



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

Valparaiso Board of Zoning Appeals Meeting Agenda

Wednesday, April 19, 2023, 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 – March 15, 2023
4. Old Business

UV23-001 and VAR23-002

A petition filed by Curfin Property Holding Inc. c/o McMAHON Associates Inc. The property is located at 2052 Morthland Drive in a Commercial General (CG) Zoning District; it is also partially within the US 30 (Morthland Drive) Signature Corridor Overlay. The petitioner requests the following variance(s):

- Section 11.305(D) – To allow additional outdoor storage of operable vehicles for sale;
- Section 11.305(L) – To reduce Landscape Surface Ratio coverage from 25% to 18.1% (per plan); and
- Section 10.301 – To reduce required on-lot landscaping for the new project area (per plan) to 0 additional plantings.

5. New Business

UV23-002

A petition filed by Cory Detamore c/o DVG Team, Inc. The property is located at 1056 S. State Road 2 in a Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Use Variance from Section 2.201(B) to allow Caliber Collision auto body/collision repair (a light industrial use) in a CG Commercial General zoning district; and
- Use Variance from Section 11.305(D) to allow outdoor storage of vehicles as an accessory use to Caliber Collision auto body/collision repair in the US 30 (Morthland Drive) Signature Corridor Overlay District.

6. Other Business
7. Staff Items
8. Adjournment

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

Next Meeting: May 17, 2023, 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/ValpoBZA2023), 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 #: UV 23-002Application Type: Use VarianceApplication Filing Fee: 200Date Filed: 03 / 15 / 23Meeting: 04 / 19 / 23**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

1056 S. State Road 2
Valparaiso, INSubject property fronts on the State Road 2side between (streets) US 30 IN 2 Morthland Dr.& Horseprairie Ave.Zoning District: CG- Commercial, General**PETITIONER INFORMATION**

Applicant Name:

Cory Detamore

Phone:

219-808-4075

Email:

corydetamore@gmail.com

Address:

978 Theresa Drive
Crown Point, IN 46307**PROPERTY OWNER INFORMATION**

Applicant Name:

Hamstra Group-John Fulkerson (Broker)

Phone:

219-956-3111

Email:

jfulkerson@hamstragroup.com

Address:

12028 N. 200 W.
Wheatfield, IN 46392**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 2 Section: 2.201(B) Paragraph: _____ Item: _____Article: 11 Section: 11.305(D) 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. _____)

PARCEL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, SAID PARCEL BEING PART OF THE LAND DESCRIBED TO WILBERT HAMSTRA, INC. IN A WARRANTY DEED RECORDED IN BOOK 271, PAGE 408 ON JUNE 3, 1974 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 20 MINUTES 43 SECONDS WEST (BASIS OF BEARINGS IS PER A WARRANTY DEED DESCRIBED TO THE STATE OF INDIANA, RECORDED IN BOOK 407, PAGE 160 ON MAY 25, 1990 IN SAID RECORDER'S OFFICE), 431.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF SAID HAMSTRA LAND AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 415.31 FEET ALONG THE SOUTH LINE OF SAID HAMSTRA LAND TO THE SOUTHWEST CORNER OF A 10 FOOT WIDE DEDICATION OF PUBLIC RIGHT OF WAY RECORDED IN DOCUMENT NUMBER 2012-001210 ON JANUARY 17, 2012 IN SAID RECORDER'S OFFICE, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1166.23 FEET AND A CHORD THAT BEARS NORTH 20 DEGREES 20 MINUTES 27 SECONDS EAST, 117.62 FEET; THENCE NORTHEAST 117.67 ALONG SAID CURVE BEING SAID WEST LINE OF 10 FOOT WIDE DEDICATION; THENCE NORTH 17 DEGREES 27 MINUTES 00 SECONDS EAST, 138.30 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF SAID STATE OF INDIANA LAND; THENCE NORTH 72 DEGREES 33 MINUTES 00 SECONDS WEST, 70.00 FEET ALONG LAST SAID SOUTH LINE TO THE WEST LINE OF SAID STATE OF INDIANA LAND; THENCE NORTH 17 DEGREES 27 MINUTES 00 SECONDS EAST, 35.53 FEET ALONG LAST SAID WEST LINE TO THE CENTER LINE OF SALT CREEK; THENCE ALONG SAID CENTER LINE OF SALT CREEK THE FOLLOWING THREE COURSES AND DISTANCES:

1.) NORTH 86 DEGREES 56 MINUTES 38 SECONDS WEST, 140.83 FEET;
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DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Auto repair body shop building with customer parking and vehicle storage.

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

Petitioner Submits that:

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

Caliber Collision is a national auto care & repair company that performs quality work in a clean and safe manor. Repairs are performed inside the building and vehicles waiting to be repaired are securely hidden behind opaque fencing to not have an unwanted view from the general public.

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

The retail type function of Caliber Collision will improve the use and value of this area. Currently this corridor, specifically adjacent to Horse Prairie Ave, has several light industrial uses such as the Dave's Automotive shop, Hines Plumbing, Accurate Auto, Tire Barn, etc.

- D. The need for the use variance arises from the following condition peculiar to the property involved, which is:

The Caliber Collision is an auto repair facility, but a similar use as other business in this corridor, however since auto repair is considered light industrial a use variance is required which is peculiar for this area.

- E. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

The CG zoning district is intended for a full range of community and regional scale commercial enterprises. Caliber Collision is a community use. Everyone who owns a vehicle at some point will need a repair or some kind of auto care. People prefer the the convenience of taking their vehicles to a place that is amongst other businesses they use in their daily lives.

- F. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because:

The comprehensive plan shows this area still as CG. Caliber Collision provides a service to the general community just like other adjacent properties provide a service to the public. Providing a safe and visually appealing retail auto body repair service for the general public in a location nearby to other commercial properties provides convenience to the community which is consistent with the comprehensive plan.

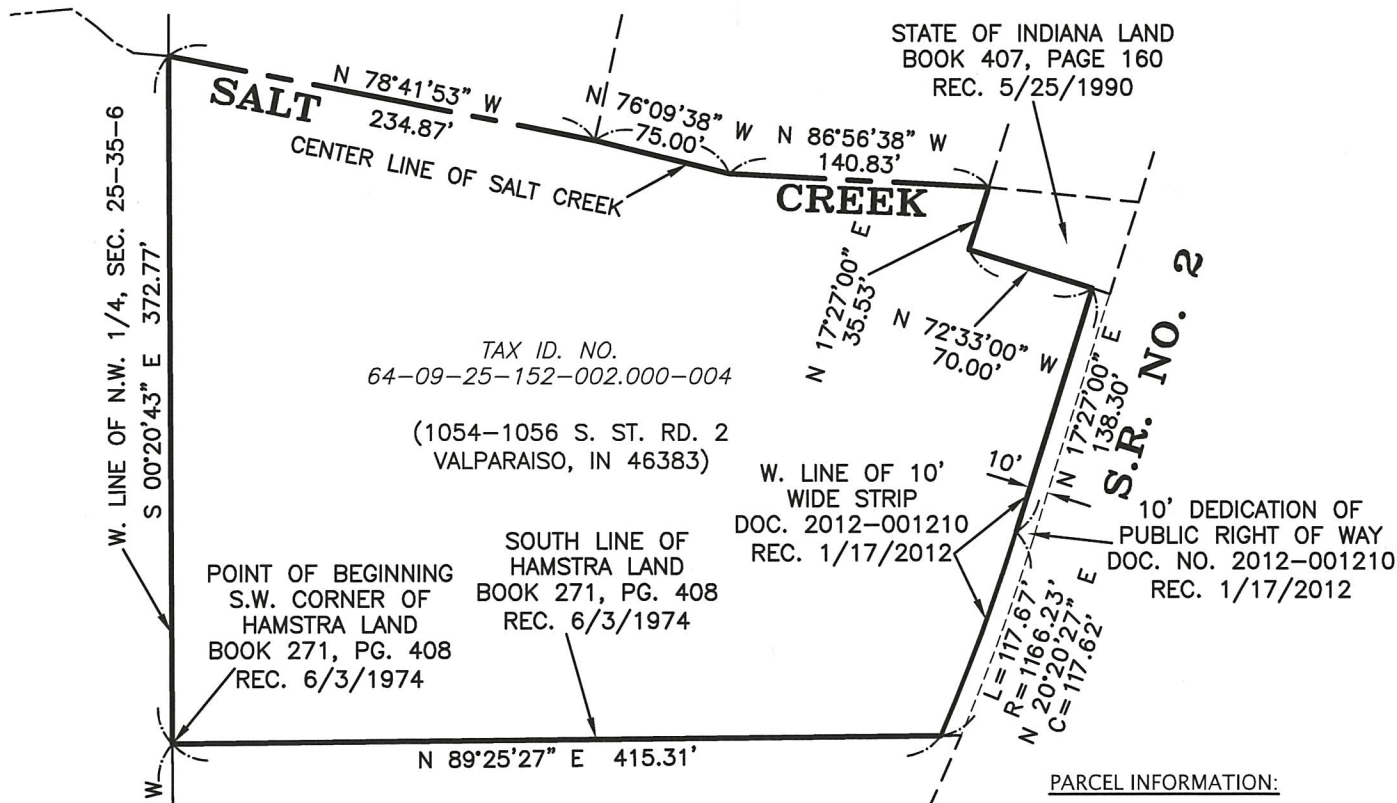
The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.

EXHIBIT

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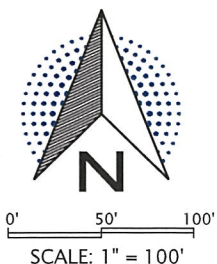


PARCEL INFORMATION:

TAX NO. 64-09-25-152-002.000-004
1054-1056 S. ST. RD. 2
VALPARAISO, IN 46383

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

Reference Name:
DETAMORE - CALIBER
Survey Job No: 23-0015
Drawn By: G.B.
Date: 3/14/23
/23-0015 Exhibit.dwg
Sec. 25-35-6
Porter County, IN



Glen E. Boren

DVG TEAM, Inc
1155 Troutwine Road
Crown Point, IN 46307
Phone: (219) 662-7710
Fax: (219) 662-2740
www.dvgteam.com

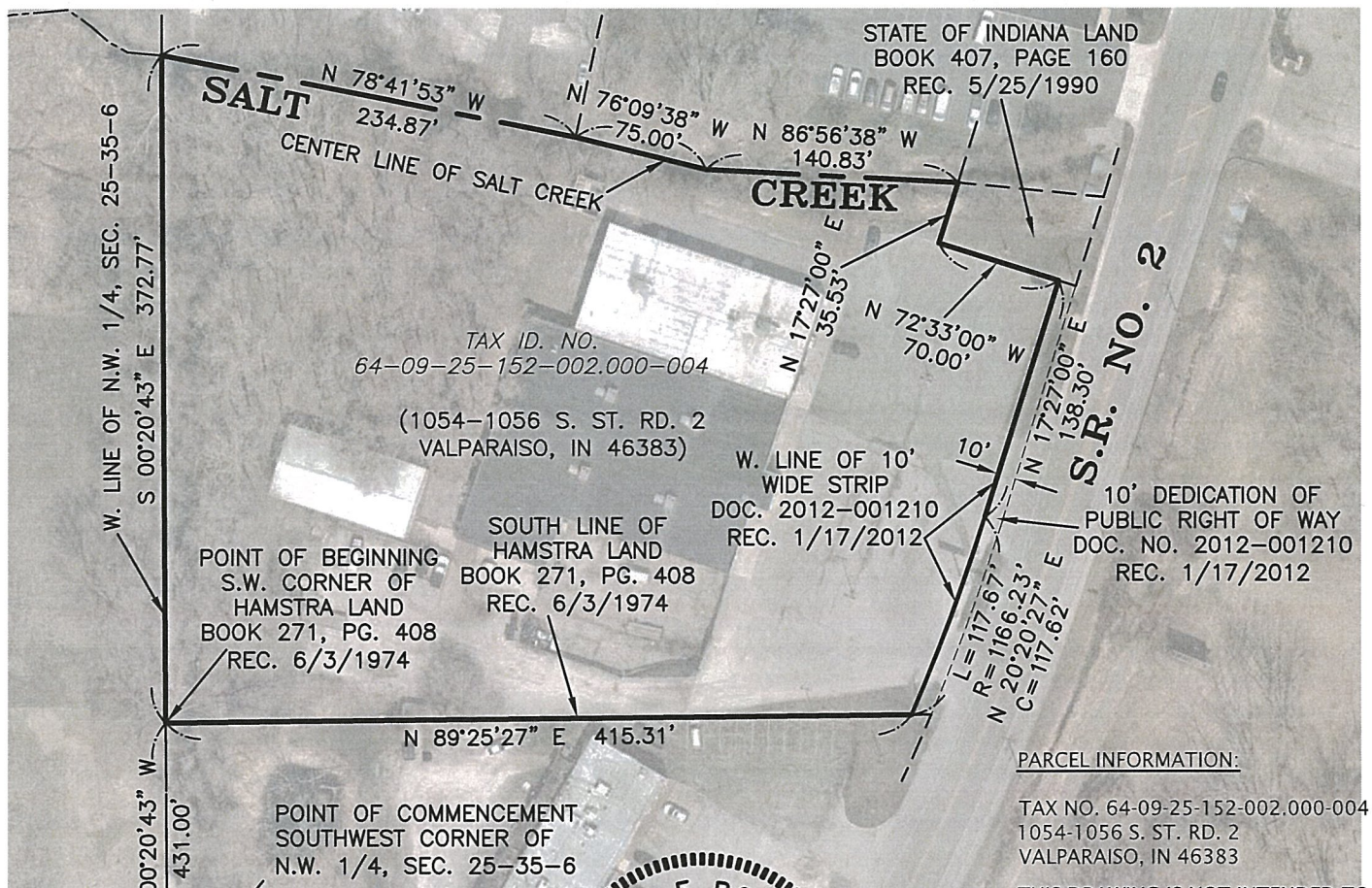


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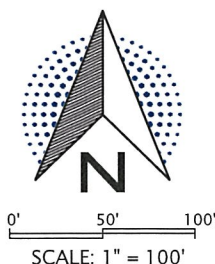


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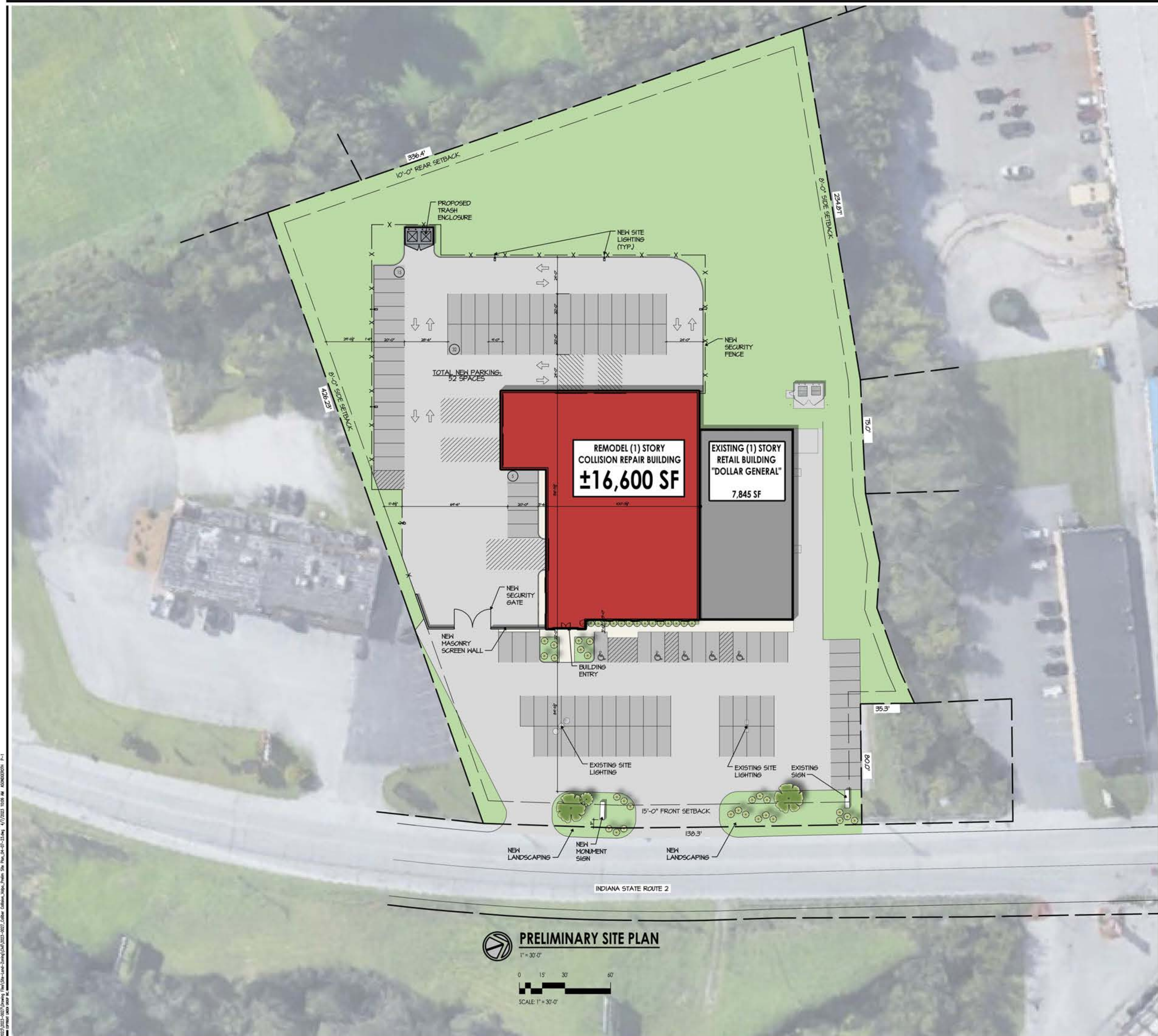




Parcel Number: 640925152002000004
Alternate Parcel Number:
64-09-25-152-002.000-004
Owner1: Hamstra Wilbert Inc
Owner1 Address: 12028 N 200 W Wheatfield IN
46392
Site Address: 1054-1056 S St Rd 2 Valparaiso
IN 46383
Legal Description: Councils Add Part Blk 44
Desc Dr271 P408 Ex Par Sold ex E10 for RD
3.461A
Homestead Filed: False

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.





ZONING DATA		
PER VALPARAISO ZONING ORDINANCE		
C6 - COMMERCIAL, GENERAL DISTRICT		
LIMITED USE REVIEW - VEHICLE SALES, RENTAL, AND SERVICE		
SETBACKS (PER ZONING ORD. TABLE 3.505)		
FRONT YARD	= 15'	
SIDE YARD	= 8'	
REAR YARD	= 10'	
BUILDING AREA =		
BUILDING HEIGHT =	35'	
BUILD-TO LINE =	N/A	
ALLOWED		
NOT SPECIFIED		
ACTUAL/PROPOSED		
APPROX. 16,600 SF		
EXIST. (NOT TO CHANGE)		
PARKING REQUIREMENTS (ZONING ORDINANCE, DIVISION 9.200)		
STANDARD PARKING SPACE SIZE:		
9' x 20'		
PARKING CALCULATIONS:		
1 SPACE / 1,000 S.F. + 15 STORAGE SPACES = 15 + 15 = 32 REQUIRED SPACES		
(VEHICULAR SALES, RENTAL, AND SERVICE)		
5 SPACES / 1,000 S.F. = 40 REQUIRED SPACES		
(COMMERCIAL RETAIL - EXISTING NOT TO BE REDUCED)		
TOTAL REQUIRED: 72 SPACES		

- GENERAL NOTES**
1. ALL EASEMENTS, SETBACKS, RIGHT-OF-WAYS, DEDICATIONS, AND PLATTED SURVEY ARE TO BE CONFIRMED.
 2. ALL STORM WATER MANAGEMENT SHALL BE CONFIRMED WITH CIVIL ENGINEER OF RECORD.
 3. THIS DRAWING/ILLUSTRATION IS ONLY DIAGRAMMATIC AND FOR INFORMATION PURPOSES ONLY.
 4. PARKING REQUIREMENTS TO BE CONFIRMED WITH LOCAL JURISDICTION.
 5. LANDSCAPE REQUIREMENTS TO BE CONFIRMED WITH LOCAL JURISDICTION.
 6. FINAL BUILDING FOOTPRINT(S) TO BE CONFIRMED.
 7. SITE LIGHTING TO BE CONFIRMED.

L

G

LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

2023-0027

PROJECT NUMBER

4-7-2023

DATE

AS

DRAWN BY

GWC

FINAL REVIEW

PRELIMINARY
SITE PLAN

SHEET NAME

P-1

SHEET

DESCRIPTION

OWNER REVIEW

OWNER REVIEW

OWNER REVIEW

DATE

02-09-2023

AS

02-13-2023

AS

04-07-2023

AS

2023-0027

PROJECT NUMBER

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PROJECT NUMBER

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DATE

AS

DRAWN BY

GWC

FINAL REVIEW

PRELIMINARY
SITE PLAN

SHEET NAME

P-1

SHEET



1
P-2
EXISTING VIEW FROM STATE ROUTE 2



2
P-2
RENDERING 1
PROPOSED VIEW FROM STATE ROUTE 2 (NE)



1
P-3
RENDERING 2
PROPOSED VIEW OF BUILDING FROM PARKING LOT



2
P-3
RENDERING 3
PROPOSED VIEW OF BUILDING FROM D.G. PARKING LOT



ARCHITECTURE
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ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

CALIBER COLLISION
VALPARAISO
1056 INDIANA STATE RTE. 2
VALPARAISO, INDIANA 46385

DATE	DESCRIPTION
02-07-2023	AS
02-13-2023	AS
03-24-2023	AS
04-07-2023	NB
	OWNER REVIEW
	OWNER REVIEW
	OWNER REVIEW
	OWNER REVIEW

2023-0027
PROJECT NUMBER

04-07-2023
DATE

NB GWC
DRAWN BY FINAL REVIEW

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LINDEN GROUP INC. ANY USE OF THE ABOVE ARE SUBJECT TO
ANY VARIATIONS FOR ANY REASON, WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF LINDEN GROUP INC.

PRELIMINARY
RENDERINGS

SHEET NAME
P-3
SHEET

P:\2023\2023-0027\Drawing\Title\Renderings\0401-2023-0027-Caliber Collision - Valparaiso - NB.dwg 4/7/2023 4:34 PM MBR/WH P-3
LINDEN GROUP INC.



RENDERING 4

PROPOSED VIEW FROM STATE ROUTE 2 (SE)

1
P-4



RENDERING 5 PROPOSED VIEW FROM REAR LOT

2
P-4



NDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
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1056 INDIANA STATE RTE. 2
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02-13-2023	AS	OWNER REVIEW
03-24-2023	AS	OWNER REVIEW
04-07-2023	NB	OWNER REVIEW

2023-0027

4-07-2023

10/17/2020

GWC

HT - LINDEN GROUP INC.
HTS RESERVED.

PRELIMINARY RENDERINGS

NAME

P-4



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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
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ORLAND PARK, ILLINOIS 60467
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**CALIBER COLLISION
VALPARAISO**
1056 INDIANA STATE RTE. 2
VALPARAISO, INDIANA 46385

02-09-2023	AS	OWNER REVIEW
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2023-0027

PROJECT NUMBER

4-07-2023

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NR	GWC
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RAWN BY FINAL REVIEW

CONFIDENTIAL LINCOLN GROUP, INC.

ALL RIGHTS RESERVED.

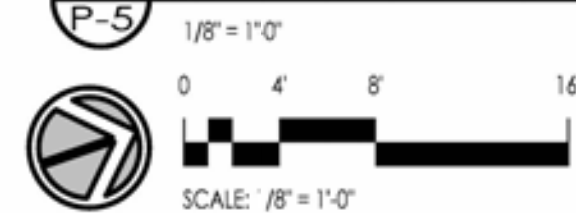
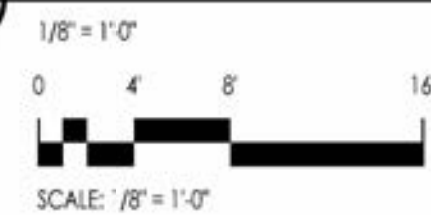
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PRELIMINARY ELEVATIONS

SHEET NAME

P-5

SHEET



COLOR CHART



ELEVATION TRANSPARENCY TABLE

ELEVATION	ELEVATION LENGTH (FT.)	MALL AREA (3'-8") (SF)	REQUIRED %	REQUIRED AREA (SF)	TRANSPARENT AREA (SF)	TRANSPARENCY %	DEFICIT %	DEFICIT AREA (SF)
EAST	100'-4"	501.6	40%	200.6	244.3	48.1%	N/A	N/A

NOTES

1. ALL AREAS ARE APPLIED BETWEEN 3' AND 8' ABOVE GRADE FLOOR PER VALPARAISO, IN U.D.O. SECTION 11.506
2. TRANSPARENCY AREA INCLUDES FRAMING MEMBERS FOR GLAZING MATERIAL, I.E. MULLIONS, DOOR LITE FRAMES, AND GLASS STOPS.
3. ALL GLAZING SHALL PROVIDE VIEWS INTO BUILDING 4' INWARD FROM WALL.
4. GRAPHICS ON WINDOWS, WHERE USED, SHALL HAVE A MAXIMUM OF 50% OPACITY.
5. MAJORITY OF SOUTH, AND ENTIRETY OF WEST AND NORTH ELEVATIONS ARE AS-IS WITH NO ALTERATION. PORTION OF SOUTH ELEVATION BEING ALTERED WILL BE IN COMPLIANCE WITH U.D.O. GUIDELINES.

EAST ELEVATION AREA TABLE

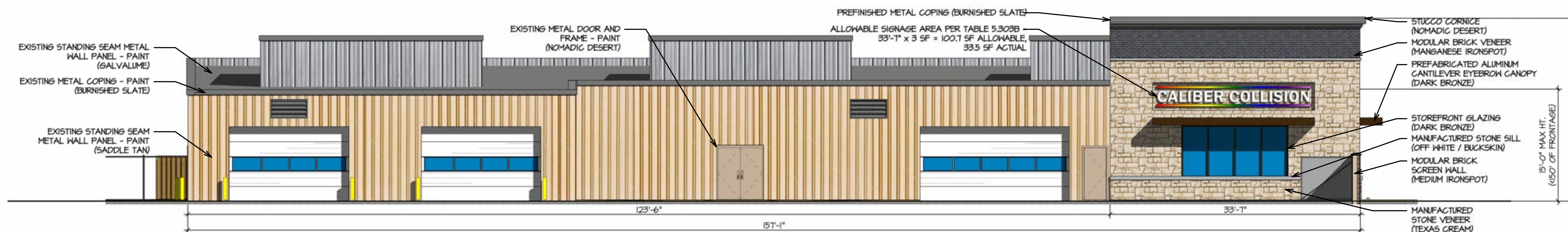
2.07. EXTERIOR AREA TABLE		
FAÇADE MATERIAL	AREA (SQ. FT.)	PERCENTAGE
CURTAIN WALL AREA	375.6 SQ. FT.	18.0%
MASONRY	1541.3 SQ. FT.	73.9%
METAL TRIM AND OTHER FINISHES	169.5 SQ. FT.	8.1%
TOTAL PROJECTED AREA	2086.4 SQ. FT.	100%

NOTES

1. TOTAL PROJECTED AREA IS CALCULATED AS THE VISIBLE FACADE ELEMENTS ALONG THE EASTERMOST ELEVATION PLANE. AREA DOES NOT INCLUDE BUILDING BUMP-OUTS OR ROOF EXTENSIONS THAT MAY BE LOCATED 'BEYOND THE PRIMARY ELEVATION PLANE'.
2. STONE MASONRY AND BRICK MASONRY ARE COMBINED FOR PURPOSES OF THIS TABLE.



2 PRELIMINARY WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'
SCALE: 1/8" = 1'-0"



1 PRELIMINARY SOUTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

COLOR CHART



DATE	DESCRIPTION
02-09-2023	OWNER REVIEW
02-13-2023	OWNER REVIEW
03-24-2023	OWNER REVIEW
04-07-2023	OWNER REVIEW

2023-0027
PROJECT NUMBER

04-07-2023
DATE

NB GWC
DRAWN BY FINAL REVIEW

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PRELIMINARY
ELEVATIONS

SHEET NAME
P-6
SHEET