

TOWN OF CEDAR LAKE BOARD OF ZONING APPEALS PUBLIC MEETING October 14, 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
Ashley Abernathy, Recording Secretary
David Austgen, Town Attorney

Minutes:

August 12, 2021 and September 9, 2021

| Motic | on: | 2 nd : | | _ | | |
|-------|---------|-------------------|--------------|------------|---------------|------|
| Ray | Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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Old Business:

1. Starcevic – Developmental Variance

| Owner/Petitioner: Vicinity: | Tom Starcevic, 5706 N. Rockwell, Chicago, IL 60659 7615 W. 142 nd Avenue, Cedar Lake, IN 46303 |
|--------------------------------|--|
| 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: Minimum lot area and width: |
| | Front Yard: There shall be a front yard between the building line and the street right-of-way line a distance of thirty (30) feet; Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the depth of the lot; and 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 have a front yard setback of eight (8') off of 142 nd Avenue and a rear yard setback of eight feet (8'). |
| | Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1. General Accessory Regulations: A. 2) Maximum accessory size of 1,000 square feet (1,000 sq. ft.) with a maximum height of fourteen feet (14'), and a. Exterior wall height shall not exceed ten (10) feet from finish floor surface; 4) No accessory buildings shall be allowed in the front yard of any residential lot; and 6) Buildings accessory to residential structures shall conform to the height requirement in which they are intended, but in no event shall such buildings exceed fourteen (14') feet in height. |

This Developmental Variance is to allow the Petitioner to construct a 1,862 sq. ft. garage with a second floor of 1,569 sq. ft. a total size of three thousand four hundred and thirty one square feet (3,431 sq. ft); first floor wall height of twelve feet ten inches (12'10"); and a height of twenty-eight feet eight inches (28'8") in a front yard.

- 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 nd : | | | |
|-------------|-----------------|-------------------|------------|---------------|------|
| Ray Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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New Business

1. Freeman– Developmental Variance

| Owner/Petitioner: | Daniel Freeman, 14702 Bryan St., Cedar Lake, IN 46303 |
|-------------------|---|
| Vicinity: | 14702 Bryan St., Cedar Lake, IN 46303 |

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII- Residential (R-2) Zoning District: Section 4: C. Side Yard

This Developmental Variance is to allow the Petitioner to build an addition with a five-foot (5') side yard setback consistent with the existing home.

- 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 nd : | | | |
|-------------|-----------------|-------------------|------------|---------------|------|
| Ray Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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2. Peoples Bank – Developmental Variance

| Owner: | Peoples Bank SB, 9204 Columbia Ave., Bldg B, Munster, IN 46321 |
|-------------|--|
| Petitioner: | Vanadco Signs, 10625 State Road 10, Argos, IN 46301 |
| Vicinity: | 10205 133 rd Ave., Cedar Lake, IN 46303 |

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXII – Sign Regulations.

This Developmental Variance is to allow the Petitioner to have one (1) monument sign with a digital message board of seventy-five square feet and a total of four on premise signs.

- 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 nd : | | | |
|-------------|-----------------|-------------------|------------|---------------|------|
| Ray Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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3. Michels – Developmental Variance

| Owner/Petitioner: | January and George Michels, 13939 Huseman Street, Cedar Lake, IN 46303 |
|-------------------|--|
| Vicinity: | 13939 Huseman Street, Cedar Lake, IN 46303 |

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 25% of the depth of the lot.

This Developmental Variance is to allow the Petitioner to have a ten ft. (10') rear yard setback to enclose the existing 30'x36' patio to be a four season's room.

- 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 nd : | | | |
|-------------|-----------------|-------------------|------------|---------------|------|
| Ray Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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4. Resolution No. 2021-01 – Board of Zoning Appeals Rules & Regulations

| | Motion: | | 2 nd : | | | |
|-----|-----------|-----------------|-------------------|------------|---------------|------|
| Ray | y Jackson | Jerry Wilkening | John Kiepura | Jeff Bunge | Nick Recupito | Vote |
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Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting - Wednesday, November 10, 2021

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.