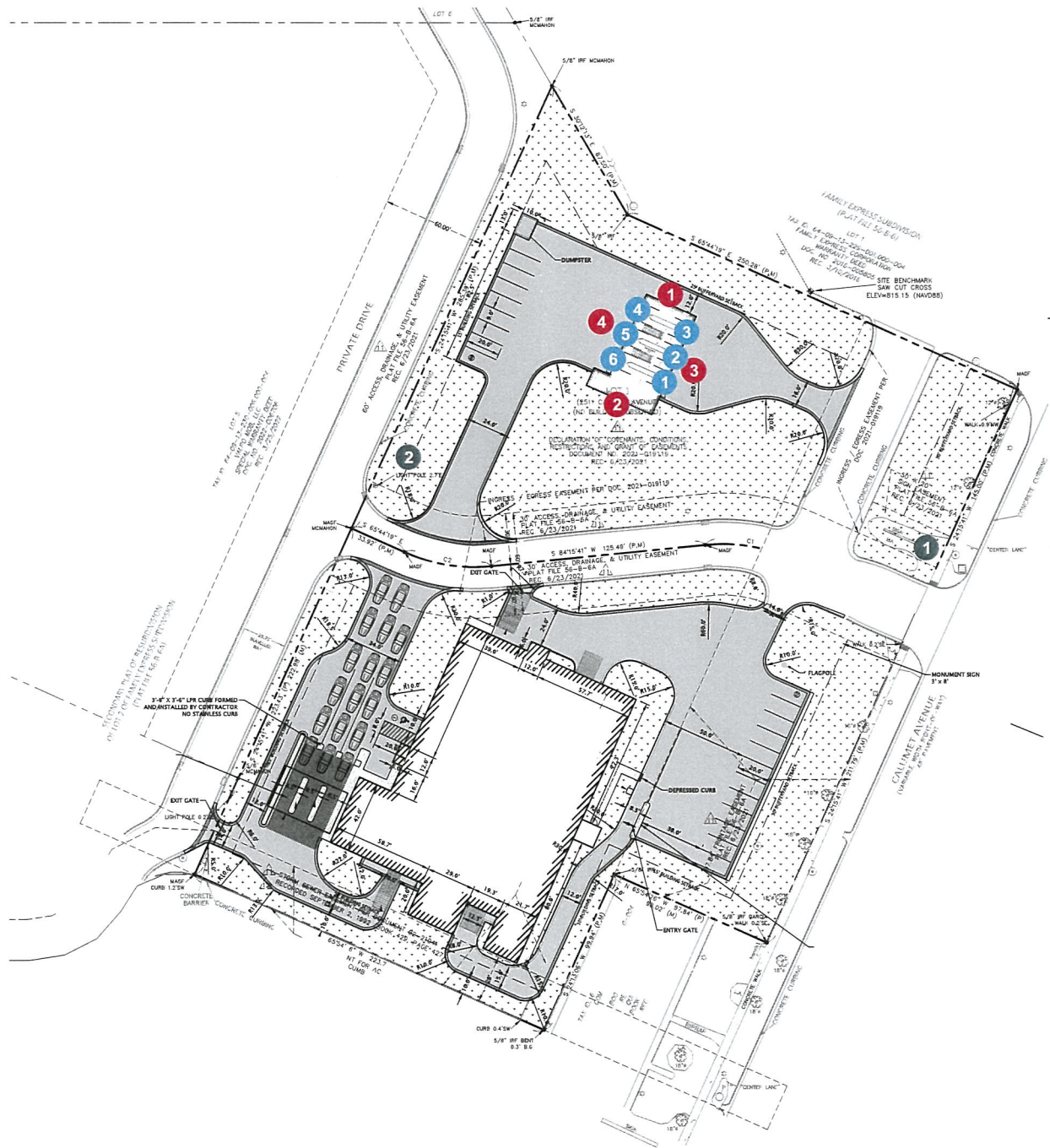


WEST ELEVATION



1/16" = 1'





Free Standing Sign

- 1 50" x 60" Monument sign 24 Sq. Ft. 6' OAH
- 2 50" x 60" Monument sign 24 Sq. Ft. 6' OAH

Building Signs

- 1 32" x 216" Illuminated Channel Letterset "OIL CHANGE" 48 Sq. Ft.
- 2 32" x 216" Illuminated Channel Letterset "OIL CHANGE" 48 Sq. Ft.
- 3 32" x 216" Illuminated Channel Letterset "OIL CHANGE" 48 Sq. Ft.
- 4 32" x 216" Illuminated Channel Letterset "OIL CHANGE" 48 Sq. Ft.

Directional Signs

- 1 14" x 96" Non-Illuminated Flat Alum. "EXIT" Sign 9.3 Sq. Ft.
- 2 14" x 96" Non-Illuminated Flat Alum. "EXIT" Sign 9.3 Sq. Ft.
- 3 14" x 96" Non-Illuminated Flat Alum. "EXIT" Sign 9.3 Sq. Ft.
- 4 24" x 96" Non-Illuminated Flat Alum. ENTRANCE Sign 16 Sq. Ft.
- 5 24" x 96" Non-Illuminated Flat Alum. ENTRANCE Sign 16 Sq. Ft.
- 6 24" x 96" Non-Illuminated Flat Alum. ENTRANCE Sign 16 Sq. Ft.

SCALE: 3/8" = 1' | DATE: 11-16-22 | DRAWN BY:
FILE: D&S H18 Oil Change sign plan.Cdr
Due to the limitations of the printing process, printed colors can vary from actual colors.

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Drive & Shine
2511 Calumet Ave
Valparaiso, IN

Vanadco Signs
10625 SR 10 - ARGOS, IN 46501 - 574 892 5000
www.vanadco.com

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:

Porter Vale Boulevard - Lot 2
Valparaiso, INSubject property fronts on the North

side between (streets) _____

& _____

Zoning District: Commercial General, CG**PETITIONER INFORMATION**

Applicant Name:

DVG Team, Inc - Russ Pozen

Phone:

219-281-4068

Email:

rpozen@dvgteam.com

Address:

1155 Troutwine Road
Crown Point, IN 46307**PROPERTY OWNER INFORMATION**

Applicant Name:

BMD Porters Vale LLC

Phone:

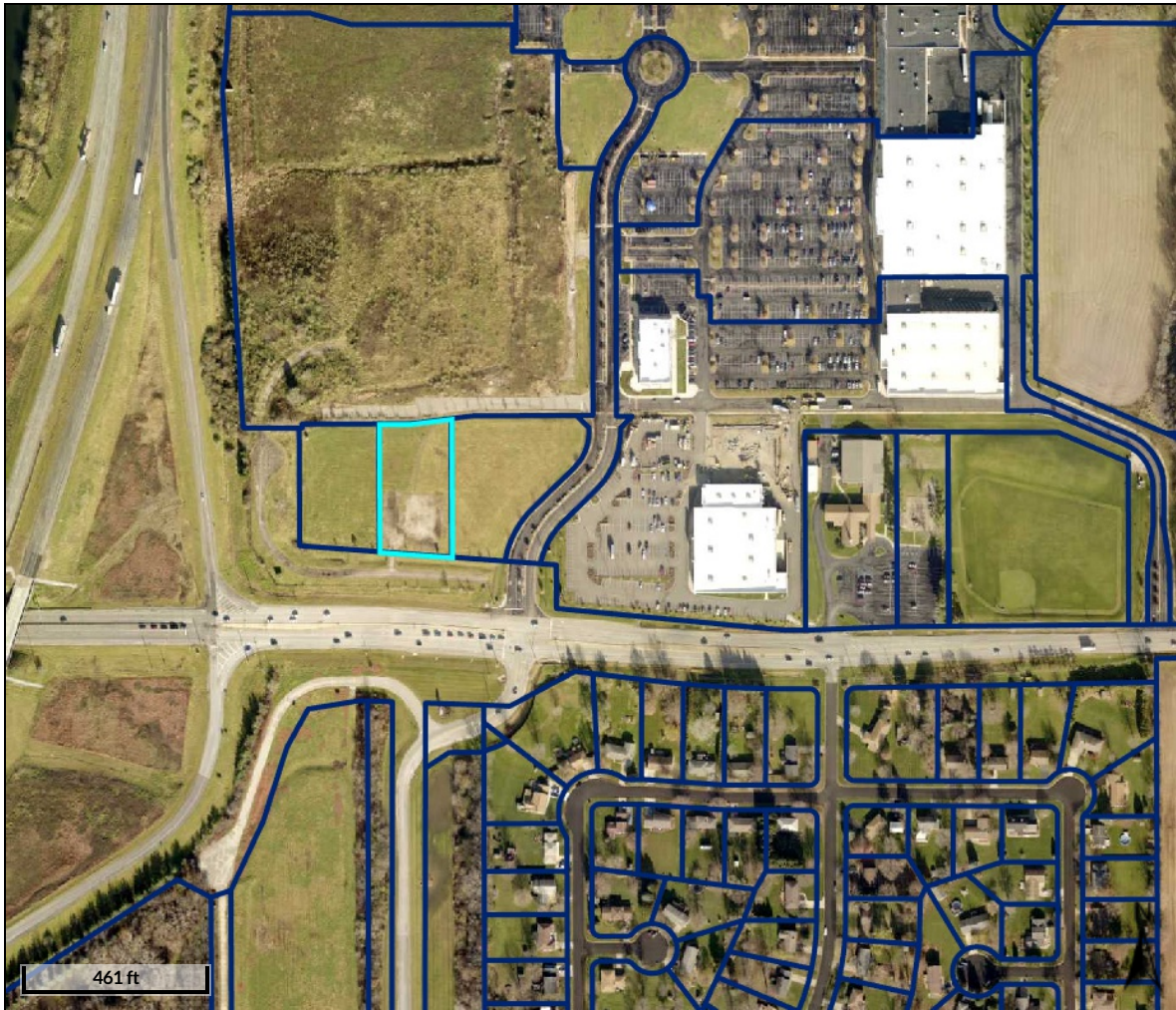
4141 839 9000

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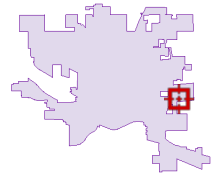
jay.peirick@berengariadevelopment.com

Address:

301 N Broadway Ste 300
Attn: Jay Peirick Milwaukee WI 53202**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 5 Section: 5.303 Paragraph: E Item: A2Article: 11 Section: 11.502 Paragraph: A Item: Article: 11 Section: 11.502 Paragraph: B Item: 1Article: 11 Section: 11.506 Paragraph: A Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item: Article: Section: Paragraph: Item:



Overview



Legend

 Parcels

Parcel ID 641020326002000029
Sec/Twp/Rng n/a
Property Address PORTERS VALE BLVD
VALPARAISO

Alternate ID n/a
Class Vacant Land
Acreage 1.28

Owner Address BMD Porters Vale LLC
301 N Broadway Ste 300
Attn: Jay Peirick
Milwaukee, WI 53202

District VALPARAISO-WASHINGTON TWP
Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 11/9/2022
Last Data Uploaded: 11/8/2022 7:42:19 PM

Developed by 

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

PARCEL 1: LOT 2 IN PORTER'S VALE SHOPPING CENTER, AN ADDITION IN PORTER COUNTY, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 51-D-1, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

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

Drive & Shine (represented by Haji Tehrani) is proposing to develop a Car Wash Facility on Lot 2 (1.28 ac) in Porter Vale Shopping Center Subdivision located at Porter Vale Boulevard – Lot 2 Valparaiso, Indiana. The lot is currently Zoned Commercial, General (CG). The proposed Car Wash facility will be approximately 7,235.89 sq.ft. The site will have a car wash facility and outdoor vacuums. There will be two access drives on the site to a private road on the north side for property ingress/egress. There are no Wetlands present on-site. This development will utilize their own proposed underground detention for its 100yr Stormwater Detention.

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

Petitioner: DVG Team, Inc
Property Address: Porter Vale Boulevard – Lot 2
Existing Zoning District: CG – Commercial General

Variance from Development Standards Request:

1. **Variance from Section 5.303 E A 2: Sign Restrictions. Commercial Districts. Height Regulations. Walls Signs. Generally, no maximum height applies to wall signs which do not project in any part above the roof line. Any sign so projecting shall be subject to the height regulations for ground signs, and such shall be measured from the uppermost portion of the sign to ground level.**
 - Required no sign projection in any part above the roof line
 - Request variance to allow wall sign above the building roof line
2. **Variance from Section 11.502 A: Building Dimensions. Maximum Horizontal Dimensions. No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of facade length for buildings with footprints smaller than 15,000 square feet in area.**
 - Required uninterrupted horizontal dimension of no more than 40% of façade length for building smaller than 15,000 sq.ft
 - Request uninterrupted horizontal dimension to be required of approximately 80ft for the building with a footprint of 7,235.89 sq. ft.
3. **Variance from Section 11.502 B.1.: Building Dimensions. Required Offsets. Building walls with a horizontal dimension of more than 80 feet shall have projections or recesses of at least six feet, and at least two feet for buildings with horizontal dimension of less than 80 feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of: 20 feet; or 20 percent of the building facade.**
 - Required projections to be at least 20'x6'
 - Request projections lengths to be less than 20' on the west and east façade and the north and south façade consider the overhead door and windows openings
4. **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.**
 - Required transparency along the primary façade (south) is 60% and along the non-primary façade (north) is 30%
 - Request variance to allow opaque (spandrel glass) windows to be included in transparency calculations and reduce the required transparency from 60 percent along the primary façade (south) to 34 percent and from 30 percent along the non-primary façade (north) to 5 percent.
 - Request variance to allow tinted green glass on storefront windows and storefront doors

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.

Findings of Fact:

1. Variance from Section 5.303 E A 2: Sign Restrictions. Commercial Districts. Height Regulations. Walls Signs. Generally, no maximum height applies to wall signs which do not project in any part above the roof line. Any sign so projecting shall be subject to the height regulations for ground signs, and such shall be measured from the uppermost portion of the sign to ground level.

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 wall signs located on both towers and above the building roof line are the logo and part of the Drive and Shine signature brand and does not fit anywhere else on the building. Also, the proposed towers meet the UDO for section 11.502 B1 to create visual interest along the north and south façade. The location of the wall sign 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 wall sign location 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 area. The proposed Drive & Shine building and its style of wall signage are quality materials and will increase the value of surrounding developments.

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 signage features on the building. Drive & Shine's wall sign brand does not fit along the lower portions of the building.

2. Variance from Section 11.502 A: Building Dimensions. Maximum Horizontal Dimensions. No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of facade length for buildings with footprints smaller than 15,000 square feet in area.

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

- The building projections provided on the west and east façade are uninterrupted horizontal dimensions of approximately 80ft. On the north and south façade, the proposed building is proposing the north and south wall to be 60.3 feet with one 120 square foot overhead door and door/windows openings. The proposed wall meets the UDO for section 11.503 which is very similar in nature. Lengths are architecturally determined based on building conditions such as location relative to interior structural columns, location of windows into primary spaces, location of necessary interior mechanical spaces required for car wash operations, location of required maintenance access to car wash equipment, and

proportional size and scale relative to other architectural building elements. 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 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 large unusable spaces not conducive to activities involving a typical car wash facility. The operation of a car wash facility is different from a typical office, business, or retail facility. Projections of any size are generally unnecessary spaces within a car wash facility.

3. Variance from Section 11.502 B.1.: Building Dimensions. Required Offsets. Building walls with a horizontal dimension of more than 80 feet shall have projections or recesses of at least six feet, and at least two feet for buildings with horizontal dimension of less than 80 feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of: 20 feet; or 20 percent of the building facade.

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

- The building projections provided are of varying projection dimensions on the west and east facade, but some are less than 20'. On the north and south façade, there are overhead door and window openings. Lengths are architecturally determined based on building conditions such as location relative to interior structural columns, location of windows into primary spaces, location of necessary interior mechanical spaces required for car wash operations, location of required maintenance access to car wash equipment, and proportional size and scale relative to other architectural building elements. On the Car Wash and canopy building, the tinted green glass on the storefront windows and storefront doors is the owner's standard on all his buildings, and it is part of the Drive & Shine brand's "signature look". All proposed overhead doors are clear glass and not tinted green. 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 because some building projection is being considered.

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 large unusable spaces not conducive to activities involving a typical car wash facility. The operation of a car wash and vehicle detailing facility is different from a typical office, business, or retail facility. The nature of this project requires long open rectangular spaces with large mechanical spaces. Projections of any size are generally unnecessary spaces within a car wash facility.

4. 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:

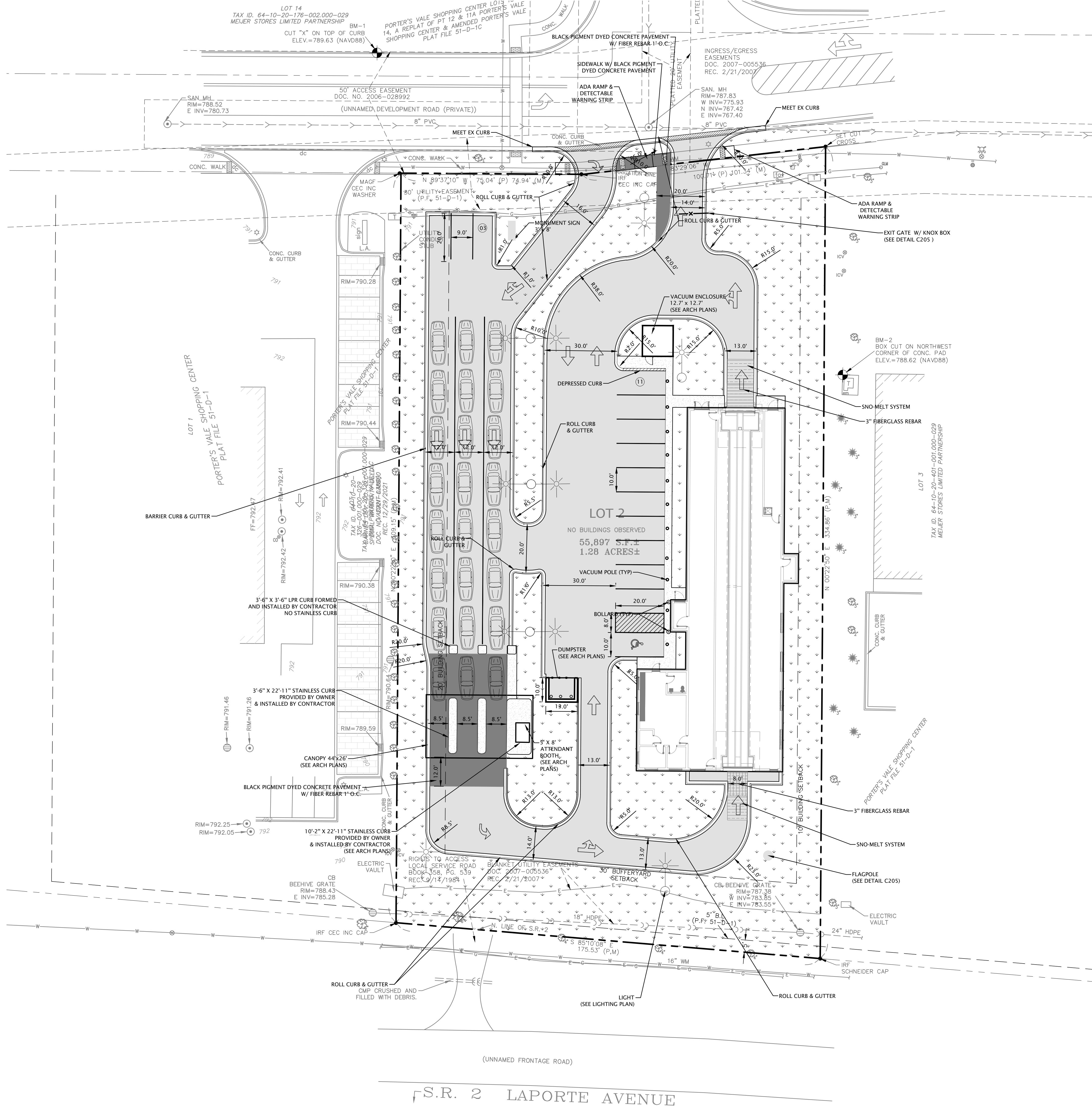
- The spaces without transparency or with spandrel glass are in required mechanical spaces that are not accessible to the public. View into these spaces is not beneficial to clients, customers, or the general public/community. Therefore, the proposed Variance from Development Standards will not be injurious 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 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 operation of the car wash facility. The facility requires mechanical and plumbing equipment placed in full along the entire length of the car wash belt, preventing the inclusion of true transparency along the length of façade.



SITE DATA	
• ZONING:	CG (COMMERCIAL, GENERAL)
• BUILDING AREA:	7,235.89 SQ. FT.
• PARKING REQUIRED:	04 SPACES +02 DRYING SPACES 06 SPACES REQUIRED
• PARKING PROVIDED:	14 SPACES (INCLUDES 1 ADA SPACES)
• LOT AREA:	55,909.66 = 1.28 AC
• LOT COVERAGE:	(LOT AREA - PERVIOUS AREA) / LOT AREA = (55,909.66-24,044.9)/55,909.66 = 57%
• CANOPY AREA:	1,144 SQ.FT. = 15.8% OF BUILDING AREA
• LANDSCAPE AREA:	21,365.68 SQFT = 0.49 ACRES (MIN REQ LANDSCAPE AREA = 0.32 AC)
• LOT AREA FOR LSR & FAR CALCS:	53,109.90 SQFT = 1.22 ACRES
• BUILDING AREA:	7,235.89 SQFT = 0.17 ACRES
• LSR:	0.49/1.22 = 0.40 (MIN BY ORDINANCE 0.25 - SR 49 OVERLAY STANDARDS)
• GROSS FAR:	0.17/1.22 = 0.14 (MAX BY ORDINANCE 0.431)
• NET FAR:	0.17/(1.22-0.32) = 0.19 (MAX BY ORDINANCE 0.507)

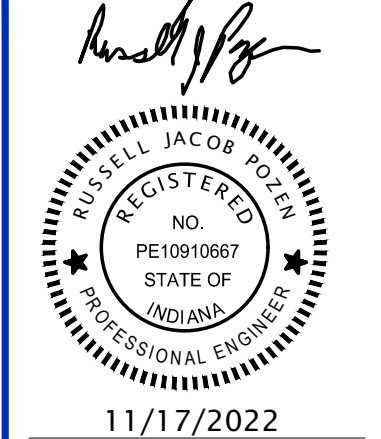
LEGEND	
	CONCRETE PAD
	CONCRETE SIDEWALK
	SOD/LANDSCAPING (SEE LANDSCAPE PLAN)
	SNO-MELT SYSTEM (SEE M/E/P PLANS)
	BLACK PIGMENT DYED CONCRETE PAVEMENT W/ FIBER REBAR 1" O.C.
	#3 FIBERGLASS REBAR 1" O.C. (LOOPS PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR)
	STRIPING (PAINT, 4" WIDE)
	BARRIER CURB & GUTTER
	ROLL CURB AND GUTTER
	6-INCH BARRIER CURB
	EXIT GATE

NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



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

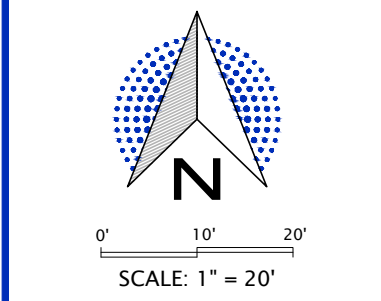


11/17/2022

Drive & Shine
16915 Cleveland Road
Granger, IN 46530

DATE:	REVISIONS AND NOTES:

Drive & Shine - Meijer Route 2
Site Plan



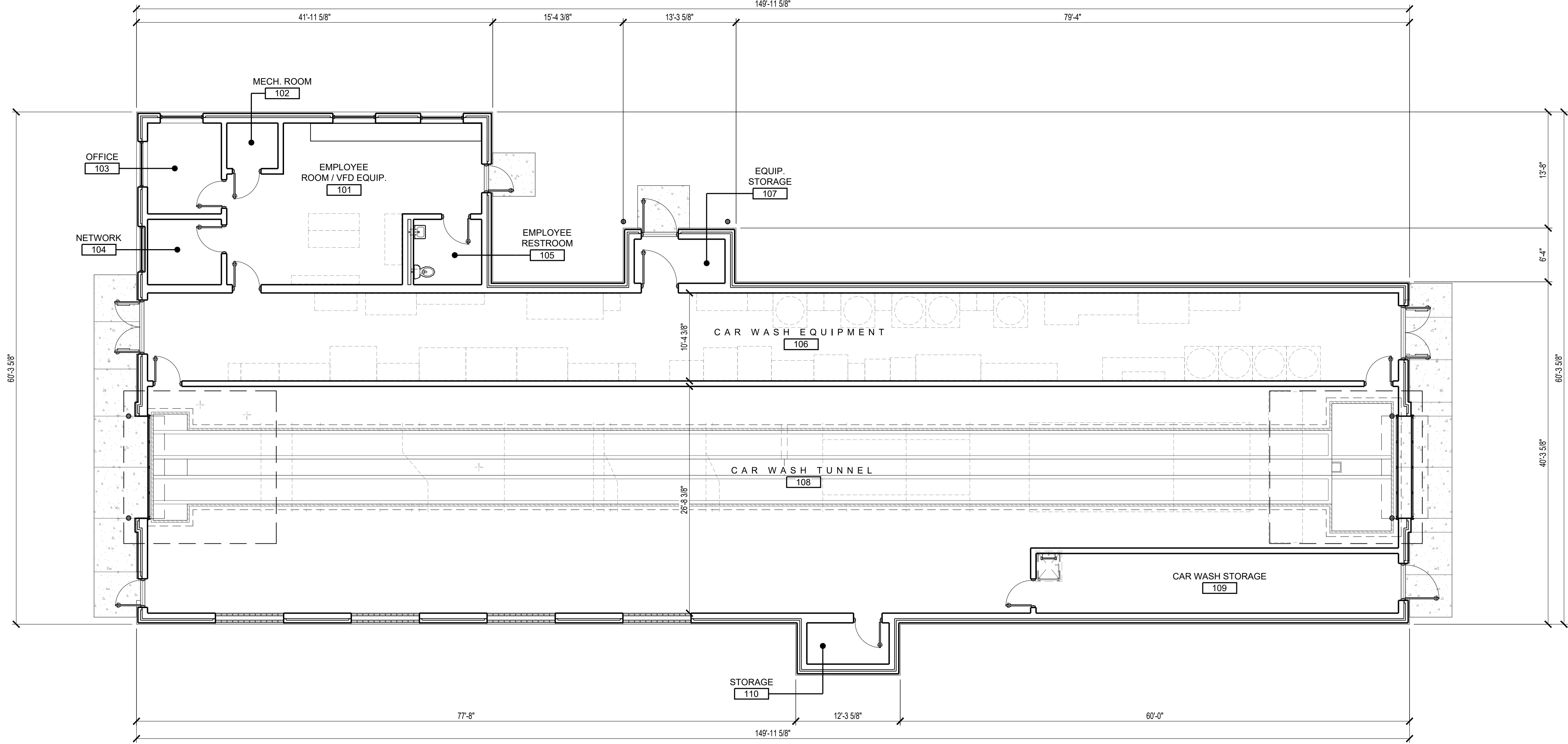
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DESIGN BY RLP	DATE 11/08/22
PROJECT NO. 22-1124	
C103	



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A1.1

BUILDING FLOOR PLAN

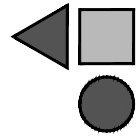
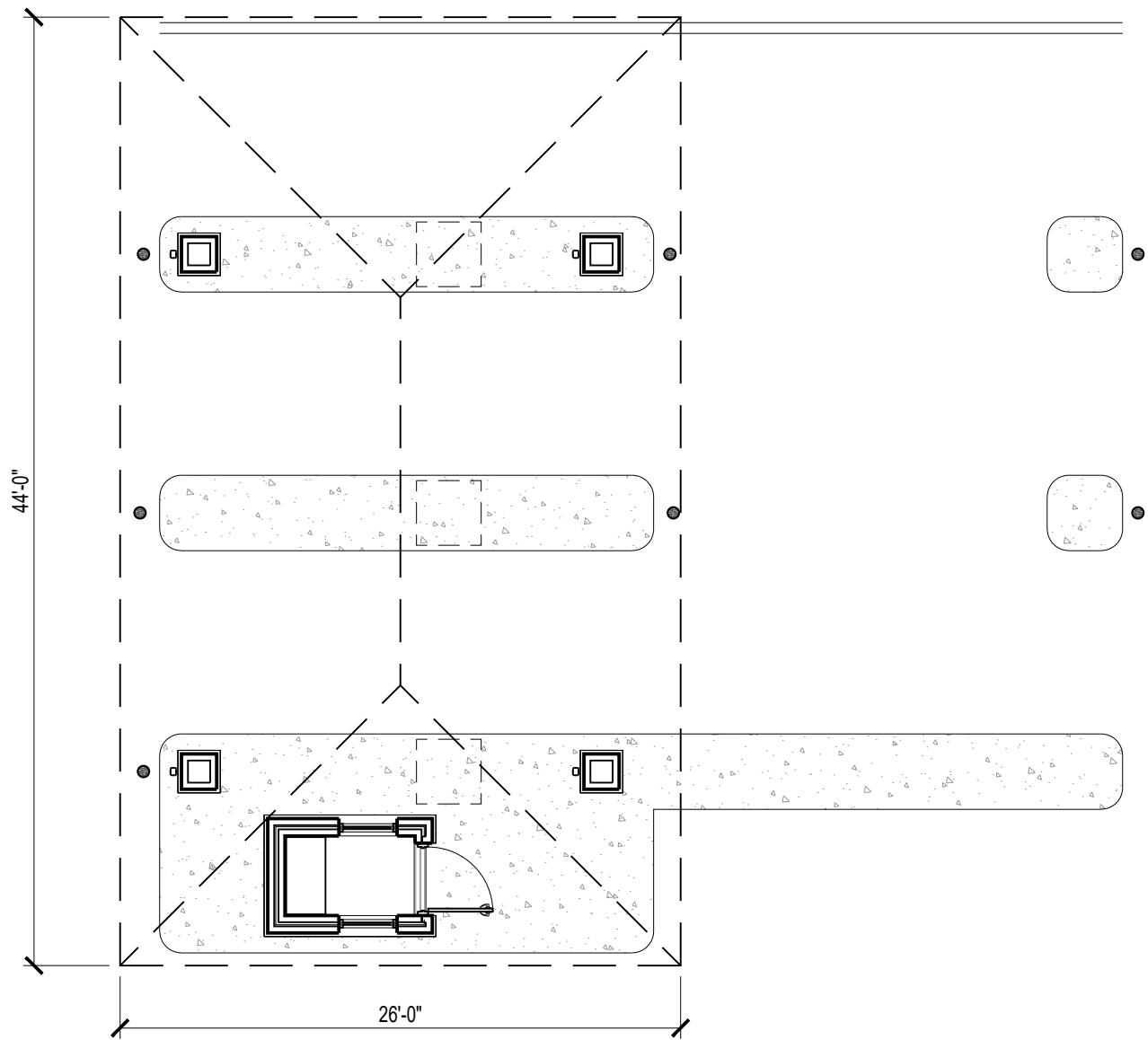
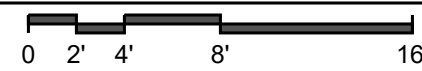
SCALE: 1/8" = 1'-0"



2
A1.1

KIOSK FLOOR PLAN

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



JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning

319 SOUTH MAIN STREET, SUITE 300
SOUTH BEND, INDIANA 46801
PHONE: 574-234-8819
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DRIVE & SHINE: VALPARAISO SOUTH

STATE ROAD 2 VALPARAISO, INDIANA

**FLOOR PLAN
SCHEME A.02**

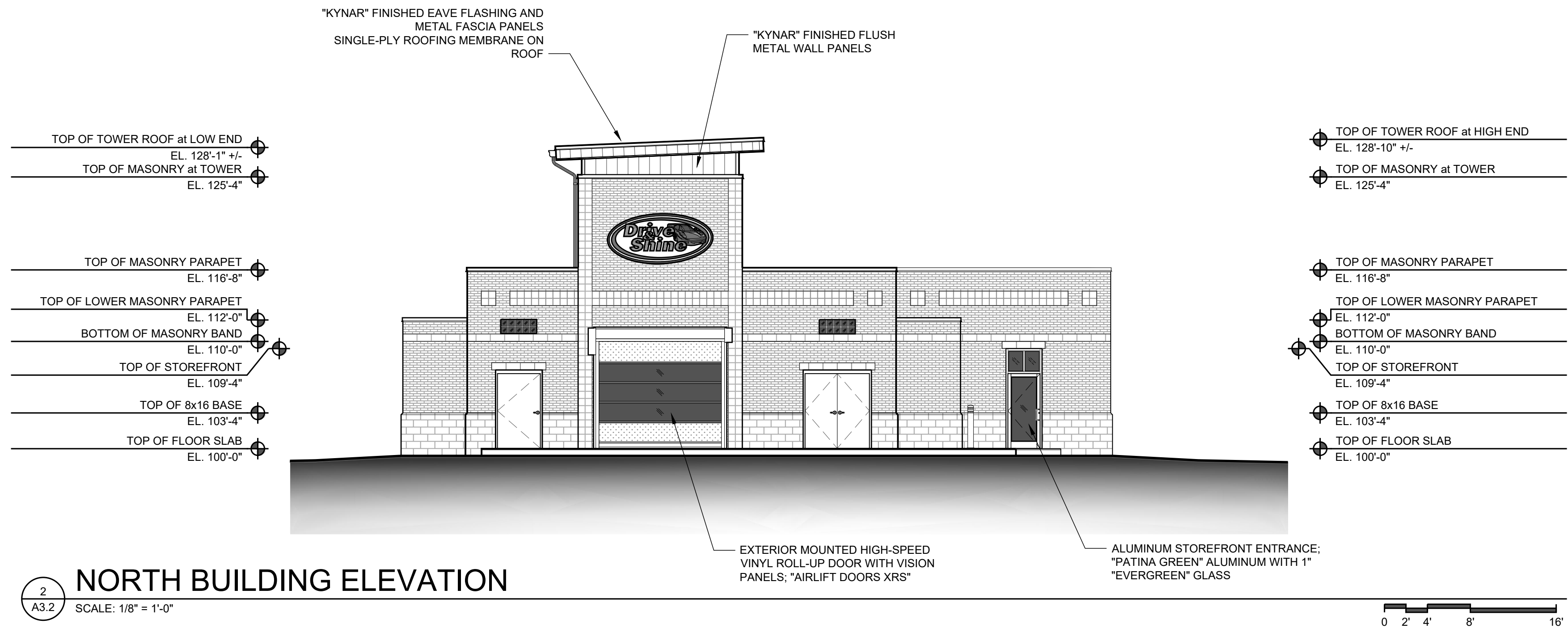
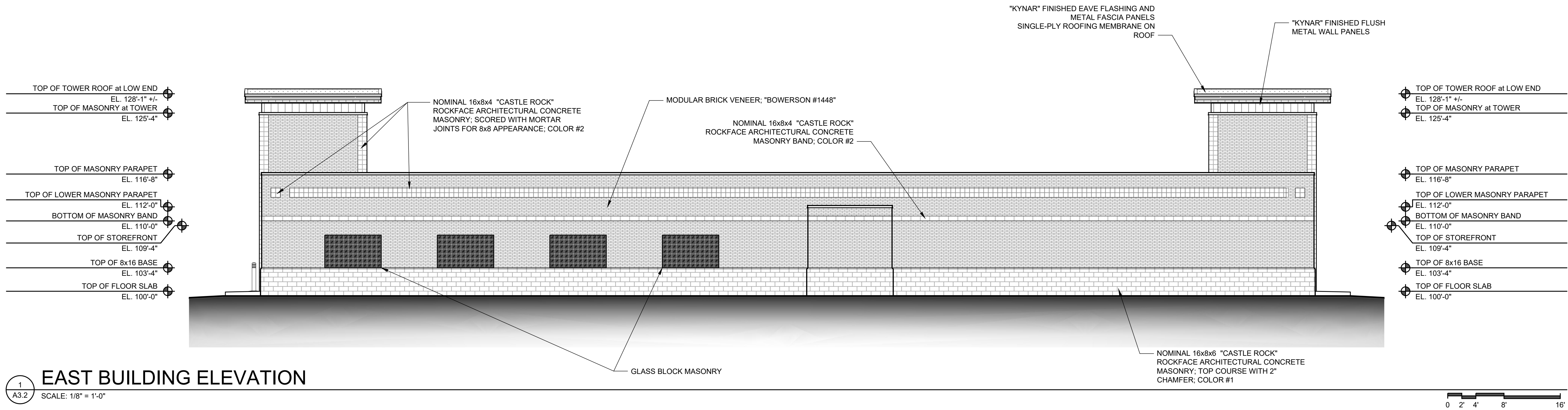
ISSUE DATE
SITE REVIEW
13 OCTOBER 2022
REVISIONS

Project Number: XX-XXXX-X

A1.1



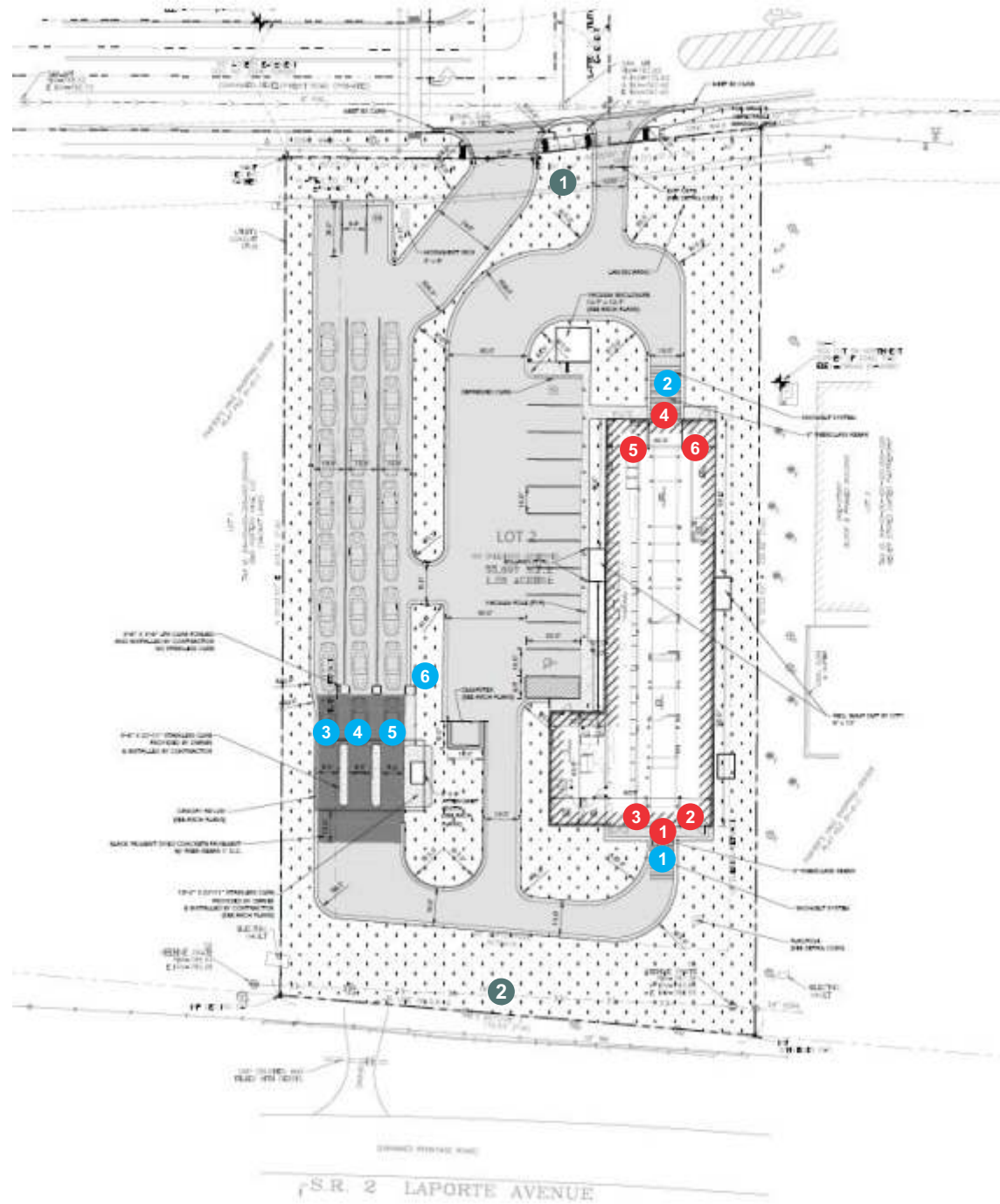
NOTES	
1.	ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER UDO SECTION 11.506
2.	TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, e.g. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.
3.	SOUTH (W/ SPANDREL) ROW INCLUDES NON-TRANSPARENT SPANDREL WINDOW AREA
4.	EAST (W/ GLASS BLOCK) ROW INCLUDES AREA OF TRANSLUCENT GLASS BLOCK WINDOWS



ELEVATION TRANSPARENCY TABLE						
ELEVATION	REQUIRED %	WALL AREA (3' TO 8') (SQ.FT.)	TRANSPARENT AREA (SQ.FT.)	TRANSPARENCY %	DEFICIT (%)	DEFICIT AREA (SQ.FT.)
SOUTH	60%	329.84	90.15	27%	33%	107.76
SOUTH (W/SPANDREL)	60%	329.84	113.63	34%	26%	84.28
EAST	0%	748.18	0.00	0%	N/A	N/A
EAST (W/ GLASS BLOCK)	0%	748.18	149.92	20%	N/A	N/A
NORTH	30%	329.84	16.67	5%	25%	82.29
WEST	0%	748.18	70.44	9%	N/A	N/A

NOTES

1. ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER UDO SECTION 11.506
2. TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, e.g. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.
3. SOUTH (W/ SPANDREL) ROW INCLUDES NON-TRANSPARENT SPANDREL WINDOW AREA
4. EAST (W/ GLASS BLOCK) ROW INCLUDES AREA OF TRANSLUCENT GLASS BLOCK WINDOWS



Free Standing Sign

- 1 50" x 60" Monument sign w/ EMC, 20.8 Sq. Ft. 6' OAH
- 2 50" x 179" Monument sign w/ EMC, 62.1 Sq. Ft. 6' OAH

Building Signs

- 1 60" x 120" Illuminated Channel Letter "Ellipse" & 20" x 144" "CAR WASH" 59.2 Sq. Ft.
- 2 20" x 144" Illuminated Channel Letter Set "CAR WASH" 20 Sq. Ft.
- 3 20" x 144" Illuminated Channel Letter Set "CAR WASH" 20 Sq. Ft.
- 4 60" x 120" Illuminated Channel Letter "Ellipse" & 20" x 144" "CAR WASH" 59.2 Sq. Ft.
- 5 20" x 144" Illuminated Channel Letter Set "CAR WASH" 20 Sq. Ft.
- 6 20" x 144" Illuminated Channel Letter Set "CAR WASH" 20 Sq. Ft.

Directional Signs

- 1 24" x 96" Non-Illuminated Flat Alum.ENTRANCE Sign 16 Sq. Ft.
- 2 14" x 72" Non-Illuminated Flat Alum.EXIT Sign 6 Sq. Ft.
- 3 20" x 72" Non Illuminated SF Directional Sign 10 Sq. Ft.
- 4 20" x 72" Non Illuminated SF Directional Sign 10 Sq. Ft.
- 5 20" x 72" Non Illuminated SF Directional Sign 10 Sq. Ft.
- 6 72" x 48" Illuminated Single Sided Menu Board 24 Sq Ft.

North Elevation

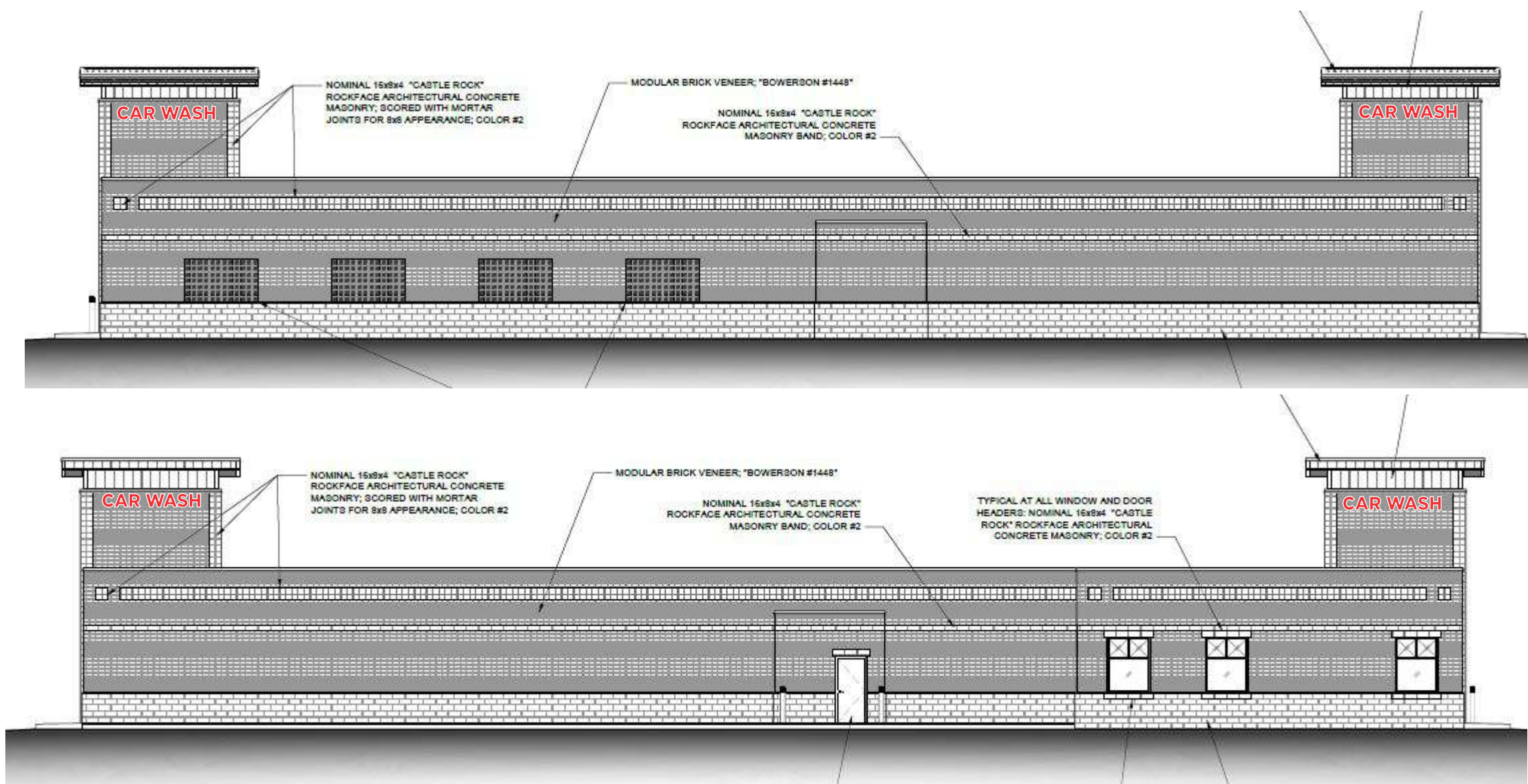


South Elevation



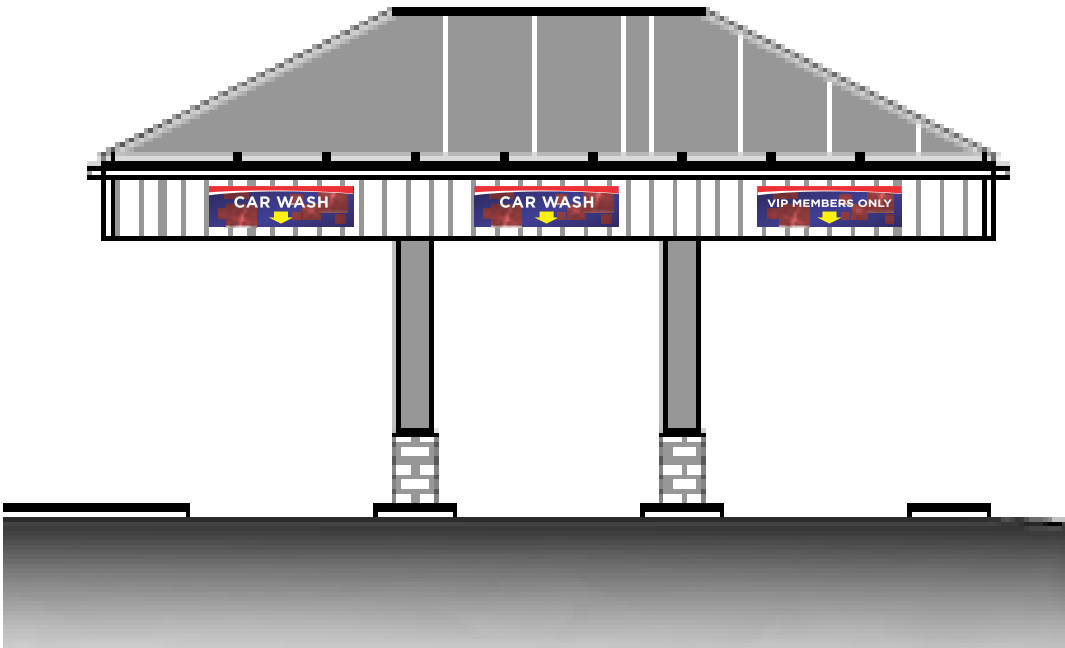
5" .040 Returns painted MP 12259
.063 Aluminum backs
.117 2793 Red Acrylic Faces
1" Red trimcap
LED Illumination
Remote mounted cabinet/letterset
Returns painted MP 12259
Remote Mounted Power supplies in boxes
Install on Brick sign band



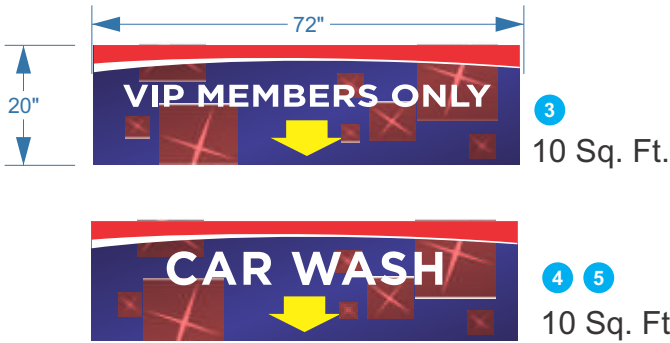


- 5" .040 Returns painted MP 12259
- .063 Aluminum backs
- .117 2793 Red Acrylic Faces
- 1" Red trimcap
- LED Illumination
- Remote mounted cabinet/letterset
- Returns painted MP 12259
- Remote Mounted Power supplies in boxes
- Install on Brick sign band

North Elevation



1/8" = 1'



Flat .090 Aluminum panel
Painted MP12259 MAIN STREET
Digital Print Graphic
Mount to masonry surface with 1" standoff.

SCALE: 3/8" = 1' | DATE: 11-17-22 | DRAWN BY:
FILE: D&S H19 sign Plan.cdr
Due to the limitations of the printing process, printed colors
can vary from actual colors.

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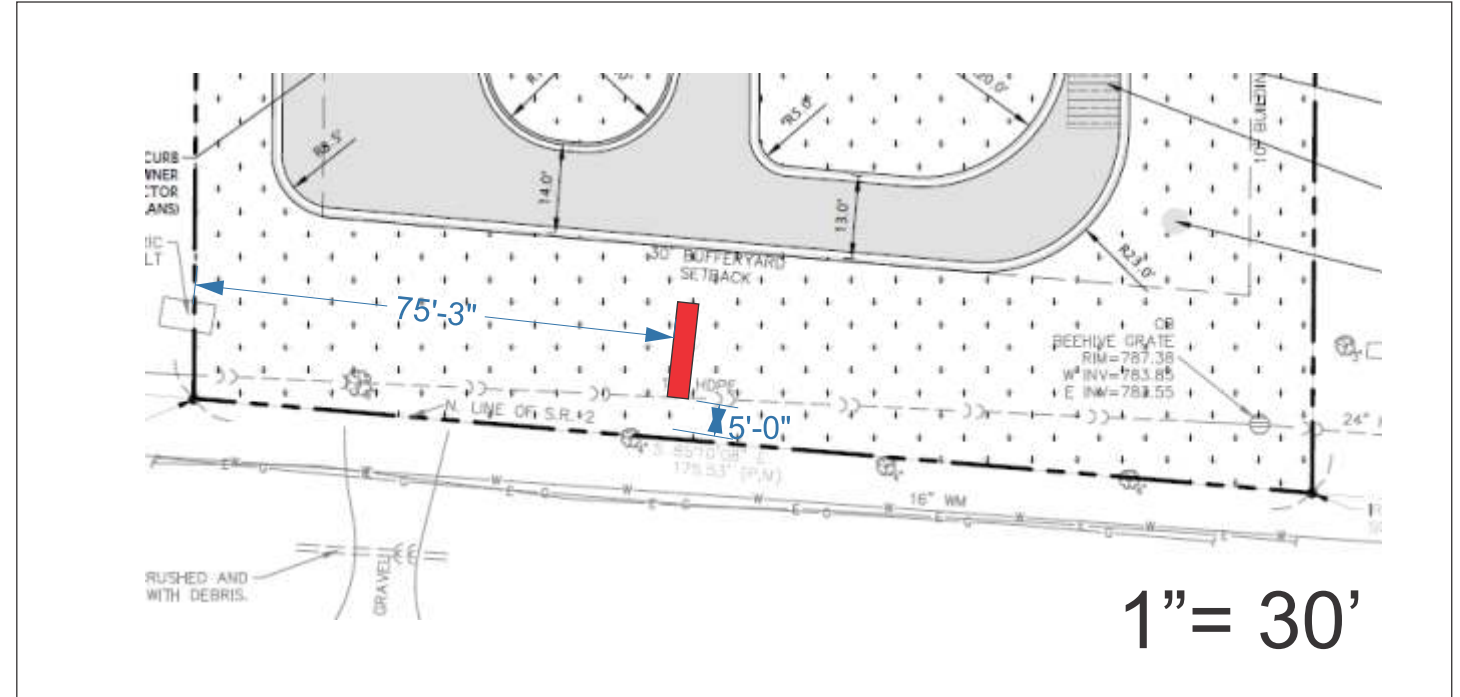
Drive & Shine H19
Porter Vale Blvd Lot 2
Valparaiso, IN

Vanadco Signs
10625 SR 10 - ARGOS, IN 46501 - 574 892 5000
www.vanadco.com





62.1 Sq. Ft.
3/8" = 1'





$\frac{3}{4}" = 1'$

