



TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS PUBLIC MEETING MINUTES
February 12, 2015 7:00 P.M.

Call to Order (Time): 7:01 P.M.

Pledge to Flag:

Roll Call:

Present Eric Olson

Absent John Kiepura

Present Jerry Wilkening

Present Jeff Bunge

Absent Jeremy Kuiper

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

Minutes:

A motion made by Eric Olson and seconded by Jerry Wilkening to approve the January 8, 2015 Public Meeting Minutes.

Vote: 3-0

New Business:

1. Roger & Gayle Pfiel- Developmental Variance

Owner: Roger & Gayle Pfiel, 7617 Lake Shore, Cedar Lake, IN 46303
Petitioner: B & D Regional Builders, LLC, PO BOX 1274, Crown Point, IN 46307
Vicinity: 7617 Lakeshore Dr., Cedar Lake, IN 46303
Legal Description: PT.SW NW S.23 T.34 R.9 .0932AC PT. OF GOV. LOT 1
Tax Key Number(s): 45-15-23-303-011.000-043
Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XVIII- Residential Zoning which states in Section (4): “There shall be a front yard between the building line and the highway and street right of way lines as follows: On all streets designated as a part of the Federal Aid Urban Systems, as delineated by the State Highway Commission, a distance of forty (40) feet” **and** “There shall be a rear yard of not less than twenty-five percent (25%) of the depth of the lot” **and** “ On each lot, there shall be two side yards, each having a width of not less than eight feet” **and** “ No more than twenty-five percent (25%) of the area of the lot may be covered by buildings and/or structures.

This Developmental Variance is to allow the Petitioner to build a home with a nineteen (19) foot front yard setback, a rear yard setback of ten (10) feet, a side yard setback of seven (7) feet, and building coverage of forty-eight percent (48%).

- a) Attorney to Review Legal's: Notices and publications are in order to have this meeting.
- b) Petitioner's Comments: Brian Pause from B & D Regional Builders gave a brief description of what they planned on doing to the house.
- c) Remonstrators: No remonstrators
- d) Building Department's Comments: Tim Kubiak had no issue with what they were asking for.
- e) Board's Discussion: Discussions were held amongst the members about options, and requirements.

A motion made by Jerry Wilkening and seconded by Eric Olson to approve this variance to build a home with a nineteen (19) foot front yard setback, a rear yard setback for ten (10) feet, a side yard setback of seven (7) feet, and building coverage of forty-eight (48%) percent with the findings of facts.

Eric Olson	John Kiepura	Jeff Bunge	Jerry Wilkening	Jeremy Kuiper	Vote
Yes	Absent	Yes	Yes	Absent	3-0

Adjournment: Meeting adjourned approximately 7:07 P.M.

Press Session: Board of Zoning Appeals Meeting- March 12, 2015 at 7:00pm

Eric Olson

Jeff Bunge, Vice Chairman

Jerry Wilkening

Jeremy Kuiper, Chairman

John Kiepura

Attest: Brooke Faber, Recording Secretary

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.

