



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
PUBLIC MEETING  
March 11, 2021 7:00 P.M.**

Call to Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- |  |   |
|--|---|
| <input type="checkbox"/> Nick Recupito<br><input type="checkbox"/> Jerry Wilkening<br><input type="checkbox"/> John Kiepura<br><input type="checkbox"/> Jeremy Kuiper<br><input type="checkbox"/> Jeff Bunge | <input type="checkbox"/> David Austgen, Town Attorney<br><input type="checkbox"/> Tim Kubiak, Director of Operations<br><input type="checkbox"/> Jill Murr, Planning Director<br><input type="checkbox"/> Teri Knowles, Recording Secretary |
|--|---|

**Minutes:**

February 11, 2021 Public Meeting

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

**New Business:**

**1. Montalvo – Developmental Variance**

Owner/Petitioner: Manuel & Tracy Montalvo, 14337 Morse St., Cedar Lake, IN 46303  
Vicinity: 14337 Morse St., Cedar Lake, IN 46303  
Legal Description: Shades Add Cedar Lake Plat C Blk 1 Lots 16,17,18,19,20  
Tax Key Number(s): 45-15-35-251-013.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI-Fence Regulations: Section 1: A. 1) No fence shall be located in the front yard; E. 1. A fence located on a through lot not served by sidewalks that has been designed as a rear yard shall be set back a minimum of six feet (6') from the right of way line and shall not exceed a height of four feet (4')

***This Developmental Variance is to allow the Petitioner to build a six ft. (6') privacy fence in the front yard on a through lot with an unimproved street***

- 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: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

## 2. Stanley – Developmental Variance

Owner/Petitioner: George Paul Stanley, Jr., 8508 W. 140<sup>th</sup> Ave., Cedar Lake, IN 46303  
Vicinity: 8508 W. 140<sup>th</sup> Ave., Cedar Lake, IN 46303  
Legal Description: SHAWS CEDAR LAKE SUB. LOTS 13, 14, 15 & 16 BL 1  
Tax Key Number(s): 45-15-27-460-020.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 1: B. Front Yard: 4) On all other streets, a distance of thirty (30) Feet and Title XXIV-Swimming Pool: Section 3: Location: No portion of an outdoor swimming pool shall be located at any other location where a "structure" is prohibited.

***This Developmental Variance is to allow the Petitioner to build a deck and swimming pool in the front yard sixty-two ft. (62') from 140<sup>th</sup> 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: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

## 3. Young – Developmental Variance

Owner/Petitioner: Bruce Young, 12816 Lee Ct., Cedar Lake, IN 46303  
Vicinity: 13028 Edison St., Cedar Lake, IN 46303  
Legal Description: Shades Add. Cedar Lake Plat BA BL.4 Lots 11,12 & 13 Ex. S.5ft of Lot 13  
Tax Key Number(s): 45-15-23-451-035.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 1: 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%); 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 build a new house with a front yard setback of twenty-five ft. (25') and a rear***

**yard setback of thirteen ft. (13') with lot coverage over twenty-five percent (25%)**

- 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: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**4. Feege – Special Use Variance**

Owner/Petitioner: Michael Feege, 13934 Pickett Way, Cedar Lake, IN 46303  
 Vicinity: 13934 Pickett Way, Cedar Lake, IN 46303  
 Legal Description: Centennial Sub. Phase 9 Lot 152 Ex. SE'ly 63.50ft.  
 Tax Key Number(s): 45-15-28-456-007.000-014

Request: Petitioner is requesting a Use Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District

***This Use Variance is to allow the Petitioner to operate a home-based FFL (Federal Firearms License) to allow the transfer of firearms to individuals and minor gunsmithing work***

- 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<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**5. Henn – Developmental Variance/Use Variance**

Owner: Rob Henn, 13733 Wicker Ave., Cedar Lake, IN 46303  
 Petitioner: Russ Pozen, 1155 Troutwine Road, Crown Point, IN 46307  
 Vicinity: 13212 Wicker Ave., Cedar Lake, IN 46303  
 Legal Description: N. 65FT. OF S. 625FT. OF E. 200 FT. OF SE SE S.20 T.34 R.9 .295A and N.65FT OF E.E.290FT OF S.560FT OF SE1/4 SE1/4 SE1/4 S.20 T.34 R.9 0.433 AC and W.90FT OF E.290FT OF N.130FT OF S.690FT OF SE SE S.20 T.34 R.9 .207AC. SUBJ TO EASEMENT  
 Tax Key Number(s): 45-15-20-480-020.000-014 and 45-15-20-480-021.000-014 and 45-15-20-480-009.000-014

Request: Petitioner is requesting a Use Variance/Developmental Variance from Zoning Ordinance No. 496, Title XIII-Community Business (B-2): Section

5: B. Front Yard: Each lot shall front on a dedicated and improved street. There shall be a front yard between the building line and the highway line and the highway or street right-of-way lines as follows: 1) On existing four (4) lane Federal or State highways a distance of sixty (60) feet.

***This Use Variance is to allow the Petitioner to operate three (3) businesses on a lot in a B-2 Zoning***

- 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<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

***This Developmental Variance is to allow the Petitioner to have a monument sign, building and parking within the front yard setback***

- 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: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**Public Comment:**

**Adjournment:** Time: \_\_\_\_\_

**Press Session:** Board of Zoning Appeals Meeting – April 8, 2021 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.*