



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
July 9 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, in person attendance of tonight's Board of Zoning Appeals meeting will be limited. We have arranged a live stream of the meeting so those interested can view it from home.

The meeting is slated to start at 7pm. You can view the meeting via our website at <https://cedarlakein.org/view-town-meetings/>, then click on "View Broadcast" under the Live Broadcast. You must join the meeting through the link to participate during public comment.

Due to the unique nature of this meeting, the Town of Cedar Lake will accept public comment submitted electronically. If you have a question or comment about an item on the agenda, please email that question or comment to michelle.bakker@cedarlakein.org. Ms. Bakker will ensure that all submissions are shared with the elected officials of the Town and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda.

Call to Order (Time): _____

Pledge to Flag:

Roll Call:

- | | |
|--|--|
| <input type="checkbox"/> Nick Recupito | <input type="checkbox"/> David Austgen, Town Attorney |
| <input type="checkbox"/> Jerry Wilkening | <input type="checkbox"/> Tim Kubiak, Director of Operations |
| <input type="checkbox"/> John Kiepura | <input type="checkbox"/> Michelle Bakker, Building Administrator |
| <input type="checkbox"/> Jeremy Kuiper | <input type="checkbox"/> Tammy Bilgri, Recording Secretary |
| <input type="checkbox"/> Jeff Bunge | |

Minutes:

June 11, 2020 Public Meeting

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

Old Business:

1. Price Point Builders - Developmental Variance

Owner:	Ruben Farfan, 8918 W. 103 rd St., St. John, IN 46373
Petitioner:	Price Point Builder, LLC, PO Box 1343, Crown Point, IN 4308
Vicinity:	12727 Wrightwood Ave., Cedar Lake, IN 46303
Legal Description:	Shades Add Plat LM Block 1 Lots 5 to 16 & N.7ft of Lot 17
Tax Key Number(s):	45-15-22-277-027.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4: B. Front Yard: On all other streets, a distance of thirty (30) feet; D. Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the depth of the lot

This Developmental Variance is to allow the Petitioner to build a new home with a front yard setback of twenty ft. (20') and a rear yard setback of nine ft. sixty-seven in. (9'67")

Deferred from June 11, 2020

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

New Business:

1. Yonke - Developmental Variance

Owner/Petitioner: Michael J. Yonke, 13024 Dodge St., Cedar Lake, IN 46303
Vicinity: 13310 W. 133rd Dr., Cedar Lake, IN 46303
Legal Description: NW. COR. NE. NW. S.27 T.34 R.9 .74 A.
Tax Key Number(s): 45-15-27-127-001.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4: D. Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the dept of the lot. **and** Title XXIII-Accessory Regulations: Section 1: 4) No accessory building shall be allowed in the front yard of any residential lot.

This Developmental Variance is to allow the Petitioner to build a new home with a rear yard setback of twenty ft. (20') with a detached garage in the front yard of a corner lot

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

2. Paraday - Developmental Variance

Owner/Petitioner: Ron Paraday, 13900 Huseman Pl., Cedar Lake, IN 46303
Vicinity: 13900 Huseman Pl., Cedar Lake, IN 46303
Legal Description: Dolder's Lakeside Add Lot 1
Tax Key Number(s): 45-15-27-454-028.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4: B. Front Yard: 4) On all other streets, a distance of thirty (30) feet; D. Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the depth of the lot; E. Building Coverage: Not 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 add a sunroom and deck with a front yard setback of four ft. (4') off of 139th Avenue, a rear yard setback of three ft. (3') and lot coverage of forty-two percent (42%)

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

3. Krumwiede – Developmental Variance

Owner/Petitioner: Greg & Donna Krumwiede, 7415 W. 129th Ave., Cedar Lake, IN 46303
Vicinity: 7415 W. 129th Ave., Cedar Lake, IN 46303
Legal Description: Shades Add. Cedar Lake Plat AA BL.1 lots 15,16&17
Tax Key Number(s): 45-15-23-326-022.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Structure: 4) No accessory building shall be allowed in the front yard of any residential lot

This Developmental Variance is to allow the Petitioner to build a twenty-four ft. x twenty-four ft. (24'x24') detached garage with a twenty-two ft. (22') setback from 129th Avenue

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

4. Arellano - Developmental Variance

Owner/Petitioner: Roman Arellano, 22910 Burnham Ave., Chicago Heights, IL 60411
 Vicinity: 7704 134th Ct., Cedar Lake, IN 46303
 Legal Description: CEDAR POINT PARK L.108
 Tax Key Number(s): 45-15-26-103-016.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 3: The maximum height of buildings and other structures erected or enlarged in this Zoning District shall be two (2) stories, not to exceed thirty (30) feet at its peak; Section 4: B. Front Yard: On all other streets, a distance of thirty (30) ft.; C. Side Yard: On each lot, except otherwise specified, there shall be two (2) side yards, each having a width of not less than eight (8) feet and the aggregate width of both side yard on any lot shall not be less than twenty percent (20%) of the width of the lot; E. Building Coverage: Not more than twenty-five percent (25%) of the area of the lot may be covered by buildings and/or structures. **And** Title XX-Supplementary Zoning District: Section 23: A. 2) Recorded Lots less than Minimum Area: Lots of record which have less than the minimum area requirements for Residential Zoning Districts, may nevertheless be used for any use permitted therein, except that for dwellings the lot must have a width of at least fifty (50) feet and an area of at least five thousand (5,000) square feet.

This Developmental Variance is to allow the Petitioner to build a new 2 ½ story single family home on an existing foundation with a height of thirty-two ft. (32') an east side yard setback of one ft. (1'), a west side yard setback of six ft. ten inches (6'10"), a front yard setback of fourteen ft. (14'), lot coverage of nine hundred and forty sq. ft. (940 sq. ft.), a lot size of two thousand six hundred twenty-five sq. ft. (2,625 sq. ft.) and frontage of thirty-five ft. (35')

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

Public Comment:

Adjournment:

Time: _____

Press Session:

Board of Zoning Appeals Meeting – July 9, 2020 at 7:00pm

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.