



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
JUNE 10, 2021 7:00 P.M.**

Call To Order: _____ pm

Pledge to Flag

Roll Call:

___ Ray Jackson

___ Jerry Wilkening

___ John Kiepura

___ Jeff Bunge, Vice Chairman

___ Nick Recupito, Chairman

___ Jill Murr, Planning Director

___ Margaret Abernathy, Recording Secretary Pro Tem

___ David Austgen, Town Attorney

Minutes:

May 13, 2021

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

Old Business:

1. Auger – Developmental Variance

Owner/Petitioner: Thomas Auger, Jr., 13172 Parrish Ave., Cedar Lake, IN 46303

Vicinity: 13172 Parrish Ave., Cedar Lake, IN 46303

Tax Key Number(s): 45-15-21-476-019.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1A: 2) Height of fourteen feet (14'), Maximum accessory size eight hundred square feet (800 sq. ft.), Section 1A 2) a. Exterior wall height shall not exceed ten (10) feet from finish floor surface; and 7) Metal and Post Buildings: Metal and post building types shall not be permitted in this Residential Zoning District as a Primary or Accessory use.

This Developmental Variance is to allow the Petitioner to build a 30' x 40' twelve hundred square foot (1,200 sq. ft.) metal post frame building with a height of sixteen (16') feet and a twelve (12') sidewall height.

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: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

2. Waldmarson – Developmental Variance

Owner/Petitioner: Michael Waldmarson, 13401 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13401 Wicker Ave., Cedar Lake, IN 46303
Tax Key Number(s): 45-15-28-101-010.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII – Accessory Regulations: Section 2. A. 7) Metal and post types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory use.

This Developmental Variance is to allow the Petitioner to build a metal garage in B-1 Zoning District, which is being utilized for residential purposes.

- 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: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

New Business:

1. Dust – Developmental Variance

Owner/Petitioner: Daryl & Denise Dust, 13225 Colfax, Cedar Lake, IN 46303
Vicinity: 13225 Colfax Street, Cedar Lake, IN 46303
Tax Key Number(s): 45-15-23-478-002.000-043

Requests: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496,
Title VIII - Residential (R-2) Zoning District Section 4. Area, Width and Yard Regulations: B. Front Yard and Section 5: Building Size: C. Metal and Post Buildings and;

Title XXIII—Accessory Regulations: Section 1: General Accessory Regulations:
A. 2) Maximum accessory size and height; and exterior wall height and A. 6)
Building height and 7) Metal and Post buildings

This Developmental Variance is to allow the Petitioner to have a front yard setback less than thirty feet (30') and to build a 32' x 26' eight hundred thirty-two square foot (832 sq. ft.) metal post frame building with a height of fifteen feet ten inches (15' 10") and a twelve (12') sidewall height; and to allow total maximum accessory size over 1,000 square feet

- 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: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

2. Papiese – Developmental Variance

Owner/Petitioner: Richard & Karen Papiese, 9710 Genevieve Drive, St. John, IN 46373
Vicinity: 8029 Lake Shore Drive, Cedar Lake, IN 46303
Tax Key Number(s): 45-15-22-288-008.000-014

Requests: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496:
Title VIII Residential (R-2) Zoning District – Section 4: Area, Width and Yard Regulations: B. Front Yard – Each lot shall front on a dedicated and improved street. Each front yard in this Residential Zoning District shall extend across the full width of the zoning lot and lying between the lot line, which fronts on a street on which the main entrance to said building exists. There shall be a front yard between the building line and the highway and street right-of-way lines as follows: 4) On all other streets, a distance of thirty (30) feet and; Title VIII Residential (R-2) Zoning District – Section 5: Building Size: B. Attached Garages: Maximum attached garage size shall be eight hundred sixty-four (864) square feet and;
Title XX: Section 10: Structures to have Access: Every building hereafter erected or moved shall be a lot adjacent to a public street or with access to an approved private street, and all structures shall be as located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

This Developmental Variance is to allow the Petitioner to build a new home not fronting on a dedicated and improved street and with an attached garage of nine hundred thirty-six square feet (936 sq. ft.).

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

3. Jostes – Developmental Variance

Owner/Petitioner: Jennifer & David Jostes, 7410 W. 143rd Lane, Cedar Lake, IN 46303

Vicinity: 7410 W. 143rd Lane, Cedar Lake, IN 46303

Tax Key Number(s): 45-15-33-478-027.000-014

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.

This Developmental Variance is to allow the Petitioner to build a six-foot (6') black aluminum fence in a front yard.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

4. Early – Developmental Variance

Owner/Petitioner: Ryan & Amanda Early, 6241 W. 136th Avenue, Cedar Lake, IN 46303

Vicinity: 14323 & 14326 Lake Shore Drive, Cedar Lake, IN 46303 &

Tax Key Number(s): 45-15-35-152-014.000-043 & 45-15-35-152-015.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4. B. Front Yard: There shall be a front yard between the building line and the highway and street right-of way lines on all other streets, a distance of thirty (30) feet. E. Building Coverage: Not more than twenty-five percent (25%) of the area of the lot may be covered by buildings or structures. F. Corner Lots: The side yard setback shall be the same as the front yard setback.

This Developmental Variance is to allow the Petitioner to build a house eight feet seven inches (8'7") from 143rd Place and twenty feet six inches (20'6") from Elm Street; and lot coverage over 25%.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

5. Blane – Developmental Variance

Owner/Petitioner: Martin Blane, 14853 Ivy Street, Cedar Lake, IN 46303

Vicinity: 14853 Ivy St., Cedar Lake, IN 46303

Tax Key Number(s): 45-15-33-481-015.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1A: 5) There shall be a minimum six (6) foot setback from any and all side and rear property lines and a minimum ten foot (10') separation or distance from all other buildings.

This Developmental Variance is to allow the Petitioner to build a shed in a side yard.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

6. Jones – Developmental Variance

Owner/Petitioner: Matthew Jones, 12942 Knight Street, Cedar Lake, IN 46303

Vicinity: 12942 Knight St., Cedar Lake, IN 46303

Tax Key Number(s): 45-15-23-330-027.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1A: 2) Height of fourteen feet (14'), Maximum accessory size eight hundred square feet (800 sq. ft.), Section 1A 2) a. Exterior wall height shall not exceed ten (10) feet from finish floor surface; and 7) Metal and Post Buildings: Metal and post building types shall not be permitted in this Residential Zoning District as a Primary or Accessory use.

This Developmental Variance is to allow the Petitioner to build a 31' x 32', nine hundred ninety-two square foot (992 sq. ft.) metal post frame building with a height of fifteen feet two and one-half inches (15' 2.5") and eleven feet four inch (11'4") sidewall height.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

7. Wunsh – Developmental Variance

Owner/Petitioner: Anthony Wunsh, 5099 W. 152nd Ct., Crown Point, IN 46303

Vicinity: 7511 Lake Shore Drive, Cedar Lake, IN 46303

Tax Key Number(s): 45-15-23-329-008.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496,

Title VIII-Residential (R-2) Zoning District: Section 3: Height Regulations; and Section 4. B. Front Yard; C. Side Yard, D. Rear Yard; and E. Building Coverage; and Section 5: Building Size: A.; B. Attached Garages and Section 6: Off Street Parking; and

Title XX – Supplementary Zoning District Regulations Section 6: Projections into Required Yards: D: Open Stairway and E. Open Porch.

This Developmental Variance is to allow the Petitioner to build a new house with attached garage on a 26' x 100' lot, with no front yard, two foot (2') side yards, building coverage over 25%, building size of 1,672 sq. ft. and a 299 sq. ft. attached garage.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepora	Jeff Bunge	Nick Recupito	Vote

8. Cedar Lake Storage LLC – Developmental Variance

Owner: Cedar Lake Storage LLC, 2805 W. 47th Ave, Gary, IN 46408
Petitioner: Tim Porter, Cedar Lake Storage, LLC, 2805 W. 47th Avenue, Gary, IN 46408
Vicinity: 9011 & 9019 W. 133rd Avenue, Cedar Lake, IN 46303
Tax Key Number(s): 45-15-22-389-003.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XVI Light Industrial (M-1) Zoning District Section 4: B. Front Yard, Section C Side Yard, Section D Rear Yard and F. Lots Abutting Business or Residential Districts, and Section 5. Landscaping and Screening.

This Developmental Variance is to allow the Petitioner's existing buildings and proposed parking to encroach into front and side yard setbacks, and landscaping and screening.

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepora	Jeff Bunge	Nick Recupito	Vote

9. Dykema – Developmental Variance

Owner/Petitioner: Ryan Dykema, 2536 W. Huron St., Chicago, IL 60612
Vicinity: 13513 Knight St., Cedar Lake, IN 46303
Tax Key Number(s): 45-15-26-179-006.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII – Residential (R-2) Zoning District Section 4. Area, Width and Yard Regulations: B. Front Yard: There shall be a front yard between the building line and the street right-of-way lines on all other streets, 4) a distance of thirty feet

(30'); and 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 home with a fifteen-foot (15') front yard setback and lot coverage over twenty-five percent (25%).

Motion: _____ 2nd: _____

Ray Jackson	Jerry Wilkening	John Kiepura	Jeff Bunge	Nick Recupito	Vote

Update Items:

1. Board of Zoning Appeals Rules & Regulations

Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting – July 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.