



**TOWN OF CEDAR LAKE**  
**BOARD OF ZONING APPEALS MINUTES**  
November 13, 2014 7:00 P.M.

Call to Order (Time): 7:00P.M.

Pledge to Flag:

Roll Call:

Present Eric Olson

Present John Kiepura

Present Jerry Wilkening

Present Jeff Bunge, Vice Chairman

Absent Jeremy Kuiper, Chairman

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

**Minutes:** A motion was made by John Kiepura and seconded by Jerry Wilkening to defer October 9, 2014 Public Meeting minutes to next meeting. Vote: 3-0

**New Business:**

**1. Russell Felton- Developmental Variance**

Owner/ Petitioner: Russell Felton, 146 Turin Dr., Schererville, IN 46375

Vicinity: 14129 Butternut St., Cedar Lake, IN 46303

Legal Description: NOBLE OAKS PARK 2ND. ADD. L.8 BL.9

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII- Accessory Regulations which states in Section (1) which states: "There shall be a minimum six (6) foot setback from any and all side and rear property lines and minimum of ten (10) foot separation or distance from all other buildings" **and** Title VIII- Residential Zoning District which states in Section (4): " Not more than twenty-five percent (25%) of the area of the lot may be covered by buildings and/or structures.

*The Petitioner is requesting a Developmental Variance to build a detached garage 24' X 28' in size, with a five (5) foot side yard setback, and four (4) foot separation between the proposed garage and existing home, and exceed lot coverage requirement.*

- a) Attorney to Review Legal's: Notices and publications are in order.
- b) Petitioner's Comments: Russell Felton is present to discuss the construction of his detached garage.
- c) Remonstrators: No remonstrators.
- d) Building Department's Comments: Tim Kubiak does not have any issues with the 5 foot side yard setback. Tim Kubiak would like to see 22' X 28' so there are six feet separations between the proposed garage and existing homes.
- e) Board's Discussion: Discussions were held amongst the members about options, and requirements.

A motion was made by John Kiepura and seconded by Jerry Wilkening to approve a detached garage 22' X 30' in size, with a five foot side yard setback, drywall on

south wall, six foot separation between the proposed garage and existing home, and exceed lot coverage requirement.

Eric Olson	John Kiepura	Jeff Bunge	Jerry Wilkening	Vote
Yes	Yes	Yes	Yes	4-0

## 2. Sheri Dewar- Developmental Variance

Owner/ Petitioner: Sheri Dewar, 13112 Parrish Ave., Cedar Lake, IN 46303  
Vicinity: 13112 Parrish Ave., Cedar Lake, IN 46303  
Legal Description: SE'LY 235.06FT OF THE NW'LY 255.06 FT OF E'LY 171.3FT LY'G W'LY OF C/L OF PARRISH AVE SE SE S21 T34 R9 .924AC  
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI- Fence Regulations which states in Section (1): "No fence shall be located in the front yard."

*This Developmental Variance is to allow the Petitioner to replace the existing metal fence with a new vinyl fence in what is considered a "front yard" by definition.*

- a) Attorney to Review Legal's: Notices and publications are in order.
- b) Petitioner's Comments: Sheri Dewar is present to replace the existing metal fence with a new slotted vinyl fence. The remaining part would slope down so it would avoid blocking the view.
- c) Remonstrators: Thomas Mc Adams, 9601 W 134<sup>th</sup> Pl, Cedar Lake, IN, has concerns about the fence blocking the view while backing out of the driveway.
- d) Building Department's Comments: Tim Kubiak wants to defer this to next month to really see if the fence will block the view of the cars coming.
- e) Board's Discussion: Discussions were held amongst the members about options, and requirements.

A motion was made by John Kiepura and seconded by Eric Olson to defer to the next public meeting.

Eric Olson	John Kiepura	Jeff Bunge	Jerry Wilkening	Vote
Yes	Yes	Yes	Yes	4-0

**There was no public comment and the meeting adjourns approximately at 7:40P.M.**

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Eric Olson

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Jeff Bunge, Vice Chairman

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Jerry Wilkening

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Jeremy Kuiper, Chairman

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John Kiepura

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Attest: Brooke Faber, Recording Secretary