



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
November 12, 2020 7:00 P.M.**

Call to Order (Time): _____

Pledge to Flag:

Roll Call:

- ☐ Nick Recupito
- ☐ Jerry Wilkening
- ☐ John Kiepura
- ☐ Jeremy Kuiper
- ☐ Jeff Bunge

- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Michelle Bakker, Building Administrator
- ☐ Tammy Bilgri, Recording Secretary

Minutes:

October 8, 2020 Public Meeting

Motion: _____		2 nd : _____			
Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

Old Business:

1. Porter – Special Use Variance

Owner: Porter Bros., LLC, 2805 W. 47th Ave., Gary, IN 46408
Petitioner: Tim Porter, 2805 W. 47th Ave., Gary, IN 46308
Vicinity: 9019 W. 133d Ave., Cedar Lake, IN 46303
Legal Description: Pt. SE.1/4 SW.1/4 S.22 T.34 R.9 2.25Ac
Tax Key Number(s): 45-15-22-389-003.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XVI-Light Industrial (M-1) Zoning District

This Special Use Variance is to allow the Petitioner to operate an indoor/outdoor storage facility for boats, RV's, cars and trucks

Deferred from September 10, 2020

Deferred from October 8, 2020

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

Motion: _____		2 nd : _____			
Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

New Business:

1. Schilling – Developmental Variance

Owner: Bernard Chojnowski, 13913 Laque Dr., Cedar Lake, IN 46303
Petitioner: Greg Schilling, 10133 Wellington Ct., Dyer, IN 46311
Vicinity: 13913 Laque Dr., Cedar Lake, IN 46303
Legal Description: PT. SW. S.26 T.34 R.9 .68A.
Tax Key Number(s): 45-15-26-352-009.000-043

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: 4) On all other streets, a distance of thirty (30) feet; Section 5: B. Attached Garages: Maximum attached garage size shall be eight hundred sixty-four (864) square feet.

This Developmental Variance is to allow the Petitioner to build a new home with a height of forty-three ft. (43'), a front yard setback of twenty-five ft. (25') from Binyon with an attached garage of eighteen hundred sq. ft. (1,800 sq. ft.)

- 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. Barajas – Developmental Variance

Owner/Petitioner: Teresita Barajas, 10212 W. 117th Ave., Cedar Lake, IN 46303
Vicinity: 12548 Parrish Ave., Cedar Lake, IN 46303
Legal Description : PT. NE. NE. S.21 T.34 R.9 1.529 AC.
Tax Key Number(s): 45-15-21-227-001.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title VII-Residential (R-1) Zoning District

This Special Use Variance is to allow the Petitioner to have a single family residential rental unit above a garage in a R-1 Zoning District

- 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 – December 10, 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.